AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***OCTOBER 25, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [2] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) 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.

(III) 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.

(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 *October 11, 2022* Planning and Zoning Commission meeting.

(3) **P2022-051 (ANGELICA GUEVARA)**
Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a *Final Plat* for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.

(4) **P2022-052 (HENRY LEE)**
Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC and Michael Hampton of 549 Crossing, LP for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

(5) **P2022-053 (BETHANY ROSS)**
Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(6) **P2022-054 (HENRY LEE)**
Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Final Plat* for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [*SH-205*] north of the intersection of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

(V) 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.

(7) **MIS2022-020 (RYAN MILLER)**
Discuss and consider a request by Angela Hoffman for the approval of a *Miscellaneous Case* for an *Exception* to the garage orientation requirements to allow a forward-facing garage for an existing single-family home situated on a 0.27-acre parcel of land identified as Lot 8, Block D, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1912 S. Lakeshore Drive, and take any action necessary.

(VI) 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 November 15, 2022.

(8) **Z2022-047 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a *Zoning Change* from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

(9) **Z2022-048 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

(10) **Z2022-049 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

(11) **Z2022-050 (RYAN MILLER)**
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of making minor changes to Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, and take any action necessary.

(12) **P2022-055 (HENRY LEE)**
Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat* for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(13) **P2022-056 (BETHANY ROSS)**
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a *Final Plat* for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

(14) **SP2022-053 (BETHANY ROSS)**
Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a *Site Plan* for a *Self-Service Carwash* on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within

the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of SH-276 and John King Boulevard, and take any action necessary.

(15) **SP2022-054 (BETHANY ROSS)**
Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an *Amended Site Plan* for an existing *Restaurant* facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

(16) **SP2022-055 (HENRY LEE)**
Discuss and consider a request by Ryan King of ECDLP on behalf of Jose Campos of Saddle Star Holdings for the approval of a *Site Plan* 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.

(17) **SP2022-056 (BETHANY ROSS)**
Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a *Site Plan* for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

(18) **SP2022-058 (HENRY LEE)**
Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a *Site Plan* for an *Industrial Campus* on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

(19) **SP2022-059 (BETHANY ROSS)**
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a *Site Plan* for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

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

- P2022-046: Final Plat for Lots 1 & 2, Block A, Alexander Addition **(APPROVED)**
- P2022-047: Preliminary Plat for the Park Hills Subdivision **(APPROVED)**
- P2022-048: Master Plat for the Terraces Subdivision **(APPROVED)**
- P2022-049: Preliminary Plat for the Terraces Subdivision **(APPROVED)**
- Z2022-044: Text Amendment to Article 02, *Development Review Authority*, of the UDC and the Municipal Code of Ordinances **(APPROVED; 1ST READING)**
- Z2022-045: SUP for *Solar Panels* for 125 Lanshire Drive **(APPROVED; 1ST READING)**
- Z2022-046: Text Amendment to Article 04, *Permissible Uses*, of the UDC **(APPROVED; 1ST READING)**

(VII) 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 Guevara, 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 *October 21, 2022* 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
***OCTOBER 11, 2022* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jean Conway, Brian Llewelyn, Ross Hustings, and Jerry Welch. Absent from the meeting were Commissioners John Womble and Derek Deckard. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah Johnston, and Assistant City Engineer Jonathan Browning.

II. 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.

III. 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 Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.

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 *September 27, 2022* Planning and Zoning Commission meeting.

3. **P2022-046** (BETHANY ROSS)
Discuss and consider a request by Robert Alexander for the approval of a *Final Plat* for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

4. **P2022-047** (HENRY LEE)
Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Preliminary Plat* for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] 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 bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

5. **P2022-048** (HENRY LEE)
Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Master Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

6. **P2022-049** (HENRY LEE)
Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Preliminary Plat* for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,

Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 5-0.

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.

7. **Z2022-044** (RYAN MILLER)
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The City Council directed staff to make changes to the qualifications and requirements for members of the Historic Preservation Advisory Board. Specifically, they were looking to allow flexibility with regard to membership. Staff sent out a 15-day notice which was posted in the Rockwall Herald Banner. Director Miller then advised that staff was available to answer questions.

Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2022-044 with staff recommendations. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised this case will go before the City Council on October 17, 2022.

8. **Z2022-045** (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting the approval of an SUP for 1,150 SF of solar panels to be installed on the roof of the 3,522 SF single-family home. In this case, the proposed solar panels do exceed the allowable 1,000 SF by 150 SF. Staff mailed out 162 notices to property owners and occupants within 500-feet of the subject property. As of tonight, staff had received one (1) notice back in favor of the applicant's request. Planner Ross advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Chairman Thomas asked if the HOA had any concerns regarding the request.
Commissioner Welch asked if there were any other homes permitted that exceeded the permitted amount.

Jason Trammell
708 N. Washington Street
Farmersville, TX 75442

He came forward and provided additional details in regard to the request.

Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Llewelyn made a motion to approve Z2022-045. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will go before the City Council on October 17, 2022.

9. **Z2022-046** (RYAN MILLER)
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The City Council had previously heard a case concerning a mini-warehouse facility. In 2019, at the direction of Council, staff went through and made the Planning and Zoning Commission the approving body for all exceptions and variances in the City with City Council acting as an Appeals Board. However, there was one reference that was not caught by staff in the process, along with other language, that needed clarification. Staff sent out a 15-day notice to the Rockwall Herald Banner and Director Miller advised that staff was available for questions.

Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Llewelyn made a motion to approve Z2022-046. Commissioner Conway seconded the motion which passed by a vote of 5-0.

Chairman Thomas advised that this item will go before the City Council on October 17, 2022.

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. **SP2022-043** (BETHANY ROSS) ***[WITHDRAWN BY APPLICANT]***

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a *Site Plan* for a *Carwash, Restaurant, and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

Chairman Thomas advised that this item had been withdrawn by the applicant.

11. **SP2022-045** (HENRY LEE) ***[WITHDRAWN BY APPLICANT]***

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a *Site Plan* for a *Restaurant* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

Chairman Thomas advised that this item had been withdrawn by the applicant.

12. **SP2022-050** (HENRY LEE)

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property. LLC for the approval of an *Amended Site Plan* for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval for an amended site plan for an existing office/warehouse facility on the subject property. The applicant's request does generally conform to the General Commercial District standards, the General Light Industrial District standards, and the General Overlay District standards with the exception of two (2) variances. The first is for the secondary materials and the second one is for the articulation requirements. Planner Lee then advised that staff and the applicant were available to answer questions.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Commissioner Conway made a motion to approve SP2022-050 with ARB recommendations. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.

13. **SP2022-051** (HENRY LEE)

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an *Amended Site Plan* for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of an amended site plan for an addition of an office/manufacturing facility on their subject property. The applicant's request does generally conform to the General Commercial District standards; however, they are requesting four (4) exceptions. Staff did explain that the ARB had already recommended approval of the site plan at the last Planning & Zoning meeting on September 27, 2022. Planner Lee then advised that the applicant and staff were present and available for questions.

Don Rakow
1845 Oak Bend Drive
Rockwall, TX 75087

Mr. Rakow came forward and provided additional details in regard to the request.

Commissioner Welch made a motion to approve SP2022-051 with staff recommendations. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.

14. **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an *Amended Site Plan* for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting the approval of an amended site plan to allow the addition of 1,713 SF. The site plan meets all the requirements of the UDC with the exception of one (1) variance and two (2) exceptions. Staff should note that approval of variances and exceptions are discretionary and require a super majority vote. Planner Ross explained that the applicant and staff were present and available for questions.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Commissioner Llewelyn made a motion to approve SP2022-052. Commissioner Conway seconded the motion which passed by a vote of 5-0.

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

- P2022-050: Final Plat for Lots 1 & 2, Block A, Boys and Girls Club Addition *[APPROVED]*
- Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision *[APPROVED; 2ND READING]*
- Z2022-041: SUP for a *Golf Driving Range [APPROVED; 2ND READING]*
- Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In [APPROVED; 2ND READING]*
- Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC *[APPROVED; 2ND READING]*

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VII. ADJOURNMENT

Chairman Thomas adjourned the meeting at 6:31 pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2022.

_____
Sedric Thomas, Chairman

Attest:

_____
Angelica Guevara, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 25, 2022
APPLICANT:	Sam Carroll; *Carroll Consulting Group, Inc.*
CASE NUMBER:	P2022-051; *Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a *Final Plat* for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 0.1652-acre parcel of land *(i.e. Lot 873A, Rockwall Lake Properties Development No. 2 Addition)* for the purpose of adding easements to the existing platted lot to allow for the construction of a single-family home.

☑ The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, two (2) manufactured homes were situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition. On September 8, 2020, the City Council approved a Specific Use Permit (SUP) under *Ordinance No. 20-36* [*i.e. Case No. Z2020-032*] for the purpose of allowing the construction of a single-family home on the subject property.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat*-- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Final Plat* for the *Lot 1, Block G, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Final Plat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-051	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Replat for 481 Blanche Drive	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	481 BLANCHE DR	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	10/19/2022	Approved w/ Comments

10/19/2022: P2022-051; Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
M.3 For reference, include the case number (P2022-051) in the lower right-hand corner of all pages on future submittals.
I.4 The project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
M.5 Please change the title block as follows:

Final Plat
Lot 1, Block G
Lake Rockwall Estates East Addition
Being a Replat of Lot 873-A
Rockwall Lake Properties No. 2 Addition
Being a 0.1652-Acres (7,200 SF)
Cabinet A, Slide 79, P.R.R.C.T.
Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

M.6 Please remove the building lines from the subject property. (Subsection 10.05, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)
M.7 Please change the subdivision name from “Rockwall Lake Estates Development No. 2, Lot 873A-R” to “Lot 1, Block G, Lake Rockwall Estates East Addition on all areas of the plat. (Subsection 10.07, Chapter 38 of, Subdivisions, of the Municipal Code of Ordinances)
I.8 Although this item will be on the Consent Agenda, 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 PM.

I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.10 Please review and correct all items listed by the Engineering Department.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting date for this case will be held on October 25, 2022.

I.12 The projected City Council Meeting date for this case will be November 7, 2022.

I.13 A representative is required to attend all meetings.

I.14 Please note that once the Final Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Approved w/ Comments

10/19/2022: Approved. Must have the driveway culvert engineered and approved by the City

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

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.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	481 Blanche Drive, Rockwall, TX				
SUBDIVISION	Rockwall Lake Properties Development No. 2	LOT	873-A	BLOCK	
GENERAL LOCATION	East side of Blanche Drive, south of Evans Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-075		CURRENT USE	VACANT	
PROPOSED ZONING	PD-075		PROPOSED USE	RESIDENTIAL	
ACREAGE	0.1652	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	ERICK CRUZ MENDOZA	☐ APPLICANT	CARROLL CONSULTING GROUP, INC
CONTACT PERSON		CONTACT PERSON	SAM CARROLL
ADDRESS	4100 ANDYS LANE	ADDRESS	P.O. BOX 11
CITY, STATE & ZIP	PARKER, TX 75002	CITY, STATE & ZIP	LAVON, TX 75166
PHONE	469-781-6380	PHONE	469-600-2571
E-MAIL	SHARKCONSTRUCT@YAHOO.COM	E-MAIL	ORDERS@LANDSURVEYTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erick Cruz Mendoza [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* 14 *DAY OF* OCTOBER *, 20* 22 *. 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."*

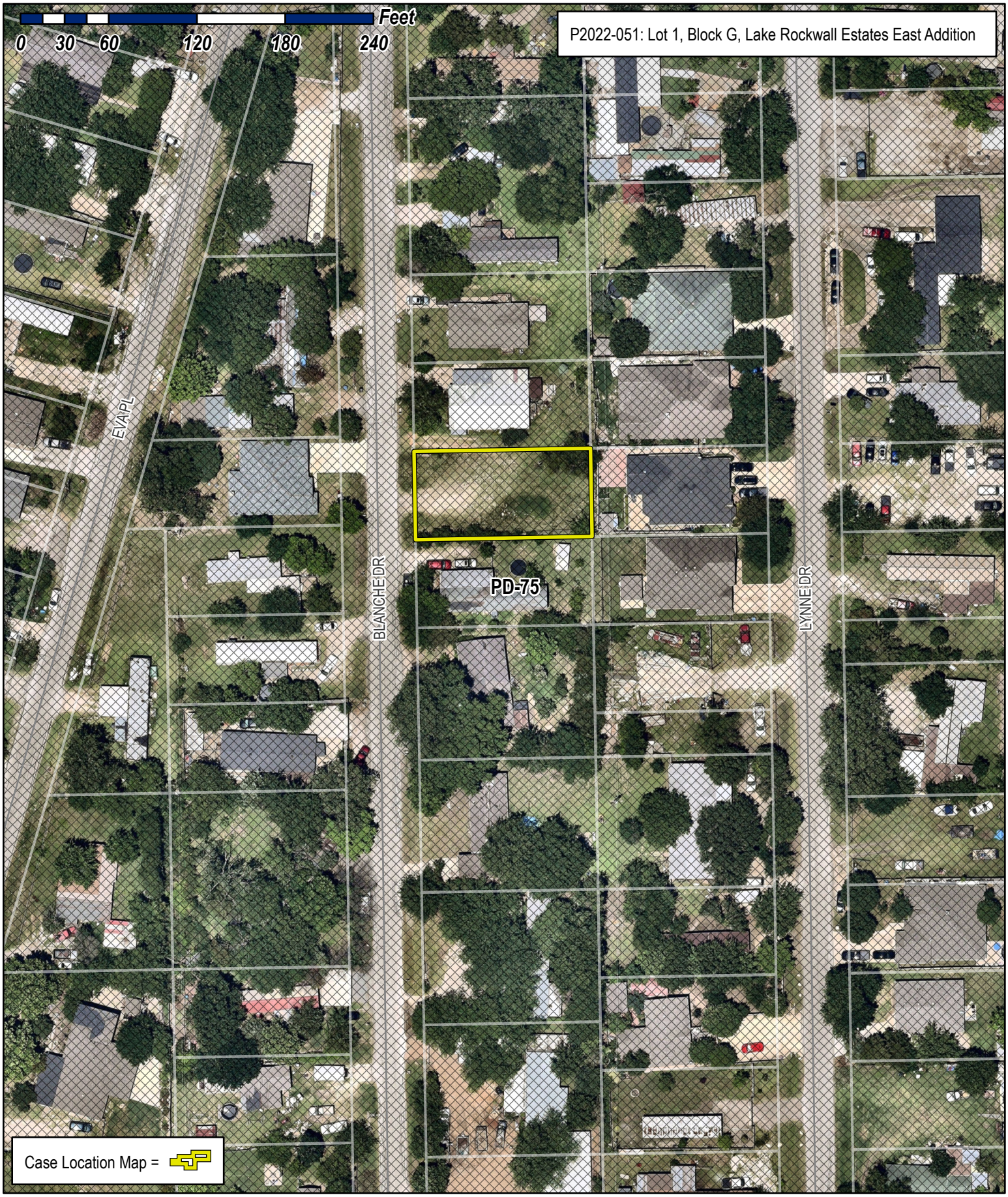
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th *DAY OF* October *, 20* 22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 1201277-0

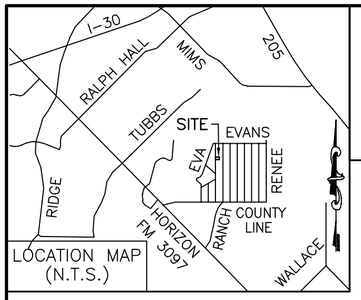
MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

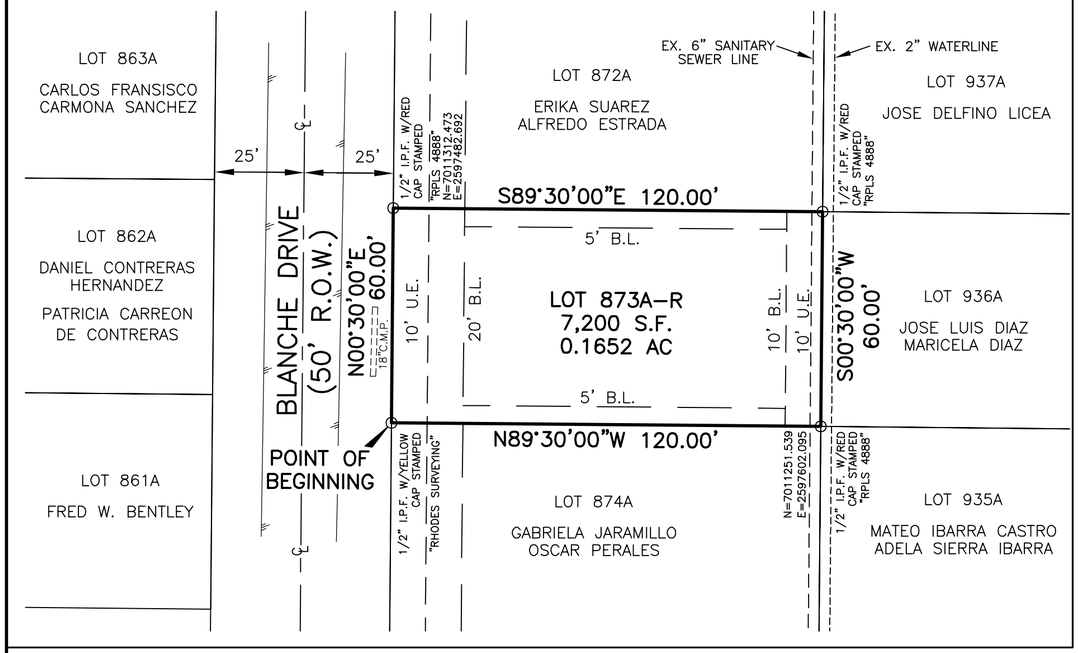
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP
(N.T.S.)

LEGEND

B.L. – BUILDING LINE
I.P.F. – IRON PIN FOUND
U.E. – UTILITY EASEMENT
D.R.R.C.T. – DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. – OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



NOTES:

1. Located in the City of Rockwall, Texas
2. 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, as required under Ordinance 83–54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

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.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of 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.

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

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Erick Cruz Mendoza, is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 873A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Erick Cruz Mendoza by deed recorded in Instrument No. 20220000000474, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "RHODES SURVEYING" on the east right–of–way line of Blanche Drive (50' R.O.W.) and for the southeast corner of said Lot 873A and the northwest corner of Lot 874A;

Thence, North 00°30'00" East, along the east right–of–way line of Blanche Drive (50' R.O.W.) and the west line of said Lot 873A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northwest corner of said Lot 873A and the southwest corner of Lot 872A;

Thence, South 89°30'00" East, along the north line of said Lot 873A and the south line of said Lot 872A, a distance of 120.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northeast corner of said Lot 873A, the southeast corner of said Lot 872A, the southwest corner of Lot 937A and the northwest corner of Lot 936A;

Thence, South 00°30'00" West, along the eats line of said Lot 873A and the west line of said Lot 936A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the southeast corner of said Lot 873A, the southwest corner of said Lot 936A, the northwest corner of Lot 935A and the northeast corner of said Lot 874A;

Thence, North 89°30'00" West, along the south line of said Lot 873A and the north line of said Lot 874A, a distance of 120.00 feet to the Point of Beginning and containing 7,200 square feet or 0.1652 acres of land.

WITNESS, my hand, this the ___ day of _____, 2022.

_____
Erick Cruz Mendoza, 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 Erick Cruz Mendoza, 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 _____, 2022.

_____
Notary Public for the State of Texas
My Commission expires _____

APPROVED

_____ _____
Planning and Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___.

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

THE PURPOSE OF THIS PLAT IS TO ADD BUILDING LINES AND EASEMENTS TO THE EXISTING PLATTED LOT.

OWNER:
ERICK CRUZ MENDOZA
4100 ANDYS LANE
PARKER, TEXAS 75002

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 LOT 873A–R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 LOT 873A–R 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

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.

REPLAT

LOT 873A–R

ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2

Being a replat of Lot 873A
Rockwall Lake Properties Development No. 2
Being a 0.1652 Acres (7,200 S.F.)
Cabinet A, Slide 79, P.R.R.C.T.
Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas
Case No.:

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972–742–4411 TBPELS REGISTRATION NO.: F–21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3214–22	1"=30'	SEPTEMBER 20, 2022	CP

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 25, 2022
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2022-052; *Final Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 34.484-acre tract of land (*i.e. Tracts 17-5 & 17-8 of the W. W. Ford Survey, Abstract No. 80*) for the purpose of creating fourteen (14) non-residential lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future development of the property. The proposed *Final Plat* conforms to the preliminary plat [*Case No. P2022-030*] approved by the City Council on July 5, 2022.

☑ The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] rezoning the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1-14, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-052	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Creekside Commons	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Final Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/19/2022	Approved w/ Comments

10/19/2022: P2022-052: Final Plat for Lots 1-14, Block A, Creekside Commons Addition
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 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549.
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 (P2022-052) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Final Plat
Creekside Commons Addition
Lots 1-14, Block A
34.484 Acres / 1,502,144.12 SF
14 Lots
Situated within Tracts 17-5 & 17-8 of the
W. W. Ford Survey, Abstract No. 80
City of Rockwall, Rockwall County, Texas

M.5 Please clarify what Lot 14 is (e.g. Open Space Lot, Drainage Easement, Floodplain, etc.), and indicate it as such.
M.6 Remove the mentions of Tract One and Tract Two.
M.7 Lot 10 does not meet the Commercial (C) District lot width requirements (i.e. no portion of the lot can be less than 60-feet wide).
M.8 Since engineering plans have not been approved for any other lot other than Lot 1, please remove all easements for Lots 2-14.
M.9 Please indicate all existing and proposed utility easements.
M.10 Remove the callouts of Parcel 1 Part 1 and Parcel 1 and Parcel 2. If this area is to be right-of-way dedication please indicate it as such.
M.11 There is a boundary callout that varies between the plat and the legal description (i.e. S 60º 45’ 08” W and S 60º 46’ 08” W).

M.12 Remove the preliminary language from the surveyor's signature block.

M.13 Please review and correct all items listed by the Engineering Department.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 25, 2022.

I.15 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.

I.16 The projected City Council Meeting date for this case will be November 7, 2022.

I.17 Please note that once the Final Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: M - Remove easements on properties other than those needed for Lot 1 to develop and off-site approved improvements.

M - Remove all easements not approved with engineering plans

M - Call out 100-year flood plain, including the 100-year WSEL a minimum of every 300', with the source of the data.

M - Extend match line to full length to avoid confusion. (all pages)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

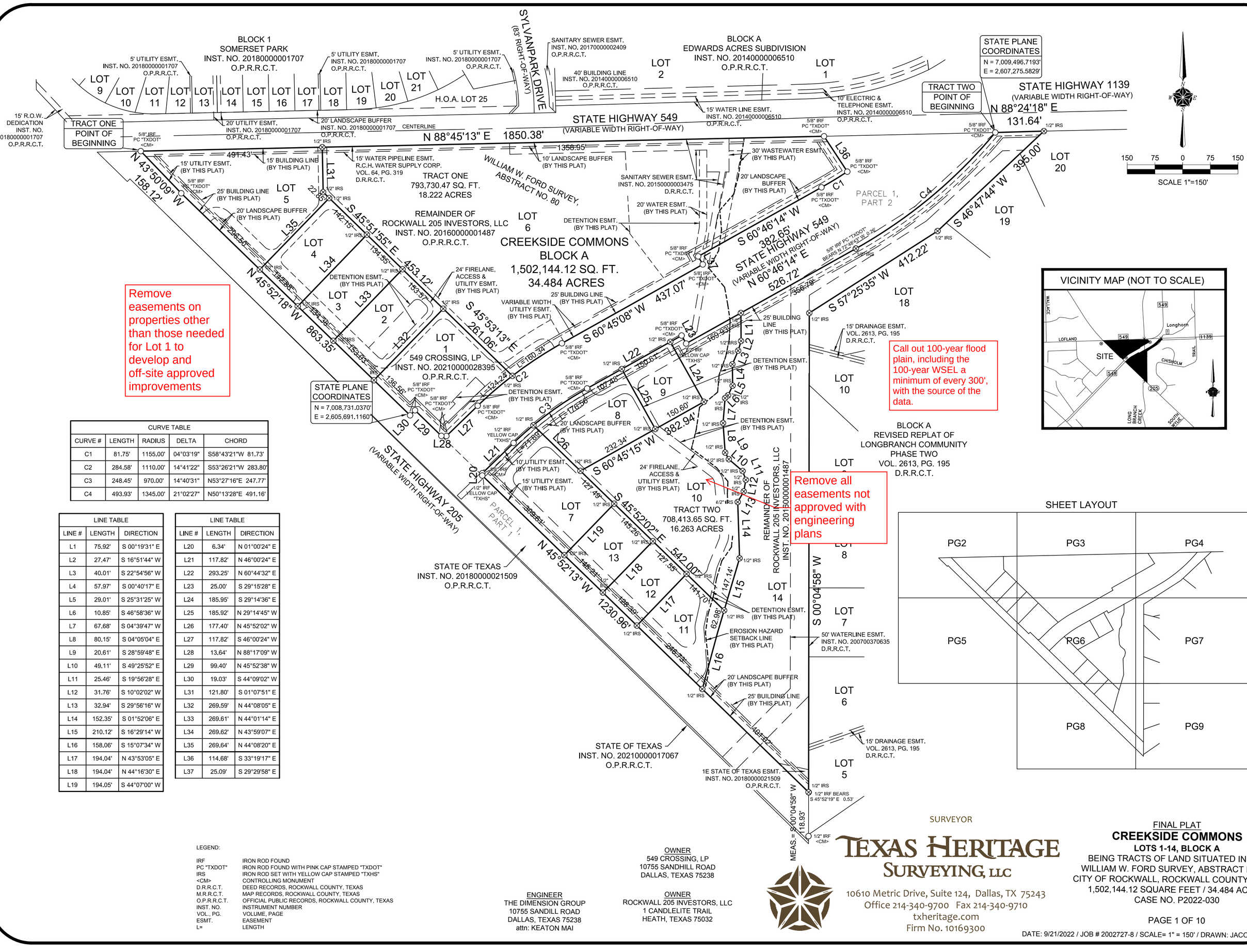
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
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LINE TABLE		
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L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

85.45'

144.55'

84.88'

136.47'

123.31'

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

56.20' 27.07' 72.20' 120.43' 67.76' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.42' 8.86' 26.42' 45.00'

1321.87'

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

118.22'

114.11'

10.00'

STATE OF TEXAS INST. NO. 20180000021509 O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

L38

C6

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L42

1/2" IRS

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
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INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

Extend match line to full length to avoid confusion. (all pages)

MATCH LINE PG 5

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2022-052

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	TBD				
SUBDIVISION	Creekside Commons	LOT	1-14	BLOCK	A
GENERAL LOCATION	NEC of FM 549 and HWY 205, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Mixed use	
ACREAGE	34.484	LOTS [CURRENT]	1	LOTS [PROPOSED]	14

☐ ***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	549 Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 14th *DAY OF* October *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10331063
Expires October 23, 2023

MY COMMISSION EXPIRES 10/23/23

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
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CITY ENGINEER:

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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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ZONING APPLICATION FEES:
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- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBD

SUBDIVISION Creekside Commons LOT 1-14 BLOCK A

GENERAL LOCATION NEC of FM 549 and HWY 205, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Mixed use

ACREAGE 34.484 LOTS [CURRENT] 1 LOTS [PROPOSED] 14

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☐ OWNER	Rockwall 205 Investors LLC	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Justin Webb	CONTACT PERSON	Keaton Mai
ADDRESS	1 Candlelite Trail	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	469-446-7734	PHONE	214-600-1152
E-MAIL	justinw@alturahomes.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Webb [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 19 DAY OF August, 2022. 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."

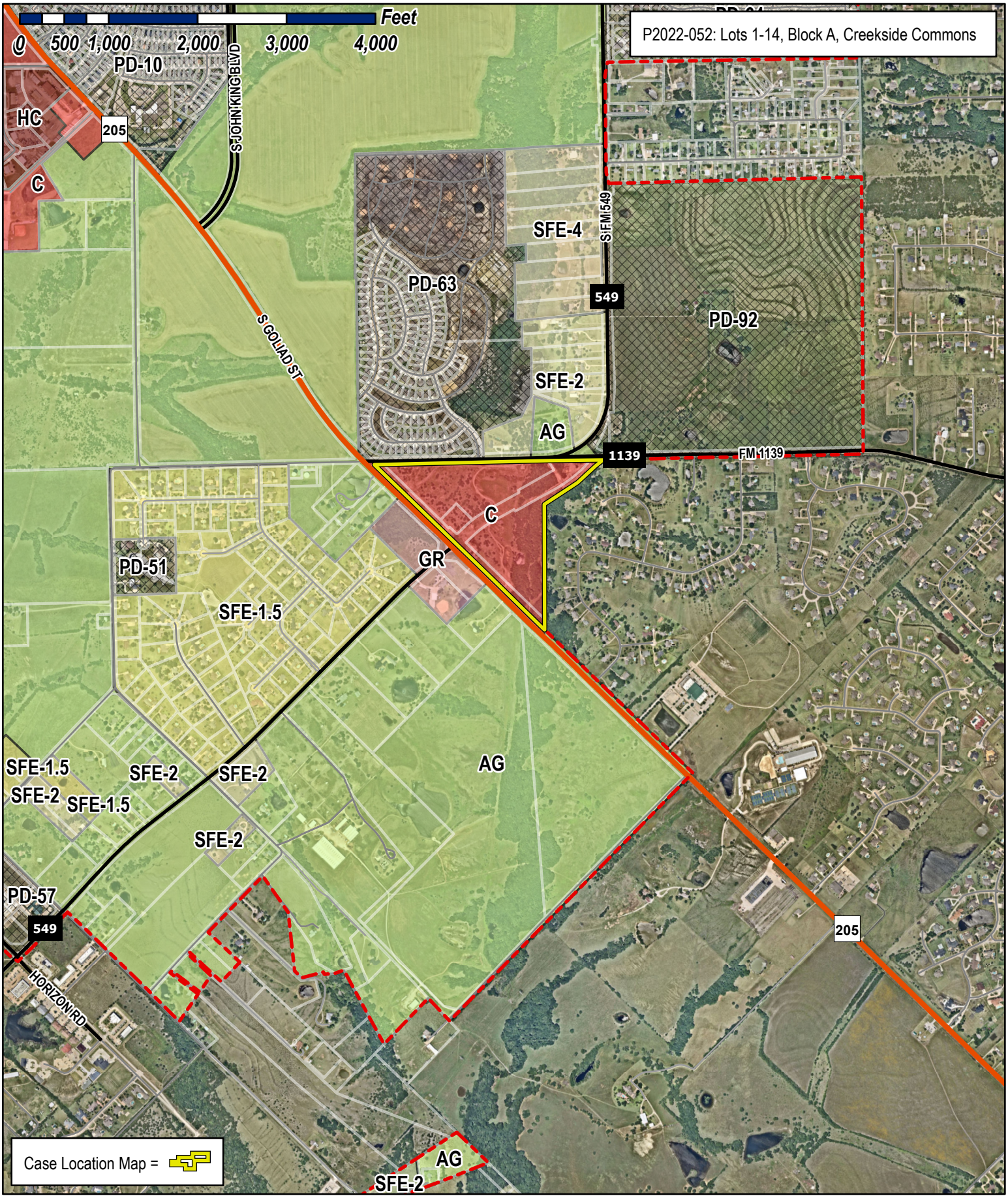
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE Justin Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jodi Lynn Hobbs

MY COMMISSION EXPIRES 03-09-2025

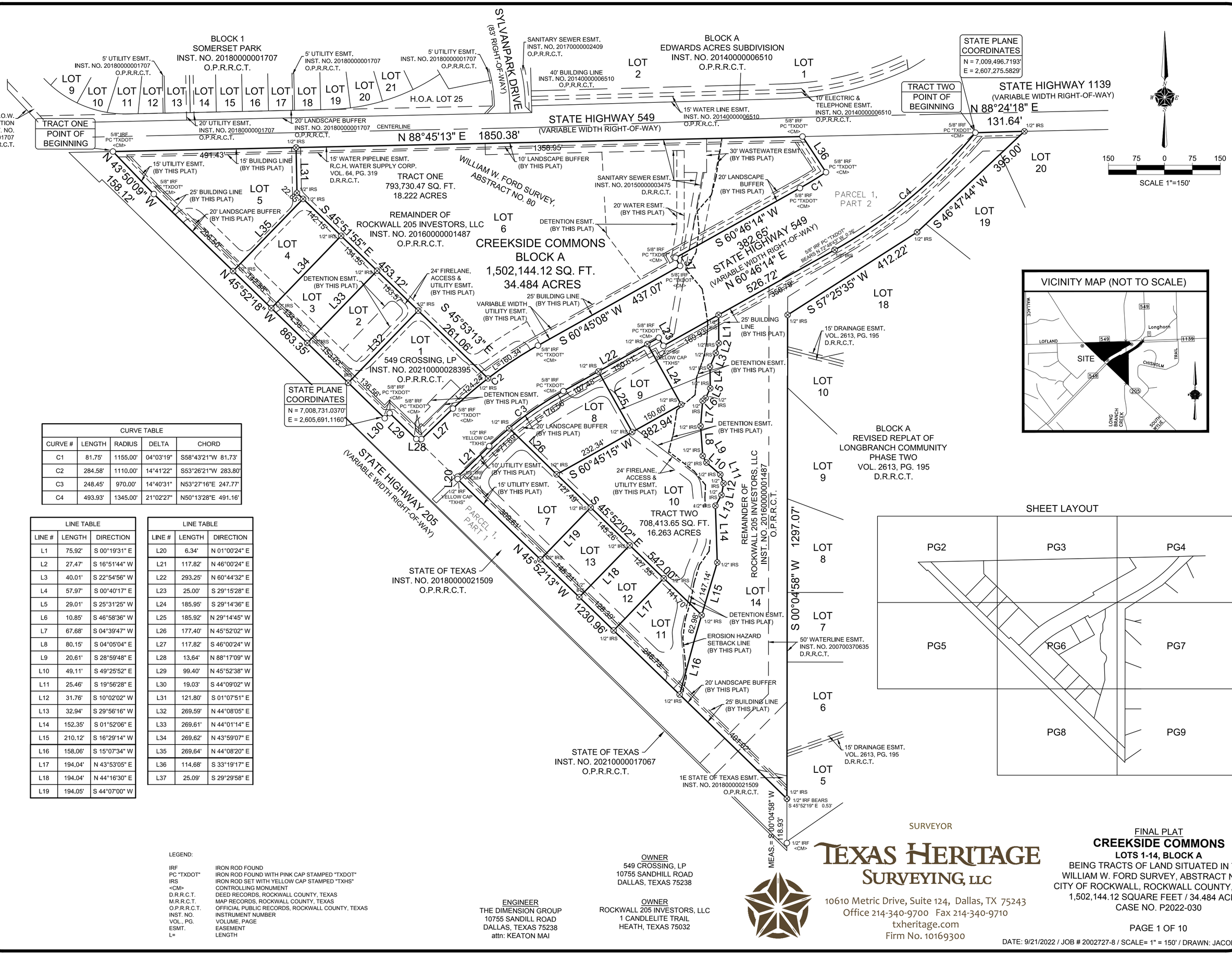
JODI LYNN HOBBS NOTARY PUBLIC STATE OF TEXAS ID# 131035-5 EXPIRES 03-09-2025



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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L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
L=	LENGTH

VICINITY MAP (NOT TO SCALE)

SHEET LAYOUT

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

115.26'

123.23'

85.45'

144.55'

84.88'

136.47'

123.31'

56.20'

27.07'

72.20'

120.43'

67.76'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.43'

70.00'

120.42'

8.86'

26.42'

45.00'

1321.87'

15' R.O.W. DEDICATION INST, NO, 20180000001707 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

5/8" IRF PC "TXDOT" <CM>

N 88°45'13" E 1850.38'

491.43'

L42

1/2" IRS

118.22'

114.11'

10.00'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

N 43°50'09" W 158.12'

15' BUILDING LINE (BY THIS PLAT)

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

10' LANDSCAPE BUFFER (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

PARCEL 1, PART 1

5/8" IRF PC "TXDOT" <CM>

25' BUILDING LINE (BY THIS PLAT)

79.97'

C6

L38

L56

C20

L55

296.50'

N 45°52'18" W 863.35'

L39

L54

C7

S 44°08'20" W 269.64'

L40

C8

L41

N 01°07'51" W 121.80'

L43

C9

2.85'

S 45°51'55" E 453.12'

C21

142.15'

L44

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

L57

1/2" IRS

L58

142.88'

S 43°59'07" W 269.62'

C24

LOT 5
95,054.44 SQ. FT.
2.182 ACRES

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

LOT 4
38,426.23 SQ. FT.
0.882 ACRES

LOT 3
36,254.61 SQ. FT.
0.832 ACRES

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 5

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 20

LOT 21

LOT 21

LOT 24

LOT 2

120.00'

120.00'

87.67'

87.67'

120.00'

83.42'

76.56'

46.19'

117.55'

115.64'

64.87'

28.28'

247.13'

621.78'

123.28'

558.17'

H.O.A. LOT 25

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 2

N 88°45'13" E 1850.38'

507.25'

1358.95'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
(BY THIS PLAT)

30'

312.15'

594.40'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

201.24'

19.91'

L151

L148

L147

L146

L132

30' WASTEWATER ESMT.
(BY THIS PLAT)

MATCH LINE PG 4

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

L133

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

L131

EROSION HAZARD
SETBACK LINE
(BY THIS PLAT)

L139

L140

20' WATER ESMT.
(BY THIS PLAT)

L142

L130

UTILITY ESMT.
(BY THIS PLAT)

L149

25' BUILDING
LINE
(BY THIS PLAT)

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT
6
517,210.38 SQ. FT.
11.874 ACRES

DETENTION ESMT.
(BY THIS PLAT)

L160

L145

L129

S 60°46'14" W 382.65'

L138

L141

L128

39.21'

20' LANDSCAPE
BUFFER
(BY THIS PLAT)

L137

L144

42.05'

L159

L136

5/8" IRF
PC "TXDOT"
<CM>

10.00'

S 29°29'58" E
25.09'

5/8" IRF
PC "TXDOT"
<CM>

L127

L134

L126

S 45°51'55" E 453.12'

134.55'

36,254.61
SQ. FT.
0.832 ACRES

LOT
3

1/2" IRS

LOT
2

153.57'

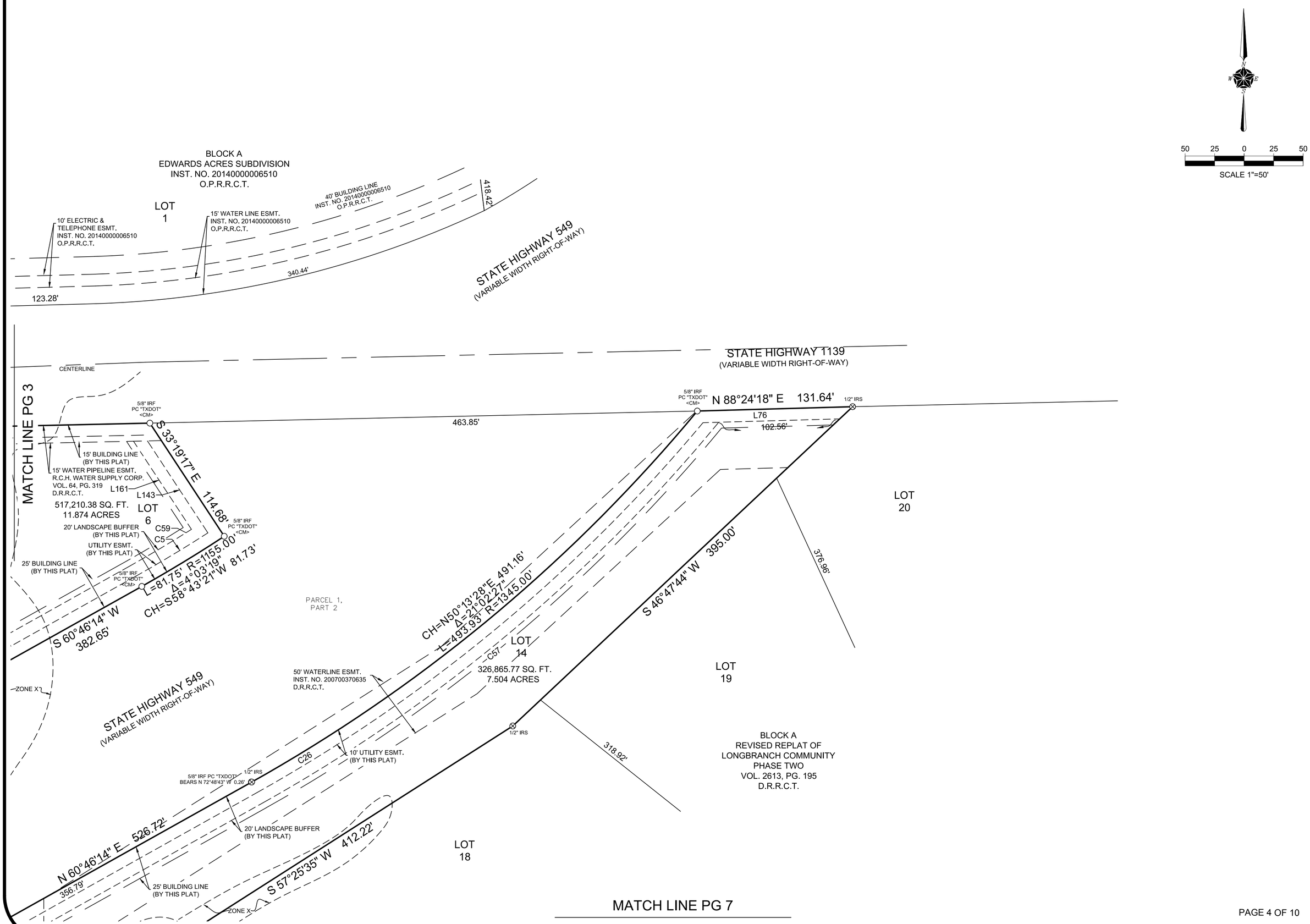
41,328.89 SQ. FT.
0.949 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

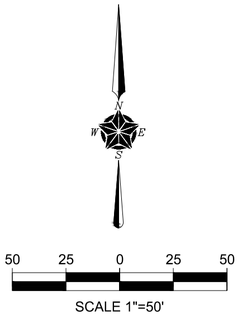
DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

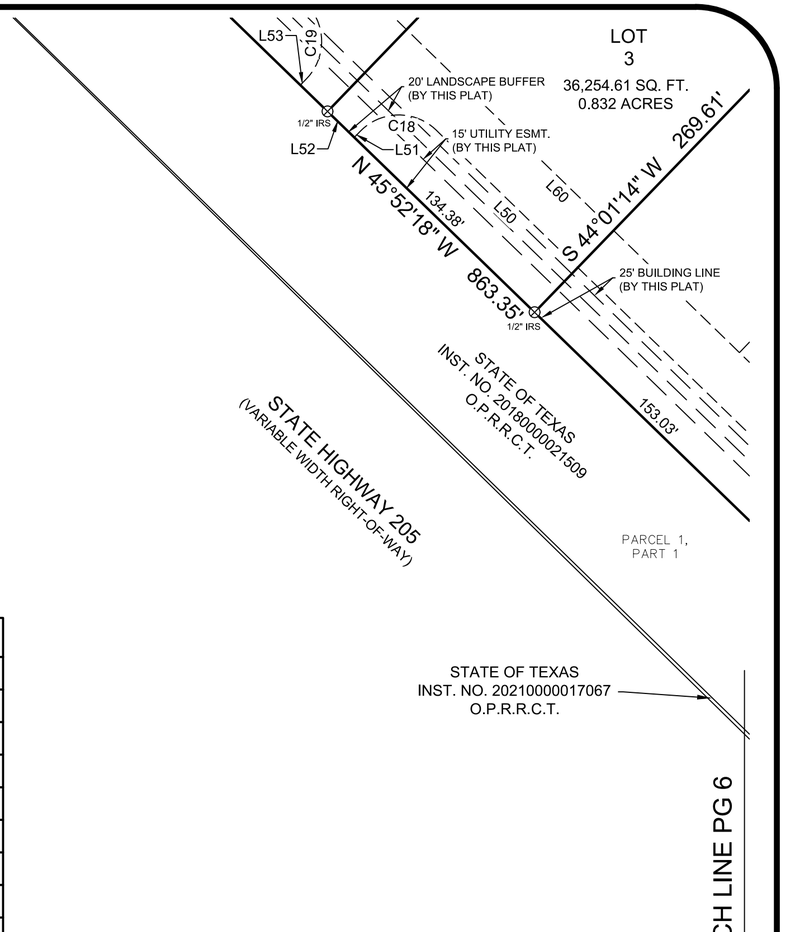


MATCH LINE PG 7

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

LOT 2
41,328.89 SQ. FT.
0.949 ACRES

LOT 1
65,455.92 SQ. FT.
1.503 ACRES

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

PARCEL 1, PART 2

LOT 9
28,004.03 SQ. FT.
0.643 ACRES

LOT 8
47,388.29 SQ. FT.
1.088 ACRES

LOT 14
326,865.77 SQ. FT.
7.504 ACRES

LOT 7
60,252.43 SQ. FT.
1.383 ACRES

TRACT TWO
708,413.65 SQ. FT.
16.263 ACRES

REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 20160000001487
O.P.R.R.C.T.

LOT 10
155,324.19 SQ. FT.
3.566 ACRES

LOT 13
28,181.92 SQ. FT.
0.647 ACRES

LOT 12
24,831.12 SQ. FT.
0.570 ACRES

LOT 11

PARCEL 1, PART 1

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

24' FIRELANE, ACCESS, & UTILITY ESMT. (BY THIS PLAT)

DETENTION ESMT. (BY THIS PLAT)

15' UTILITY ESMT. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

20' LANDSCAPE BUFFER (BY THIS PLAT)

10' UTILITY ESMT. (BY THIS PLAT)

VARIABLE WIDTH UTILITY ESMT. (BY THIS PLAT)

SANITARY SEWER ESMT. INST. NO. 20150000003475 D.R.R.C.T.

EROSION HAZARD SETBACK LINE (BY THIS PLAT)

ZONE A (SFHA)

ZONE X

1/2" IRS

1/2" IRF YELLOW CAP "TXHS"

5/8" IRF PC "TXDOT" <CM>

S 44°08'05" W 269.59'

S 45°53'13" E 261.06'

L=284.58' R=1110.00' Δ=14°41'22" CH=S53°26'21"W 283.80'

S 60°45'12" W 437.07'

N 60°44'32" E 293.25'

N 60°46'14" E 526.72'

S 29°15'28" E 25.00'

S 29°14'36" E 185.95'

S 29°14'45" E 185.92'

S 00°19'31" E 75.92'

S 16°51'44" W 27.47'

S 22°54'56" W 40.01'

S 00°40'17" E 57.97'

S 25°31'25" W 29.01'

S 46°58'36" W 10.85'

S 04°39'47" W 67.68'

S 04°05'04" E 80.15'

S 28°59'48" E 20.67'

S 49°25'52" E 49.11'

S 19°56'28" E 25.46'

S 29°56'16" W 32.94'

S 10°02'02" W 31.76'

S 01°52'06" E 152.35'

S 16°29'14" W 210.12'

CH=N53°27'16"E 247.77' Δ=14°40'31" R=970.00' L=248.45'

S 45°52'02" E 177.40'

S 60°45'15" W 382.94'

S 45°52'02" E 542.00'

S 44°07'00" W 194.05'

S 44°07'58" W 194.04'

N 45°52'13" W 1230.96'

N 46°00'24" E 117.82'

N 01°00'24" E 6.34'

N 45°52'38" W 99.40'

S 44°09'02" W 19.03'

S 46°00'24" W 117.82'

N 88°17'09" W 13.64'

L=124.24'

L=160.34'

L=176.56'

L=170.74'

L=71.89'

L=72.54'

136.56'

153.57'

269.59'

2353.30'

309.61'

145.21'

127.49'

232.34'

145.26'

127.55'

107.48'

150.61'

169.93'

129.57'

35.16'

150.60'

137.52'

13.08'

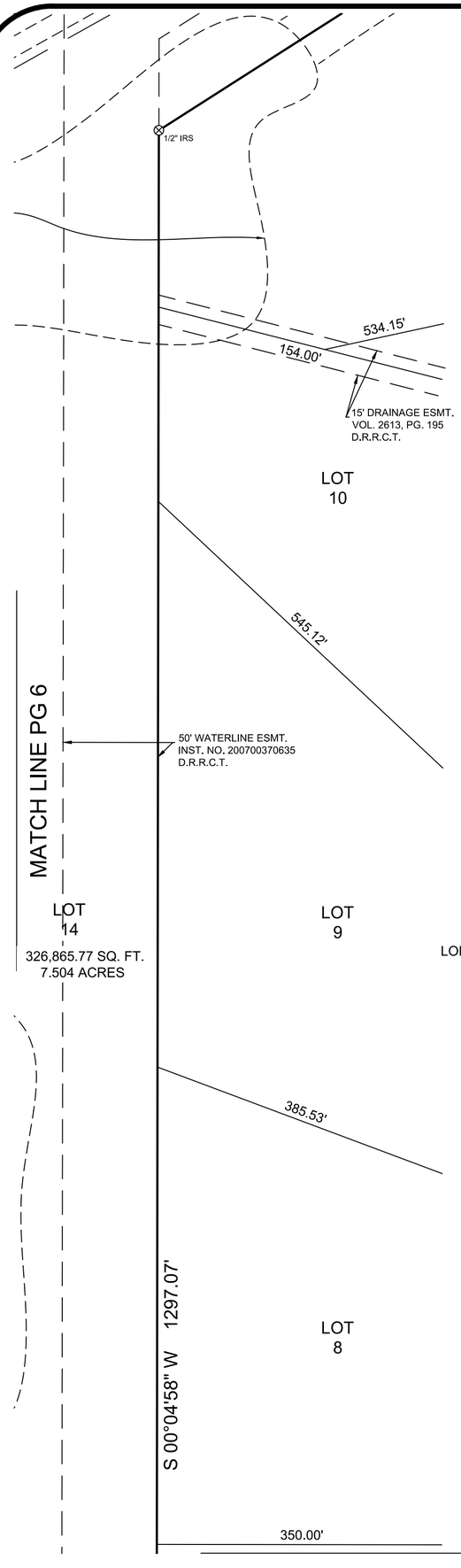
SCALE 1"=50'

50 25 0 25 50

DETENTION ESMT. (BY THIS PLAT)

PAGE 6 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 4

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

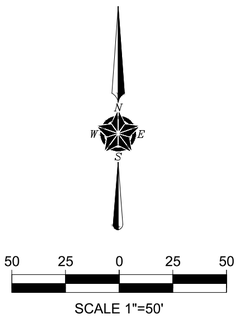
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W



MATCH LINE PG 9

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



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) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

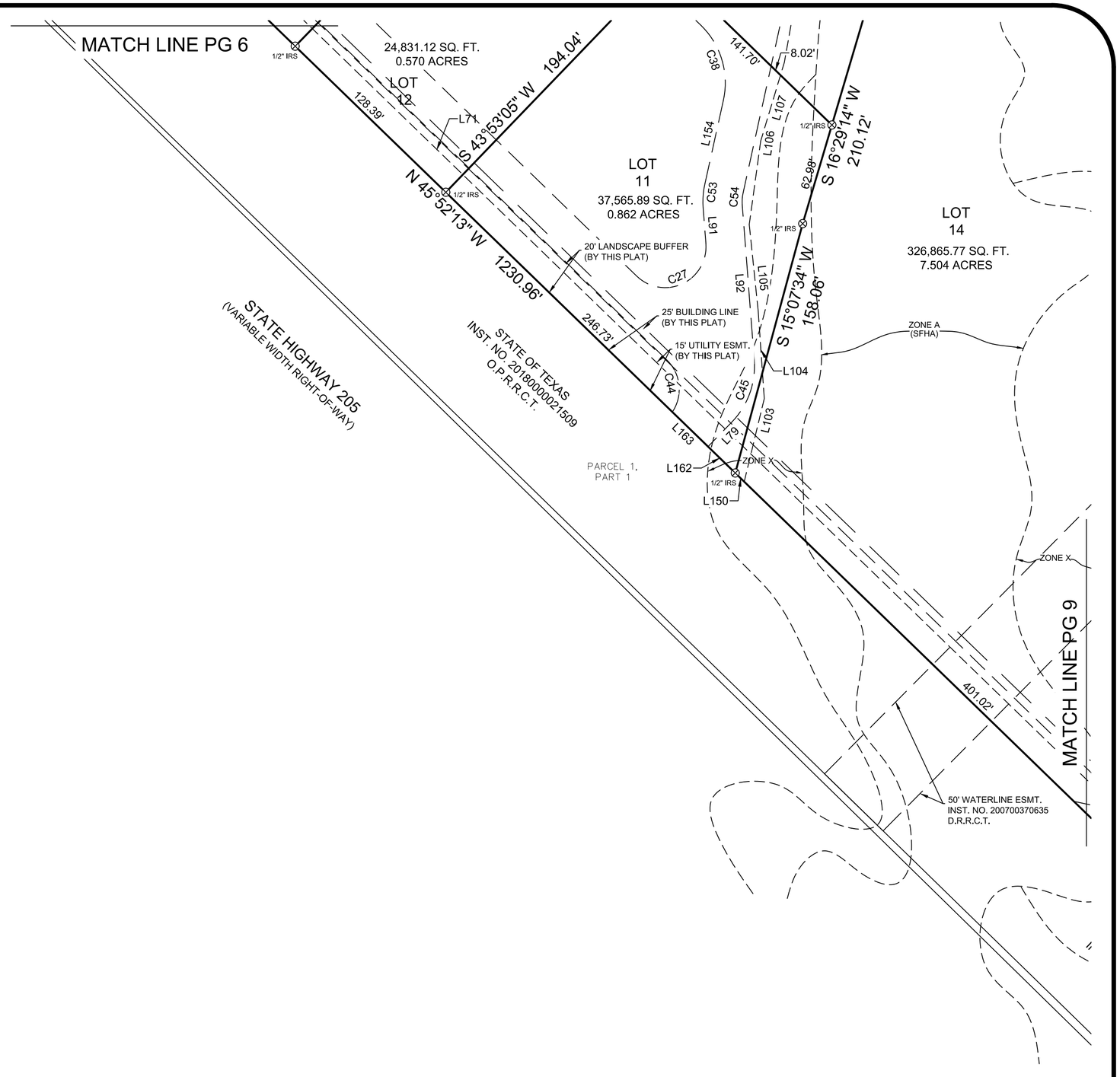
4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

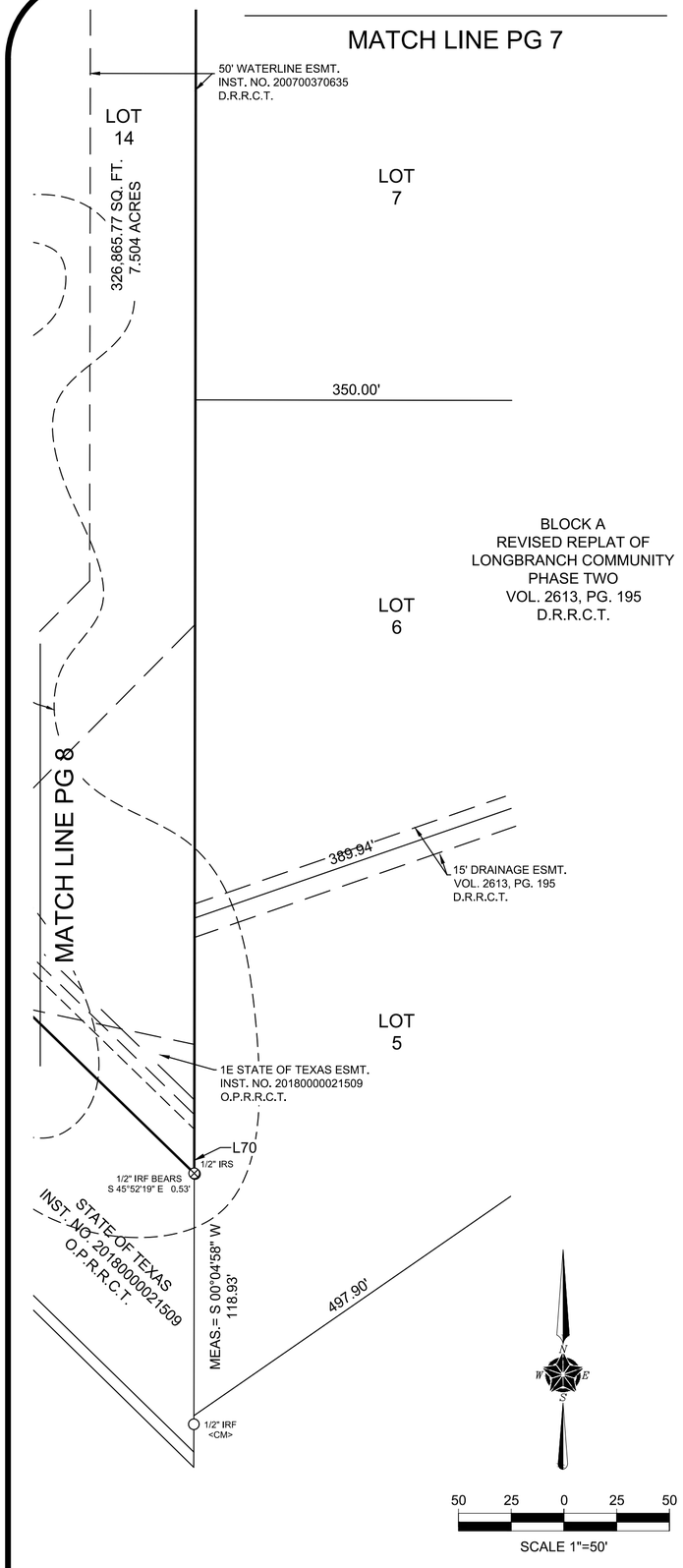
COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.



DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S DEDICATION:

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 CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS 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 purposes 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I 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 exactions made herein.

Rockwall 205 Investors, LLC

_____
Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

_____
Notary Signature

549 CROSSING, LP

_____
XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

_____
Notary Signature

SURVEYORS CERTIFICATE:

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. (9/21/2022)

_____
Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2022.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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CASE NO. P2022-030

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00	
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00			
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00			
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00			
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE				15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE				13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00			
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE				18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE		14.00			
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE		10.00			
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE				16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE		10.00			
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE		8.00			
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE	26.00				
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE				12.00	
	TOTAL	**531.00**			**26.00**	**346.00**	**0.00**	**171.00**	0.00
	FEATURE TREE MITIGATION (2:1)				52.00				
	NON-PROTECTED TREE MIGITGATION					0.00			
	PRIMARY PROTECTED MITIGATION						0.00		
	SECONDARY PROTECTED MITIGATION (0.5:1)							85.50	
	TOTAL MITIGATION REQUIRED	**137.50**							

TREE REMOVAL SUMMARY

		MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"	
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26"	52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324"	0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219"	219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330"	165"
TOTAL MITIGATION REQUIRED		436"

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECED TREE
- IN UTILITY EASEMENT

LEGEND

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

10" CEDAR #XXX — INDICATES TREE SIZE, SPECIES, & NUMBER

EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.)

APPROX. LIMITS OF CONSTRUCTION

8" PROPOSED SEWER LINE WW-1

12" PROPOSED WATER LINE W-2

8" PROPOSED SEWER LINE WW-2

APPROX. LIMITS OF CONSTRUCTION

FUTURE F.M. HIGHWAY 549 (VARIABLE WIDTH R.O.W.) (UNIMPROVED)

12" PROPOSED WATER LINE W-1

APPROX. LIMITS OF CONSTRUCTION

POND INFILL AREA - SEE SHEET TRE-2 FOR TREE LIST & CALCULATIONS

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.8040 www.thedimensiongroup.com

TBPE FIRM REGISTRATION #F-8396

KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 6/27/2022 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
JEFFREY R. BRANDON
3423
STATE OF TEXAS
06/27/2022

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

project no. 200-672
date 6/27/2022 - 4:33 pm
dwg EXHIBIT - TREE REMOVAL_2022-03-11.dwg

drawn by
designed by
approved by

TREE REMOVAL EXHIBIT

CREEKSIDE COMMONS ACCESS DRIVE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
TRE-1

TREE REMOVAL - POND INFILL AREA

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
2666	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2667	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2668	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2669	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2670	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2671	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2673	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2674	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2675	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2679	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2680	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2681	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2682	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2686	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2687	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2688	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2689	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2693	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2694	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	7.00	FAIR	CROWDED, DECLINE		7.00			
2695	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2696	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2697	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2700	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2701	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2702	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2703	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2704	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2705	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2706	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2707	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2708	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2709	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2710	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2711	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2714	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2715	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2716	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2717	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2718	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2719	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2720	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2721	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2722	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2723	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2724	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2725	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2726	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2727	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2728	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2729	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2730	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2732	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2733	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2734	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2735	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2736	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2737	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2738	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2740	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2741	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2742	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2743	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2744	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2749	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	11.00	FAIR	CROWDED, DECLINE				11.00	
2750	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2755	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2756	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2757	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2758	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2759	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2761	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
2762	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2763	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2764	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2766	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2767	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2768	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2769	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2770	BOIS D ARC MACLURA POMIFERA	9.00	FAIR	CROWDED, DECLINE		9.00			
2771	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2772	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2773	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2774	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2775	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2776	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2777	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2778	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2779	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2780	BOIS D ARC MACLURA POMIFERA	8.00	FAIR	CROWDED, DECLINE		8.00			
2785	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2786	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2787	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2789	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2790	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2791	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2792	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2794	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2801	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	14.00	FAIR	CROWDED, DECLINE				14.00	
2802	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2803	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2804	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2805	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2806	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2807	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2808	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2809	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2810	BOIS D ARC MACLURA POMIFERA	12.00	POOR	DECLINE		12.00			
2811	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2812	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2813	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2814	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2815	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2816	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2817	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2818	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2819	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2820	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
2821	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2822	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2823	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2824	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2825	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2826	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2827	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2828	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2829	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
2830	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2831	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2832	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2833	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2834	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2835	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2836	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2837	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2838	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2839	HACKBERRY CELTIS LAEVEGATA	4.00	FAIR	CROWDED, DECLINE		4.00			
2874	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
2875	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2876	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2878	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9.00	FAIR	CROWDED, DECLINE		9.00			
2879	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
2880	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2881	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2882	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2883	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2884	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2885	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2886	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2887	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
2888	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2889	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2890	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2891	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2892	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
2893	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2894	BOIS D ARC MACLURA POMIFERA	7.00	FAIR	CROWDED, DECLINE		7.00			
2895	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2896	CEDAR ELM ULMUS CRASSIFOLIA	10.00	FAIR	CROWDED, DECLINE			10.00		
2897	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2898	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2899	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2900	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2901	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2902	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2903	BOIS D ARC MACLURA POMIFERA	18.00	FAIR	CROWDED, DECLINE		18.00			
2904	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2905	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2910	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2913	HACKBERRY CELTIS LAEVEGATA	10.00	FAIR	CROWDED, DECLINE		10.00			
2914	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			
2919	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
2950	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2951	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2952	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
2953	BOIS D ARC MACLURA POMIFERA	12.00	FAIR	CROWDED, DECLINE		12.00			
2954	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
2955	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2956	BOIS D ARC MACLURA POMIFERA	6.00	FAIR	CROWDED, DECLINE		6.00			
2957	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2990	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
2991	CEDAR ELM ULMUS CRASSIFOLIA	9.00	FAIR	CROWDED, DECLINE			9.00		
2992	CEDAR ELM ULMUS CRASSIFOLIA	7.00	FAIR	CROWDED, DECLINE			7.00		
2993	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2994	CEDAR ELM ULMUS CRASSIFOLIA	6.00	FAIR	CROWDED, DECLINE			6.00		
2995	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2996	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2997	CEDAR ELM ULMUS CRASSIFOLIA	8.00	FAIR	CROWDED, DECLINE			8.00		
2998	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
2999	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
3000	BOIS D ARC MACLURA POMIFERA	11.00	FAIR	CROWDED, DECLINE		11.00			

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected	Primary Protected	Secondary Protected	In ROW
9201	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9202	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9203	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9204	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9205	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	FAIR	CROWDED, DECLINE				13.00	
9211	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9212	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9213	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9214	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9215	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	FAIR	CROWDED, DECLINE		6.00			
9216	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	4.00	FAIR	CROWDED, DECLINE		4.00			
9217	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9218	TEXAS PERSIMMON DIOSPYROS TEXANA	9.00	FAIR	CROWDED, DECLINE			9.00		
9219	BLACK WILLOW SALIX NIGRA	10.00	FAIR	CROWDED, DECLINE		10.00			
9220	TEXAS PERSIMMON DIOSPYROS TEXANA	6.00	FAIR	CROWDED, DECLINE			6.00		
9221	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9222	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9223	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	FAIR	CROWDED, DECLINE		8.00			
9224	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9231	HACKBERRY CELTIS LAEVEGATA	9.00	FAIR	CROWDED, DECLINE		9.00			
9232	BOIS D ARC MACLURA POMIFERA	10.00	FAIR	CROWDED, DECLINE		10.00			
9233	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9234	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	FAIR	CROWDED, DECLINE		10.00			
9235	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9236	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9237	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	FAIR	CROWDED, DECLINE				12.00	
9238	HACKBERRY CELTIS LAEVEGATA	8.00	FAIR	CROWDED, DECLINE		8.00			
9239	BOIS D ARC MACLURA POMIFERA	16.00	FAIR	CROWDED, DECLINE		16.00			
9240	HACKBERRY CELTIS LAEVEGATA	6.00	FAIR	CROWDED, DECLINE		6.00			
9241	HACKBERRY CELTIS LAEVEGATA	7.00	FAIR	CROWDED, DECLINE		7.00			
9242	BOIS D ARC MACLURA POMIFERA	14.00	FAIR	CROWDED, DECLINE		14.00			
9243	HONEY LOCUST GLEDITSIA TRIOCANTHA	9.00	FAIR	CROWDED, DECLINE			9.00		
9247	HACK

Parcel Map Check Report

Client:
Tract One
Creekside Commons
2002727-2
Date: 5/13/2021 4:12:29 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,446.2141' East:2,604,961.9068'

Segment# 1: Line
Course: N88°45'13"E Length: 1,850.38'
North: 7,009,486.4610' East: 2,606,811.8490'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6380' East: 2,606,874.8440'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9386' East: 2,606,240.6411'
End North: 7,009,348.2050' East: 2,606,804.9920'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3543' East: 2,606,471.0665'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5163' East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'
Error Closure: 0.0088

Area: 793,730.47Sq.Ft.
Course: S87°24'24"W

Parcel Map Check Report

Client:
Tract Two
Creekside Commons
2002727-2
Date: 5/13/2021 4:13:48 PM

Prepared by:
Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,009,496.7193' East:2,607,275.5829'

Segment# 1: Line
Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line
Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line
Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line
Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line
Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line
Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E
North: 7,008,656.2329'

Length: 117.82'
East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45'
Delta: 14°40'31"
Chord: 247.77'
Course In: S43°53'00"E
RP North: 7,007,957.1071'
End North: 7,008,803.7700'

Radius: 970.00'
Tangent: 124.91'
Course: N53°27'16"E
Course Out: N29°12'29"W
East: 2,606,643.7280'
East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E
North: 7,008,947.0931'

Length: 293.25'
East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E
North: 7,008,925.2823'

Length: 25.00'
East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E
North: 7,009,182.4849'

Length: 526.72'
East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93'
Delta: 21°02'27"
Chord: 491.16'
Course In: N29°15'19"W
RP North: 7,010,355.9354'
End North: 7,009,496.7193'

Radius: 1,345.00'
Tangent: 249.78'
Course: N50°13'28"E
Course Out: S50°17'46"E
East: 2,606,240.7933'
East: 2,607,275.5829'

Perimeter: 5,178.40'
Error Closure: 0.0063
Error North : 0.00315

Area: 708,413.64Sq.Ft.
Course: N59°52'37"W
East: -0.00544

Precision 1: 821,968.25

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 25, 2022
APPLICANT:	Humberto Johnson JR; Skorburg Company
CASE NUMBER:	P2022-053; *Master Plat for the Quail Hallow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of an amended *Master Plat* for the Quail Hallow Subdivision. The Quail Hallow Subdivision will be a two (2) phase, master planned community that will consist of 250 single-family residential lots on an 85.63-acre tract of land. The *Master Plat* indicates the phasing lines, location of the trails, canopy trees within the open space, and the amenities for the proposed subdivision.

- ☑ The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 2,236 SF single-family home, [*2*] a 64 SF storage building, [*3*] a 2,400 SF metal storage building, [*4*] a 2,208 SF barn, [*5*] an 897 SF storage shed, and [*6*] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96). On September 19, 2022, the City Council approved a *Preliminary Plat* [*Case No. P2022-037*] and *Master Plat* [*Case No. P2022-039*] for the subject property. At the time of approval of the *Master Plat*, the applicant proposed different phase lines.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Master Plat* for the *Quail Hallow Subdivision*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The property owner shall be required to adhere to the conditions of approval pertaining to *Park Fees* adopted by the City Council on September 19, 2022, and which are as follows:

(a) The property owner shall pay pro-rata equipment fees of $122,250 (*i.e. $489.00 x 250 Lots*).

(b) The property owner shall pay cash-in-lieu of land fees of $129,000.00 (*i.e. $516.00 x 250 Lots*)

(3) Any construction resulting from the approval of this ***Master Plat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-053	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Master Plat for Quail Hollow	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/19/2022	Approved

10/19/2022: P2022-053: Master Plat for the Quail Hollow Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located at the southeast corner of the intersection of Hays Road and John King Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-053) in the lower right-hand corner of all pages on future submittals.
M.4 The property owner shall be required to adhere to the conditions of approval pertaining to Park Fees adopted by the City Council on September 19, 2022, and which are as follows:

(a) The property owner shall pay pro-rata equipment fees of $122,250 (i.e. $489.00 x 250 Lots).
(b) The property owner shall pay cash-in-lieu of land fees of $129,000.00 (i.e. $516.00 x 250 Lots)

M.5 Please review and correct all items listed by the Engineering Department.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 25, 2022.
I.7 The projected City Council Meeting date for this case will be November 21, 2022.
I.8 Please note that once the Master Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: -Remove the drainage divide lines
-Need to make the phase lines darker...hard to see

-Need to build Hays Lane with Phase 1
-Gideon Grove Sewer Pro-rata $361.54/acre

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

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. P2022-053

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☑ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION: | LOT: | BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
LOTS [PROPOSED]	250		

☐ ***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	R&R Hance Investments	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Larry Hance	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	6946 Sperry St	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-207-4362	PHONE	682-225-5834
E-MAIL	larryhance@gmail.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [*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 $ ~~2064.72~~ 1355.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* October *, 20 22 . 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."*

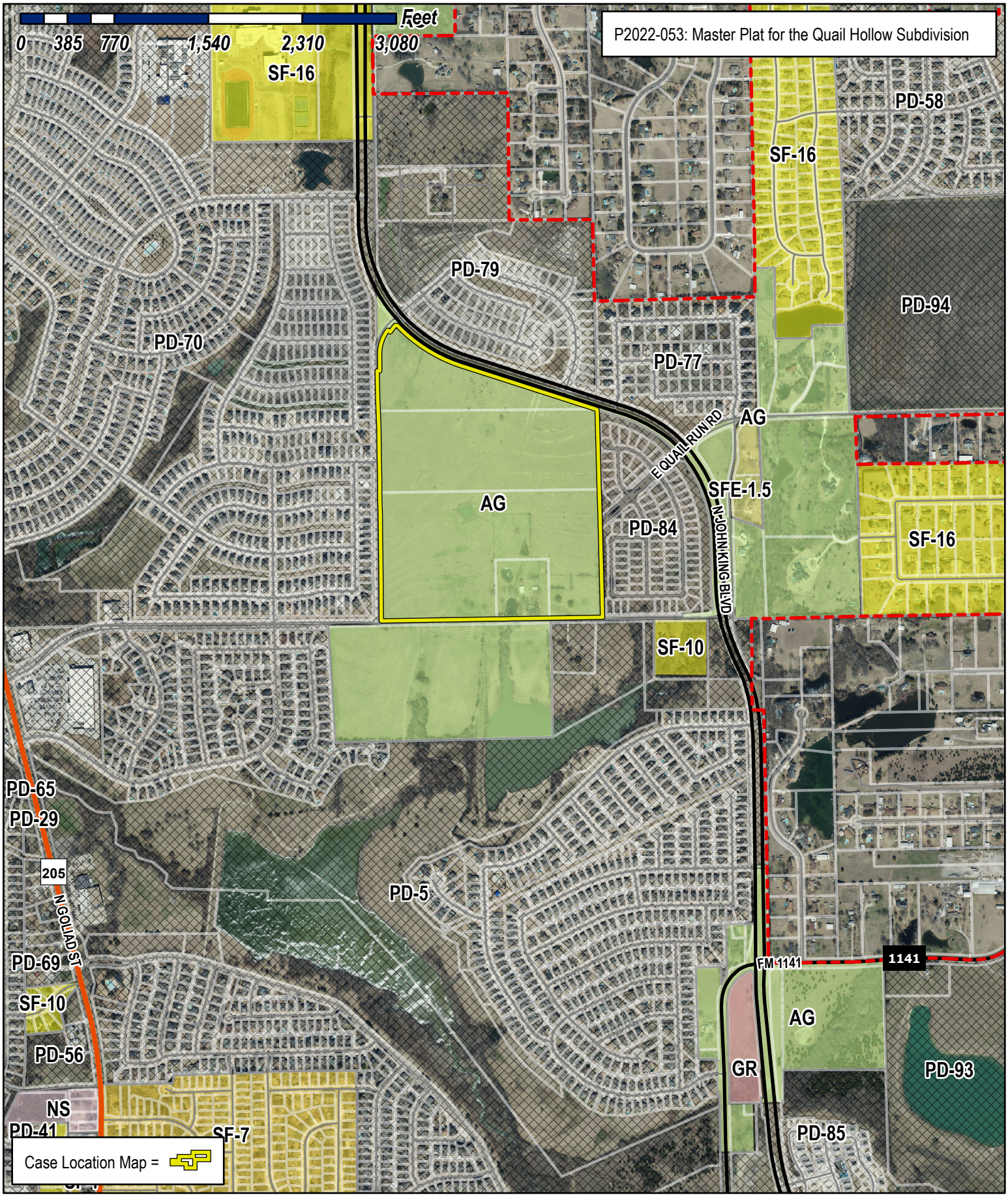
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October *20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Montana

JORDYN N TONEY
Notary Public
for the State of Montana
Residing at: Livingston, Montana
My Commission Expires:
January 29, 2025

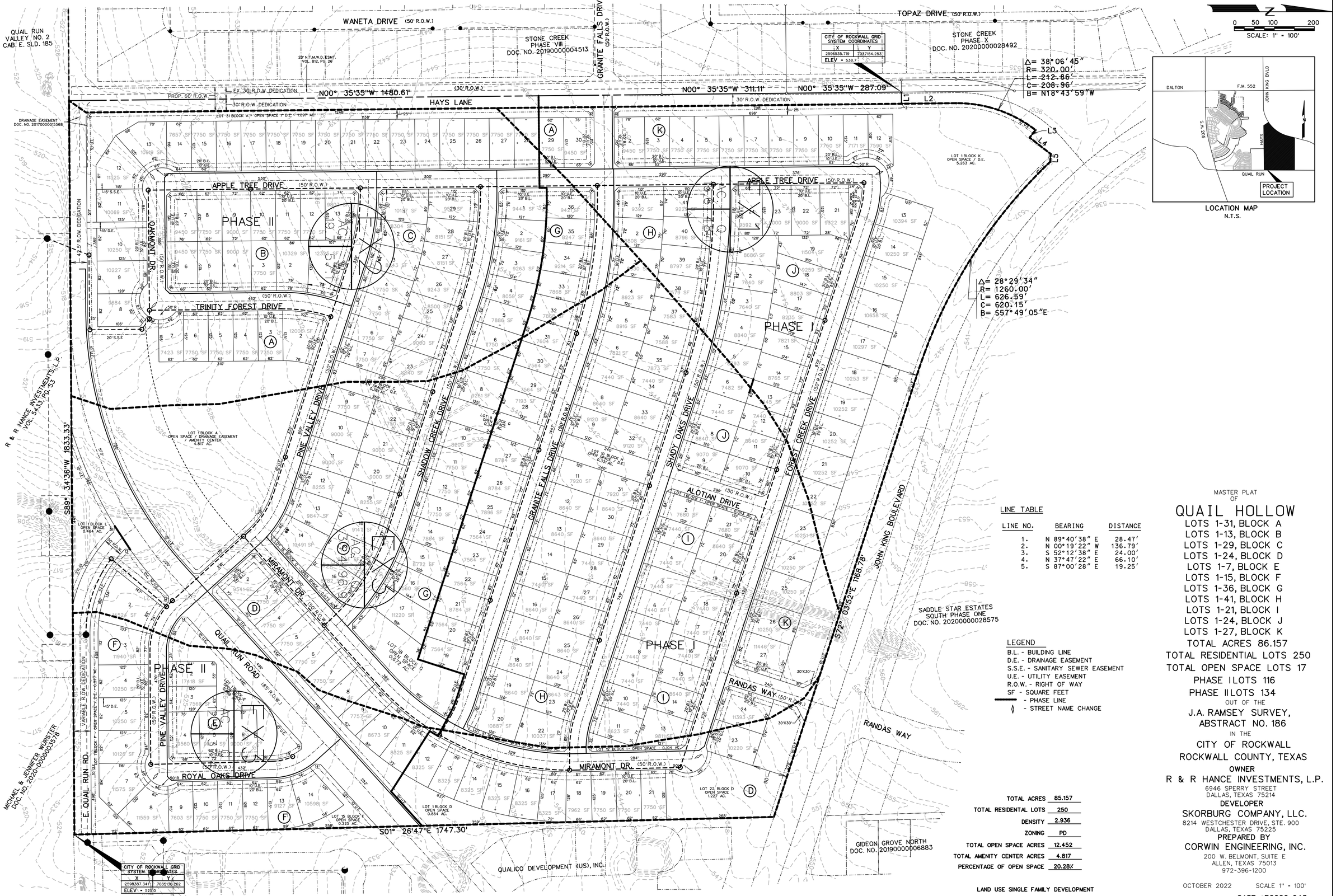
JORDYN N TONEY NOTARIAL SEAL STATE OF MONTANA
MY COMMISSION EXPIRES January 29, 2025



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.



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°12'38" E	24.00'
4.	N 37°47'22" E	66.10'
5.	S 87°00'28" E	19.25'

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
——— - PHASE LINE
◊ - STREET NAME CHANGE

TOTAL ACRES	85.157
TOTAL RESIDENTAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

MASTER PLAT
OF

QUAIL HOLLOW

LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

OCTOBER 2022 SCALE 1" = 100'

CASE #P2022-043

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 25, 2022
APPLICANT:	Bowen Hendrix; *DuWest Realty, LLC*
CASE NUMBER:	P2022-054; *Final Plat for Lots 1-3, Block A, Duwest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Final Plat* for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [*SH-205*] north of the intersection of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for an 8.684-acre tract of land (*i.e. Tract 3-10 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Duwest Addition*) to establish the fire lanes and utility easements necessary to develop the property.

☑ The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02* [*Case No. A1961-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13* [*Case No. Z2007-006*], which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44* [*Case No. Z2009-018*], which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-003*] for two (2) restaurants, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-042*] to allow a restaurant, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 1.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1-3, Block A, Duwest Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-054	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Duwest	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/19/2022	Approved w/ Comments

10/19/2022: P2022-054: Final Plat for Lots 1-3, Block A, Duwest Addition
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 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205].
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 (P2022-054) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Final Plat
Duwest Addition
Lots 1-3, Block A
8.62 Acres (375,509 SF)
3 Lots
Situated within Tract 3-10 of the
S. King Survey, Abstract No. 131
City of Rockwall, Rockwall County, Texas

M.5 Please indicate all existing and proposed easements. This should include all proposed easements indicated during the Engineering process.
M.6 Please show all of N. Goliad Street [SH-205] and the centerline, and show the centerline for E. Quail Run Road.
M.7 Please review and correct all items listed by the Engineering Department.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 25, 2022.
I.9 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.10 The projected City Council Meeting date for this case will be November 7, 2022.

I.11 Please note that once the Final Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: - Replatting of Lot 3 will be needed for adjusting the water line.
- oodplain cross sections and elevation data. Show and label the Erosion Hazard Setback.
- Call out 100-year flood plain, including the 100-year WSEL a minimum of every 300', with the source of the data.
- Bearings and distances for fire lane and other easements.
- FLADUE - Not a drainage easement.
- Need off-site easement for water line. Must be filed and information on final plat prior to filing

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/20/2022	N/A

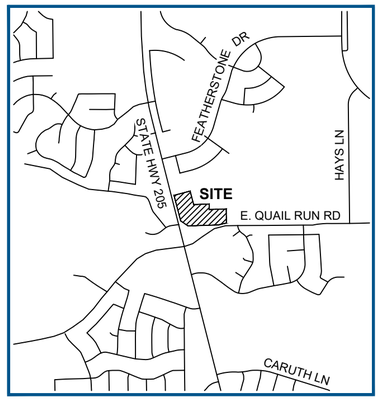
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments

VICINITY MAP

NOT TO SCALE





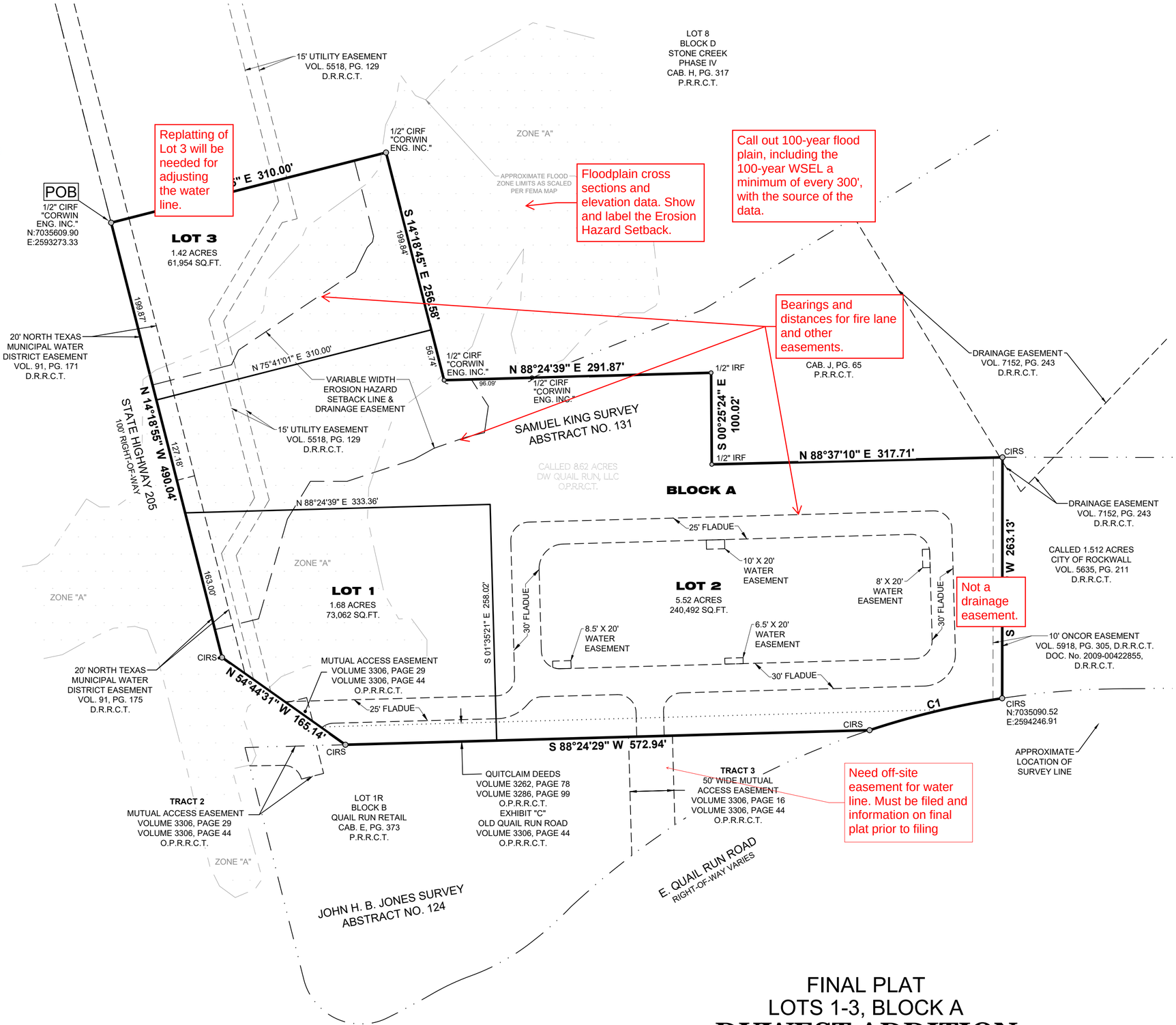
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

GENERAL NOTES

1. The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4. 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/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
7. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8. 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.

LEGEND

POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
FLAUDE	= FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
———	= SUBJECT BOUNDARY
—— · · ——	= ADJOINER BOUNDARY
– – – – –	= EASEMENT



FINAL PLAT
LOTS 1-3, BLOCK A
DUWEST ADDITION
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO
DW QUAIL RUN, LLC RECORDED IN
DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
*P*_____

Project	2206.067-03
Date	10/14/2022
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
DW Quail Run, LLC
Contact: Bowen Hendrix
4403 N. Central Expressway, Suite 200
Dallas, TX 75205
(214) 918-1804

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: not yet assigned*

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-70
PROPOSED ZONING: PD-70
ACREAGE: 8.684 AC
LOTS [CURRENT]:

CURRENT USE: Undeveloped land
PROPOSED USE: Commercial (Retail)
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
CONTACT PERSON:
ADDRESS:
CITY, STATE & ZIP:
PHONE:
E-MAIL:

☑ APPLICANT: DuWest Realty, LLC
CONTACT PERSON: Bowen Hendrix
ADDRESS: 4403 North Central Expressway
Suite 200
CITY, STATE & ZIP: Dallas, TX 75025
PHONE: (214) 918-1804
E-MAIL: bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [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 $ 230.26 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* January *DAY OF* 2022. *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."*

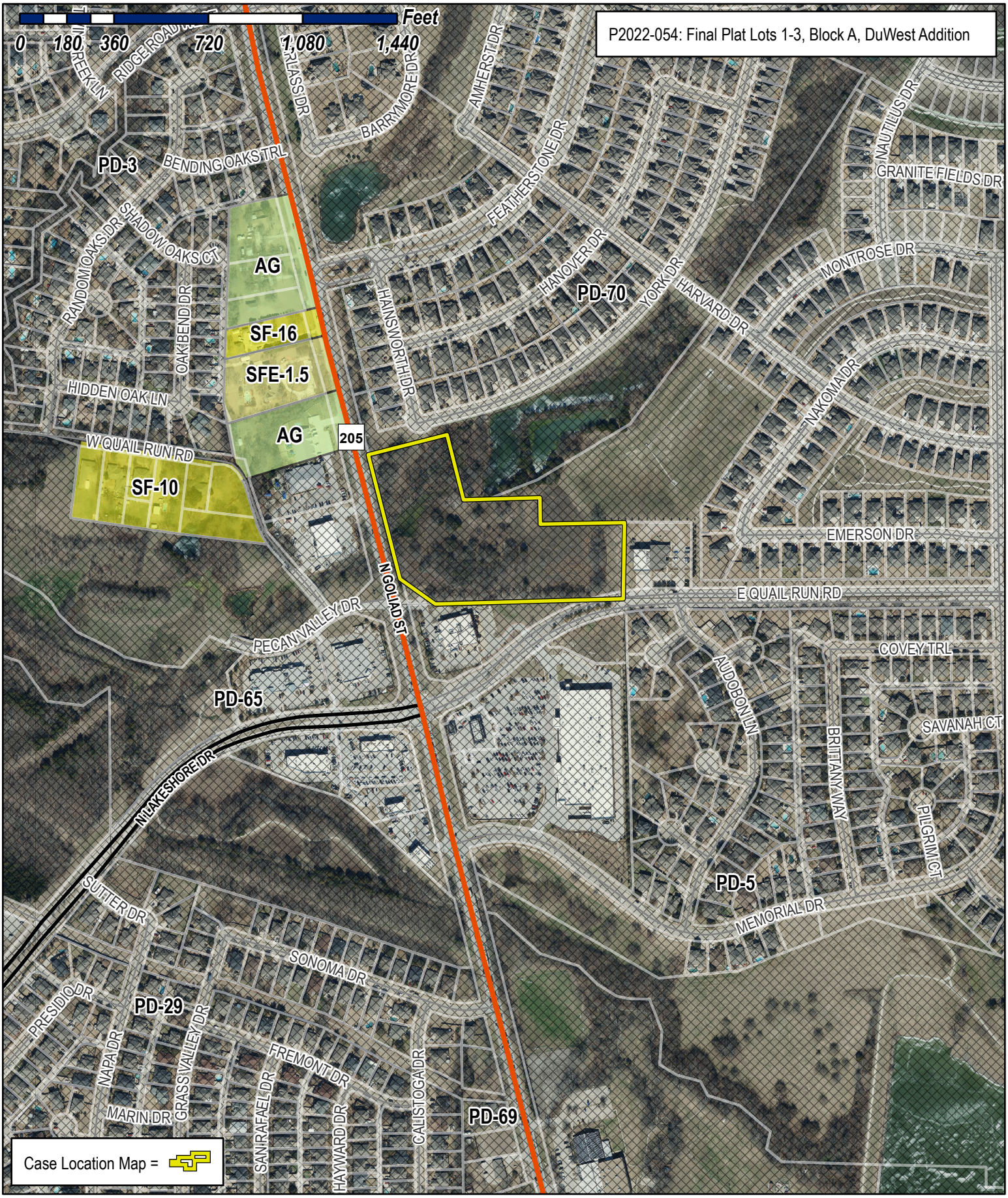
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* January *20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lisa Caldwell

LISA DIANE CALDWELL
Notary ID #742049
My Commission Expires
May 26, 2025

MY COMMISSION EXPIRES



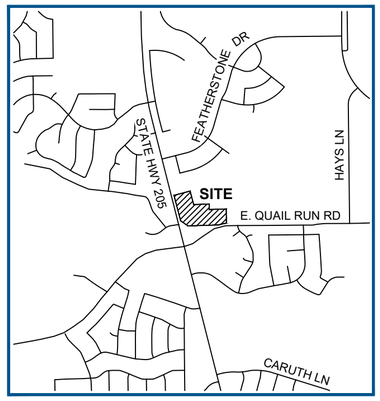
City of Rockwall

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.

VICINITY MAP

NOT TO SCALE





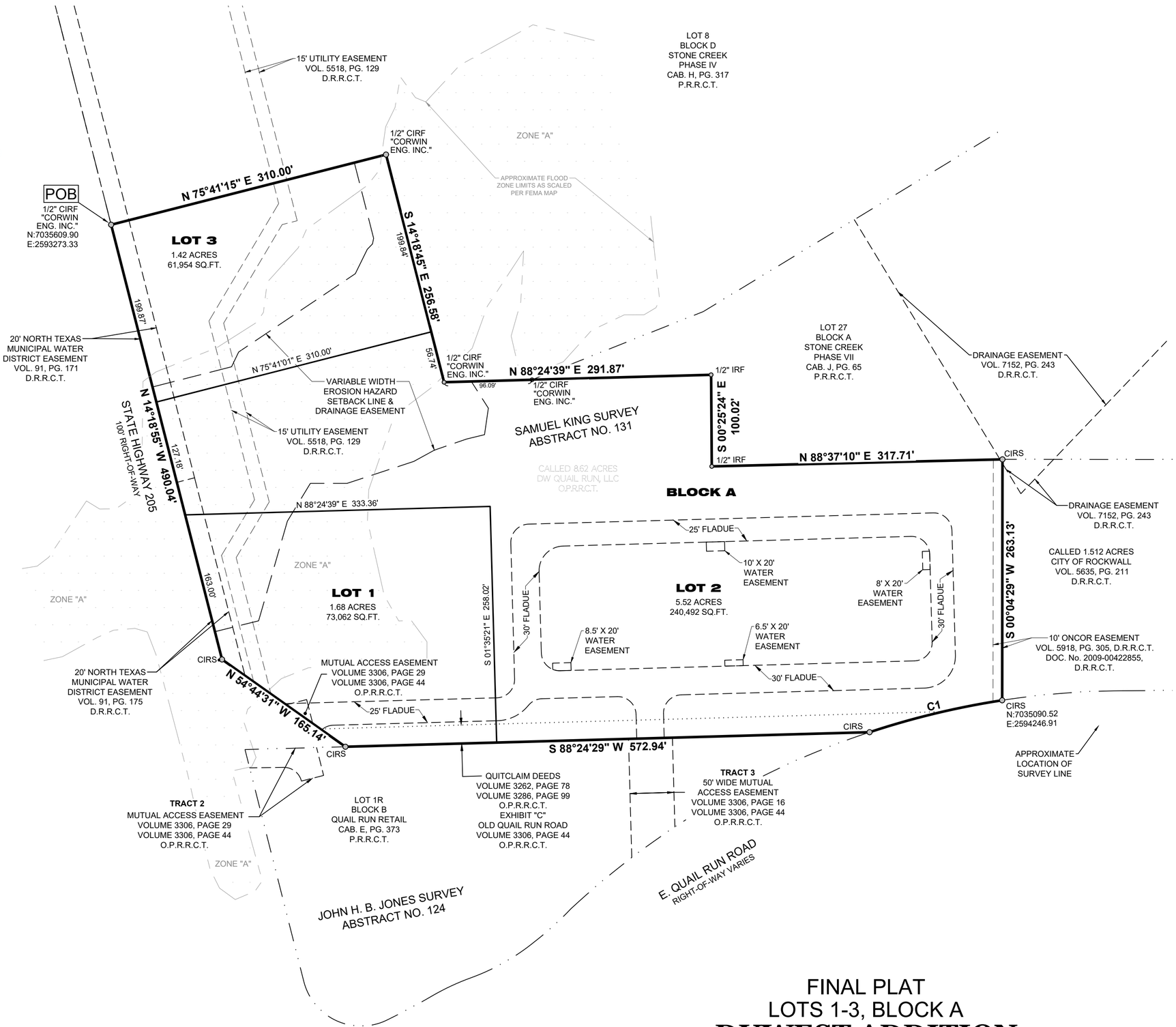
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

GENERAL NOTES

1. The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4. 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/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
7. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8. 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.

LEGEND

POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
FLAUDE	= FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
———	= SUBJECT BOUNDARY
—— · · ——	= ADJOINER BOUNDARY
– – – – –	= EASEMENT



FINAL PLAT
LOTS 1-3, BLOCK A
DUWEST ADDITION
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO
DW QUAIL RUN, LLC RECORDED IN
DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
*P*_____

Project	2206.067-03
Date	10/14/2022
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
DW Quail Run, LLC
Contact: Bowen Hendrix
4403 N. Central Expressway, Suite 200
Dallas, TX 75205
(214) 918-1804

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS DW QUAIL RUN, LLC is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

THENCE, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

THENCE, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

THENCE, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

THENCE, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

THENCE, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

THENCE with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

THENCE South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DW QUAIL RUN, LLC**, the undersigned owner of the land shown on this plat, and designated herein as **DUWEST ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **DUWEST 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 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.

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 we may have as a result of the dedication of exactions made herein.

OWNERS: **DW QUAIL RUN, LLC**

BY: _____ _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **DW QUAIL RUN, LLC** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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 purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe Date
Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

_____ _____
Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

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

_____
City Engineer

Project	2206.067-03
Date	10/14/2022
Drafter	BE

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
DW Quail Run, LLC
Contact: Bowen Hendrix
4403 N. Central Expressway, Suite 200
Dallas, TX 75205
(214) 918-1804

FINAL PLAT
LOTS 1-3, BLOCK A
DUWEST ADDITION
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO
DW QUAIL RUN, LLC RECORDED IN
DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
*P*_____

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	October 25, 2022
SUBJECT:	MIS2022-020; *Exception for a Front Facing Garage at 1912 S. Lakeshore Drive*

On October 14, 2022, the applicant -- *Angela Hoffman* -- submitted a development application requesting an exception to the *Residential Parking* requirements to allow the garage on her existing single-family home to be reoriented from a *J-Swing* or *Traditional Swing* configuration to a front facing configuration. The subject property is situated within the Lakeridge Park Subdivision, is addressed as 1912 S. Lakeshore Drive, and is zoned Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District (RCAD), there is a 2,421 SF single-family home situated on the subject property that was constructed in 1978. The single-family home was originally constructed with a circular driveway and a *J-Swing* or *Traditional Swing* garage. According to the applicant's letter, "…a bedroom on the front of the house … blocks the garage and the ability of both cars to properly exit the garage…" If approved, the applicant has stated that it is her intent to remove the existing circular driveway, and only having a driveway for the forward-facing garage. In addition, a sidewalk would be constructed from the proposed driveway to the front door of the home. According to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street." In this case, if the garage door is reoriented to be forward facing, it would protrude an estimated 12-feet in front of the front façade of the existing single-family home and be situated an estimated 25-feet from the front property line. Staff has performed a windshield survey of the single-family homes along S. Lakeshore Drive, and determined that all of the homes on the west side of the street were constructed with a *J-Swing* or *Traditional Swing* garage. The homes on the east side of the street were constructed with rear facing garages that are accessible from an alleyway. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), (u)nless otherwise specified by the Unified Development Code (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." In reviewing exceptions to the *General Standards,* the Planning and Zoning Commission is asked to review the request to determine the following:

(A) If the proposed compensatory measures sufficiently offset the requested exception.
(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
(D) If such a request will be contrary to the public interest.
(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
(G) If such a request will alter the essential character of the district in which the subject property is located.
(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

The applicant's request does <u>not</u> appear to create a situation contrary to the majority of the above criteria, and may be warranted on the basis of a hardship (*i.e. that the design of the existing single-family homes impairs the ability of the applicant to use the garage as intended*); however, when looking at the existing subdivision, the applicant's request could be viewed as a change to the essential character of the district since no other forward facing garages exist in a close proximity to the subject property. Based on this, the applicant's request is a discretionary decision for the Planning and Zoning Commission. In the attached packet, staff has included a copy of the applicant's letter and the proposed site plan. Should the Planning and

Zoning Commission have any questions, staff will be available at the *October 25, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1912 S. Lakeshore Dr.
SUBDIVISION: Lakeridge Park — LOT — BLOCK
GENERAL LOCATION: Ridge Rd. & S. Lakeshore

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE: Residential
PROPOSED ZONING — PROPOSED USE
ACREAGE — 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	Angela Hoffman	☐ APPLICANT	
CONTACT PERSON	Angela or Michael Hoffman	CONTACT PERSON	
ADDRESS	1912 S. Lakeshore Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	(352) 216-2085	PHONE	
E-MAIL	angela@ecexi.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Angela Dawn Hoffman [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* 10th *DAY OF* October *, 20* 22 *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 10th *DAY OF* October *, 20* 22

OWNER'S SIGNATURE Angela Hoffman

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Eduardo S. Rodriguez

NOTARY PUBLIC STATE OF TEXAS
EDUARDO S RODRIGUEZ
My Notary ID # 132204639
Expires October 9, 2023

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.

Ross, Bethany

From: Lee, Henry
Sent: Monday, October 10, 2022 4:42 PM
To: Guevara, Angelica; Ross, Bethany
Subject: FW: Request for 1912 S. Lakeshore Dr., Rockwall, TX
Attachments: Garage plan Lakeshore.jpg

Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Angela H <angela@eccxi.com>
Sent: Monday, October 10, 2022 4:17 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Request for 1912 S. Lakeshore Dr., Rockwall, TX

Dear Mr. Lee,

We, Michael and Angela Hoffman, are the owners of the residential property at 1912 S. Lakeshore Dr. in Rockwall. We are writing you to request a special exemption through a variance request for our home. We are in the Lakeridge Park Subdivision off of Ridge.

We would request to change our J swing garage to a street facing garage. The reason for the change is that whoever built the house built a bedroom on the front of the house that blocks the garage and the ability of both cars to properly exit the garage. We have driven through our whole neighborhood and of all of the houses with the J driveway none of them have their exits blocked such as ours. We have measured the front side of the garage and we could easily switch the garage door to the front of the house and fill in the present entry of the garage with brick. We would like to update this house which we bought as a fixer-upper and this change would be apart of that. Our present concrete driveway which includes also a circular drive needs to be replaced. If we can switch the garage opening placement we would get rid of the circular drive and just have a straight driveway into the garage and a sidewalk installed to the front door.

Included with this letter is a simple drawing of the proposed change. We love the view of the lake on our property and would like to proceed with updating our house. We thank you for considering our request and look forward to answering any questions that the Counsel has regarding it.

Sincerely,
Michael and Angela Hoffman

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


HOUSE
STREET
Bedroom
Bath
Bedroom
present garage
proposed garage & driveway

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	Z2022-047	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Zoning Change from AG to GR	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	10/19/2022	Approved w/ Comments

10/19/2022: Z2022-047; Zoning Change from AG to GR at 883 FM-1141
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
M.3 For reference, include the case number (Z2022-047) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northwest Residential District and is scheduled for Commercial/ Retail land uses. The proposed change in zoning -- from Agricultural (AG) District to a General Retail (GR) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.
M.5 Please review the attached Draft Ordinance prior to the October 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.6 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 November 1, 2022; 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 November 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 25, 2022.
I.7 The projected City Council meeting dates for this case will be November 21, 2022 (1st Reading) and December 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: General Items:
- Additional comments may come with submittal of concept plan or site plan.
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required. No detention allowed in the floodplain.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required if you "touch" the floodplain. See the City Standards of Design for flood study requirements.
- Must delineate the Erosion Hazard Setback according to the Standards of Design.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Offsite water and sewer work is required since you need to get water and sewer to the site, including easements.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- 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.
- Fire lane to be in a platted easement.
- TxDOT Traffic Impact Analysis is required.
TxDOT permits are required.
- ROW dedication of 60' from centerline of FM1141 will be required.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

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.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 880 FM 1141 Rockwall TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

PROPOSED ZONING Commercial

ACREAGE 1.83. LOTS [CURRENT]

CURRENT USE ~~Bare~~ Empty

PROPOSED USE OFFICE Spaces

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	JMS Custom Homes LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	972-8149462	PHONE	
E-MAIL	Support@JmsCustomHomes.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 30 DAY OF September, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 2/10/26

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 10, 2026



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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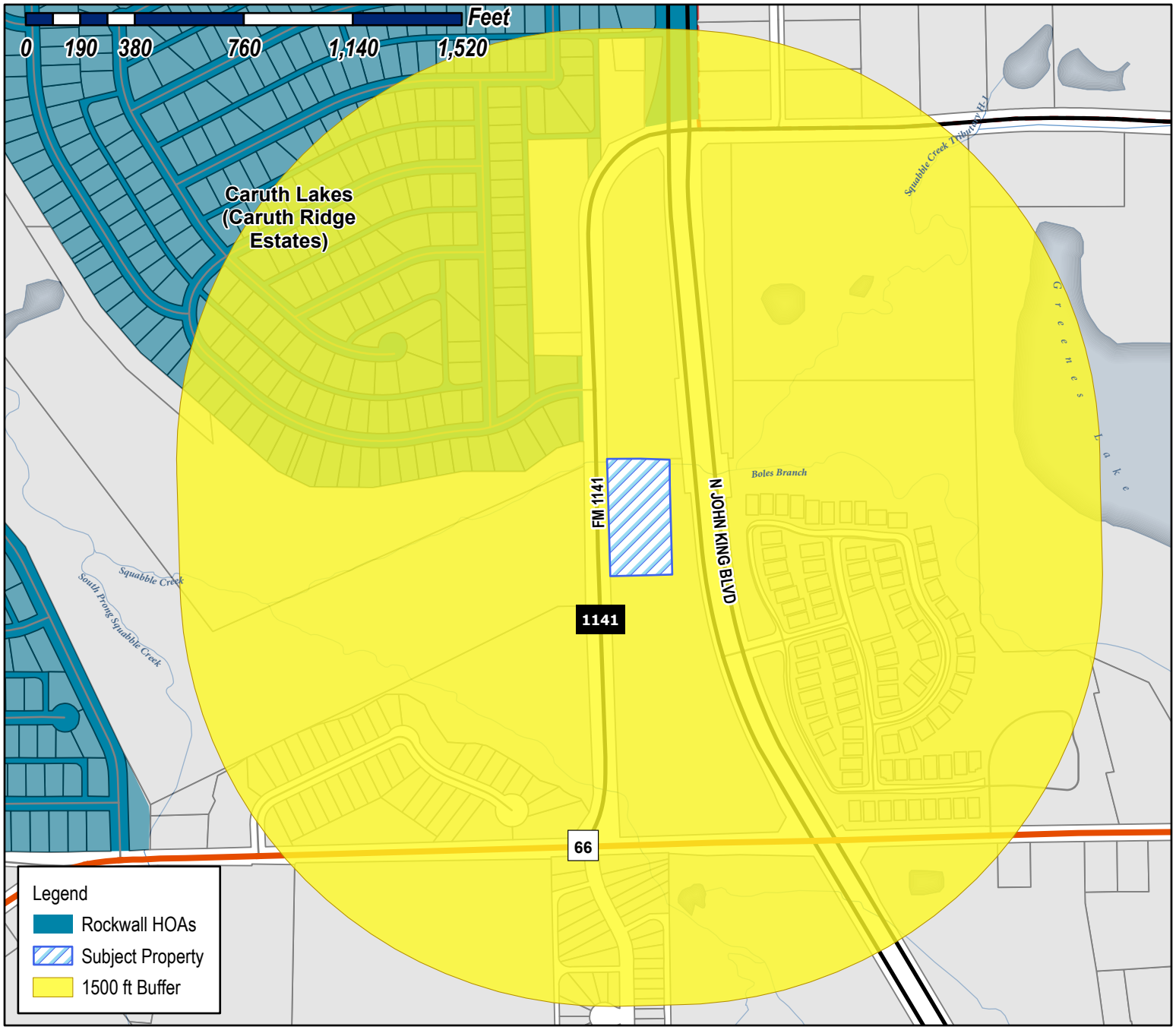
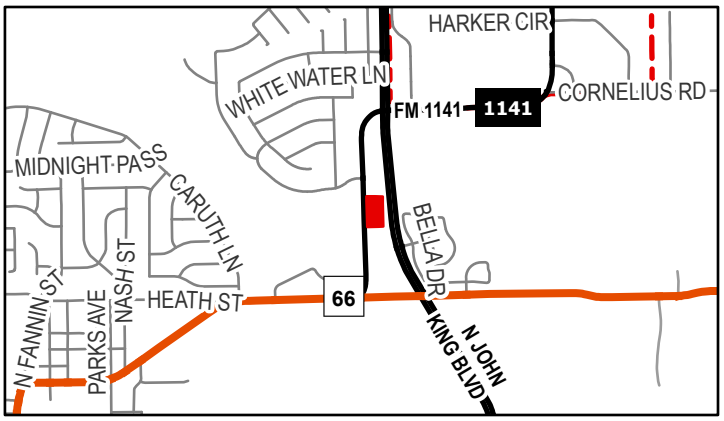


Case Number: Z2022-047
Case Name: Zoning Change from AG to GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 883 FM 1141



Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745

Guevara, Angelica

From: Guevara, Angelica
Sent: Thursday, October 20, 2022 9:05 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-047]
Attachments: HOA Map (10.14.2022).pdf; Public Notice (Z2022-047).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *October 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a *Zoning Change* from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

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

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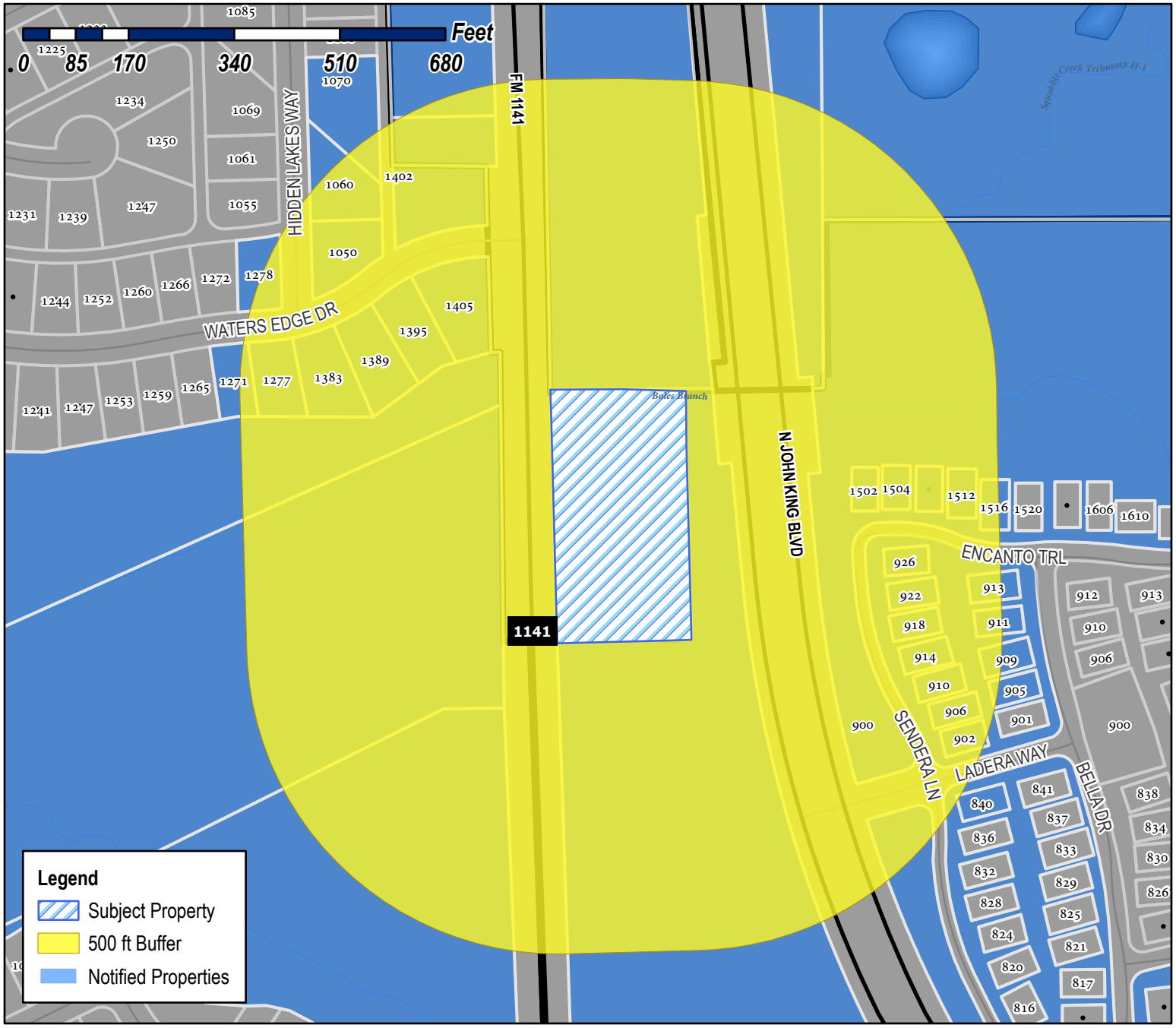

Case Number: Z2022-047
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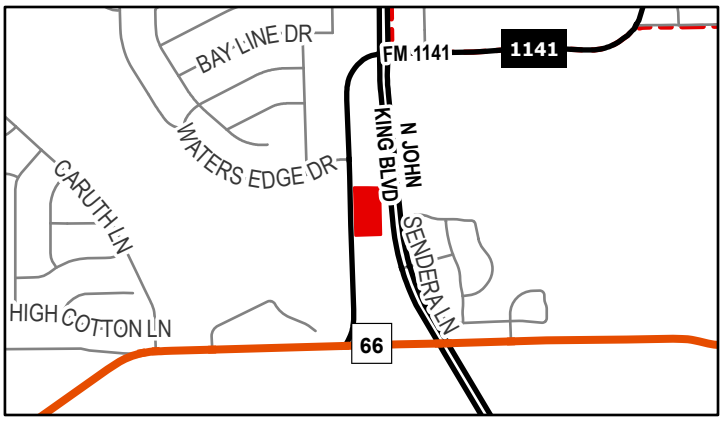

Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

TAYLOR STEVEN MURRY & ANITA
1060 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LEAHY ANDERSON C AND KAITLIN A
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

HUNTER JAMES DARL & SUSAN BAILEY
1271 WATERS EDGE DRIVE
ROCKWALL, TX 75087

JACKSON BEAU MICHAEL AND AMANDA
1277 WATERS EDGE
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY
REVOCABLE TRUST
1278 WATERS EDGE DR
ROCKWALL, TX 75087

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

WOODUL NETA J
1389 WATERS EDGE DR
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
C/O VISION COMMUNITIES MANAGEMENT INC
1402 WATERS EDGE DR
ROCKWALL, TX 75087

GROGAN DANIEL R
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1502 ENCANTO TRL
ROCKWALL, TX 75087

DANIEL M YOUNG & TERYL H YOUNG JOINT
DECLARATION OF TRUST
DANIEL M YOUNG & TERYL H YOUNG AS
TRUSTEES
1504 ENCANTO TRL
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1508 ENCANTO TRL
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1512 ENCANTO TRL
ROCKWALL, TX 75087

JENSEN JOYCE
1516 ENCANTO TRAIL
ROCKWALL, TX 75087

CTDIGLAND LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

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ROANOKE, TX 76262

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361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY
REVOCABLE TRUST
5035 PINE DR
BOYNTON BEACH, FL 33437

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

RW LADERA LLC
840 SENDERA LN
ROCKWALL, TX 75087

SEE BETTY
880 FM1141
ROCKWALL, TX 75087

SEE BETTY
880 FM1141
ROCKWALL, TX 75087

CAMPBELL EDWARD E
902 SENDERA LANE
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
905 BELLA DR
ROCKWALL, TX 75087

MOORE MARVI AND MARIE B AND
DEANNE PHILLIPS MOORE
906 SENDERA LN
FATE, TX 75132

RW LADERA LLC
909 BELLA DR
ROCKWALL, TX 75087

LANDERS NANCY
910 SENDERA LN
ROCKWALL, TX 75087

SMITH JOHN AND CATHERINE AND
CHRISTINE WILSON
911 BELLA DR
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
913 BELLA DR
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
914 SENDERA LN
ROCKWALL, TX 75087

LILYHORN PAULA AND GREG
918 SENDERA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
922 SENDERA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
926 SENDERA LN
ROCKWALL, TX 75087

FOERSTER ELWYNNE ANN
323 ELM DR
927 FM1141
ROCKWALL, TX 75087

DANIEL M YOUNG & TERYL H YOUNG JOINT
DECLARATION OF TRUST
DANIEL M YOUNG & TERYL H YOUNG AS
TRUSTEES
9600 NE COUNTY LINE RD
COSBY, MO 64436

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

FOERSTER ELWYNNE ANN
323 ELM DR
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District

Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S.
Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 21, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

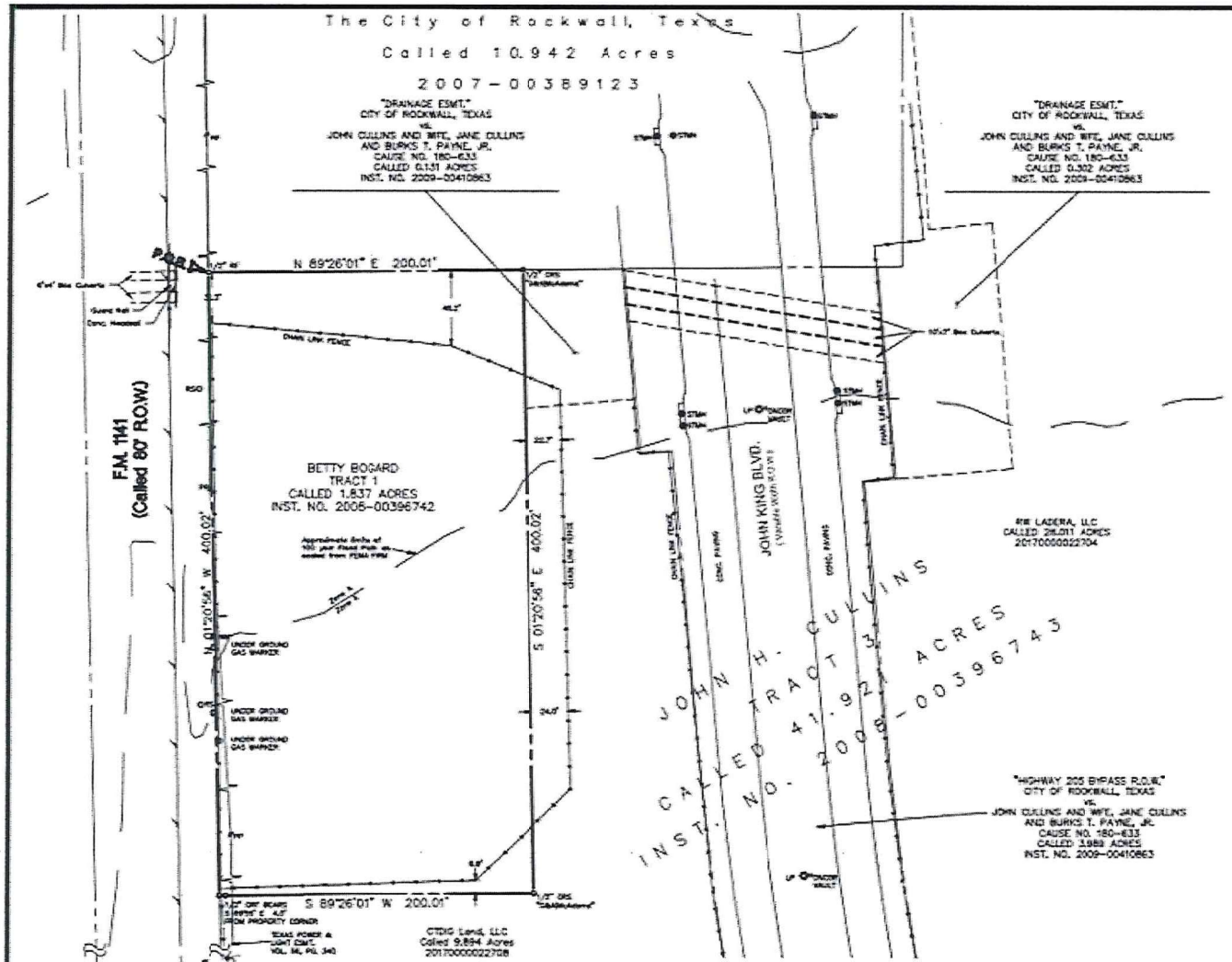
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



LEGEND

IR	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PP	=	POWER POLE
LP	=	LIGHT POLE
WV	=	WATER VALVE
WM	=	WATER METER
FH	=	FIRE HYDRANT
SSMH	=	SANITARY SEWER MANHOLE
STMH	=	STORM SEWER MANHOLE
TSV	=	TRAFFIC SIGNAL VAULT
TPed	=	TELEPHONE PEDESTAL
RS	=	ROAD SIGN
TWC VLT	=	TIME WARNER CABLE VAULT

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone, (4202), NAD '83.
2. This survey was prepared in connection with the Real Estate transaction related to Fidelity National Title Insurance Company, GF# 7532027. Commitment effective March 27, 2019. G&A/McAdams shall not be held liable for any unauthorized use hereof.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A/McAdams and the Surveyor shall not be liable for any unauthorized use hereof.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
5. According to Community/Panel No. 48397C0030L, effective September 26, 2008, of the FLOOD INSURANCE RATE MAP for Rockwall County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), and Flood Zone A (areas determined to be in the 1-percent-annual-chance flood event. Because detailed hydraulic analysis have not been performed, no Base Flood Elevations ((BFEs)) or flood depths are shown.) This flood statement does not imply that the property and/or the 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.
6. No flood zone area analysis has been performed by G&A/McAdams on the subject property.
7. All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
8. Easement executed by B.T. Payne Jr. to Oncor Electric Delivery Company, recorded in Volume 3532, Page325, Real Property Records, Rockwall County, Texas, does not include subject property.

LEGAL DESCRIPTION
1.837 Acres
M. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of that called 1.837 acres of land described as Tract 1, in deed thatty Bogard recorded in Instrument No. 20061-00396742, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Tract 1, same being the southeast corner of a called 10.942 acres tract of land described in deed to the City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE S 89°26'01" E, with the south line of said 10.942 acre tract a distance of 200.01 feet to a 1/2" rebar set with cap stamped "G&A/McAdams" and being the most northerly northwest corner of that called 9.894 acre tract of land described in deed to CTDIG Land, LLC recorded in Instrument No. 20170000022708, Deed Records, Rockwall County, Texas;

THENCE S 01°20'58" E, with the west line of said 9.894 acre tract a distance of 400.02 feet to a 1/2" rebar set with cap stamped "G&A/McAdams", being the inner ell corner of said 9.894 acre tract;

THENCE S 89°26'01" W, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A/McAdams" at the most easterly northeast corner of said 0.594 acre tract from which a 1/2" rebar found with cap (illegible) bears S 89°26' E, a distance of 4.00 feet;

THENCE N 01°20'58" W, with the east line of F.M. 1141 a distance of 400.02 feet to the POINT OF BEGINNING and containing approximately 1.837 acres of land.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5902 4/15/19

W. Thad Murley III, RPLS
Texas Registration No. 5902

SURVEY PLAT
1.837 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

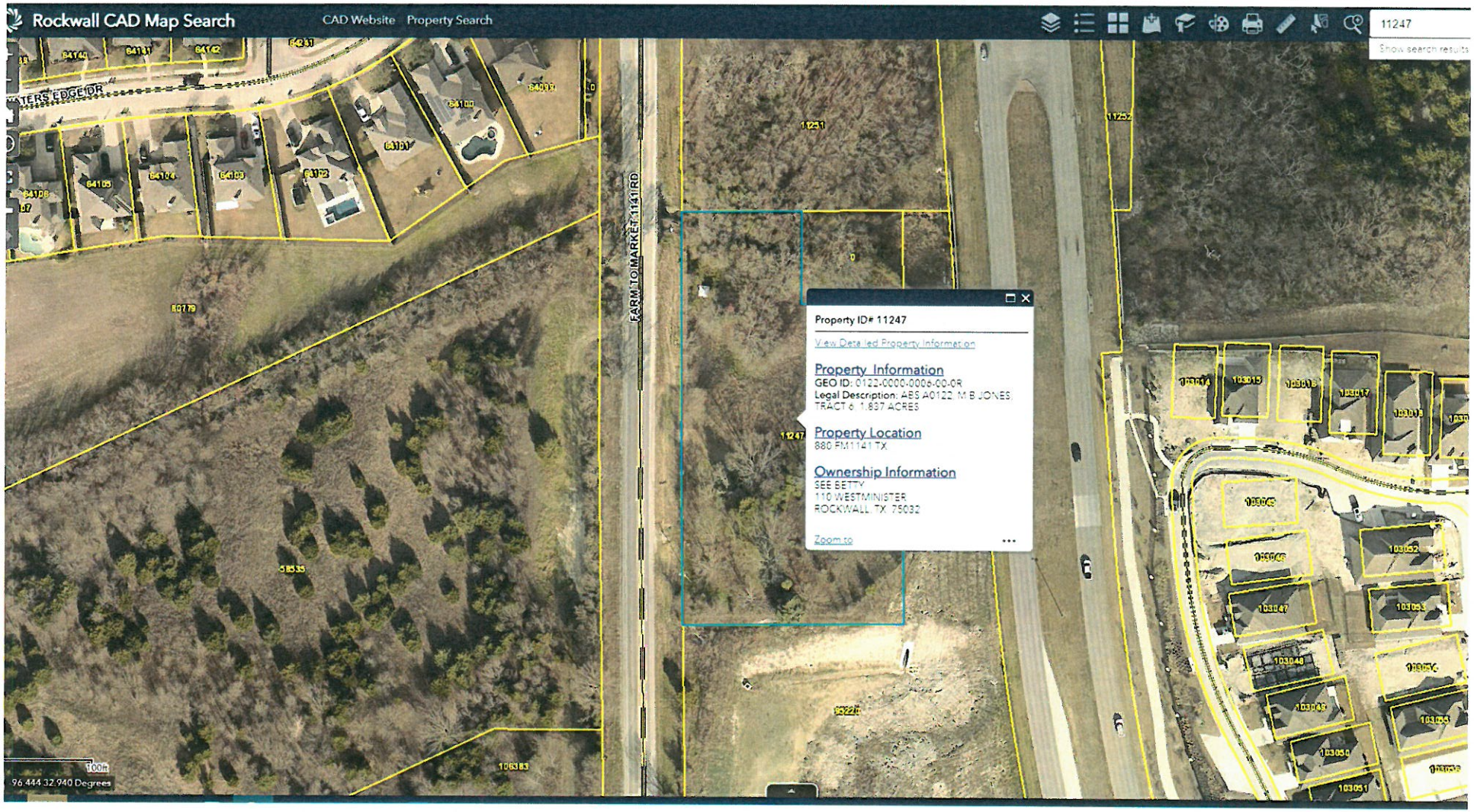
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75067
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 10762 TBPLS: 10194440
www.jrcams.com
www.mcadamsco.com

DRAWN BY: SW DATE: 04/11/2019 SCALE: 1"=40' JOB. No. SPEC-19090

File: J:\Projects\... - 1837 PLAT 2019\DWG\1837 PLAT.dwg Layout: Layout1 User: swhite Plotted: 4/15/2019 9:58:46 AM by swhite, Xrefs: Layouts: swhite, Layout1


Rockwall CAD Map Search
CAD Website
Property Search
11247
Show search results
FARM TO MARKET 1141 RD
Property ID# 11247
View Detailed Property Information
Property Information
GEO ID: 0122-0000-0006-00-0R
Legal Description: ABS A0122 M B JONES TRACT 6 1.837 ACRES
Property Location
880 FM1141 TX
Ownership Information
SEE BETTY
110 WESTMINISTER
ROCKWALL TX 75032
Zoom to
96.444 32.940 Degrees

CITY OF ROCKWALL

ORDINANCE NO. 22-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 1.837-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; 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 from Javier Silva for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 883 FM-1141, and more fully described and depicted in *Exhibit 'A'* and *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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom an Agricultural (AG) District to a General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT ORDINANCE 10.25.2022

zoning described herein;

SECTION 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. 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 (UDC) of the City of Rockwall, Texas, 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. 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 5TH DAY OF DECEMBER, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2022*

2nd Reading: *December 5, 2022*

DRAFT ORDINANCE 10.25.2022

Exhibit 'B'
Survey

Legal Description: A 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122
Addressed As: 883 FM-1141

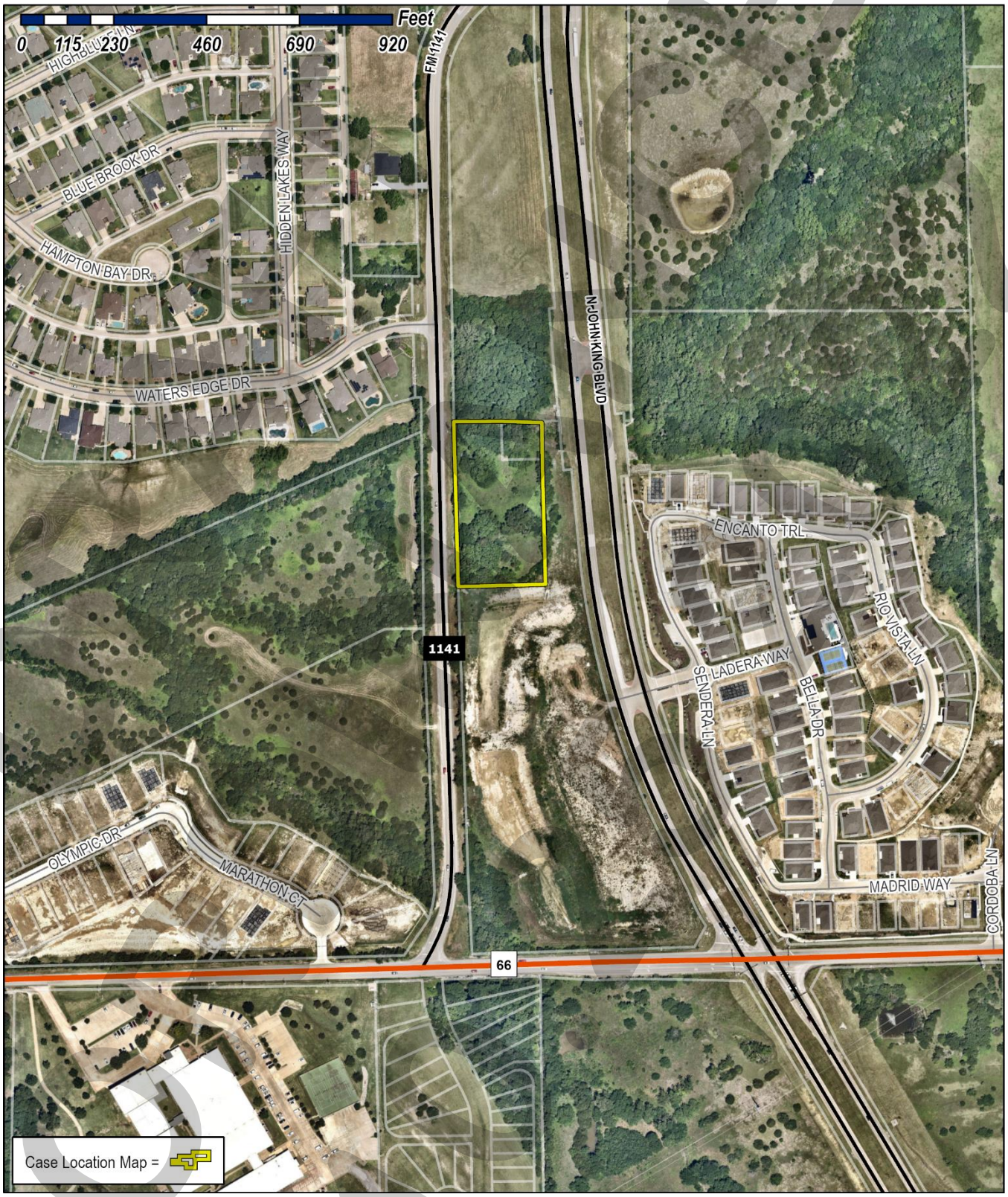
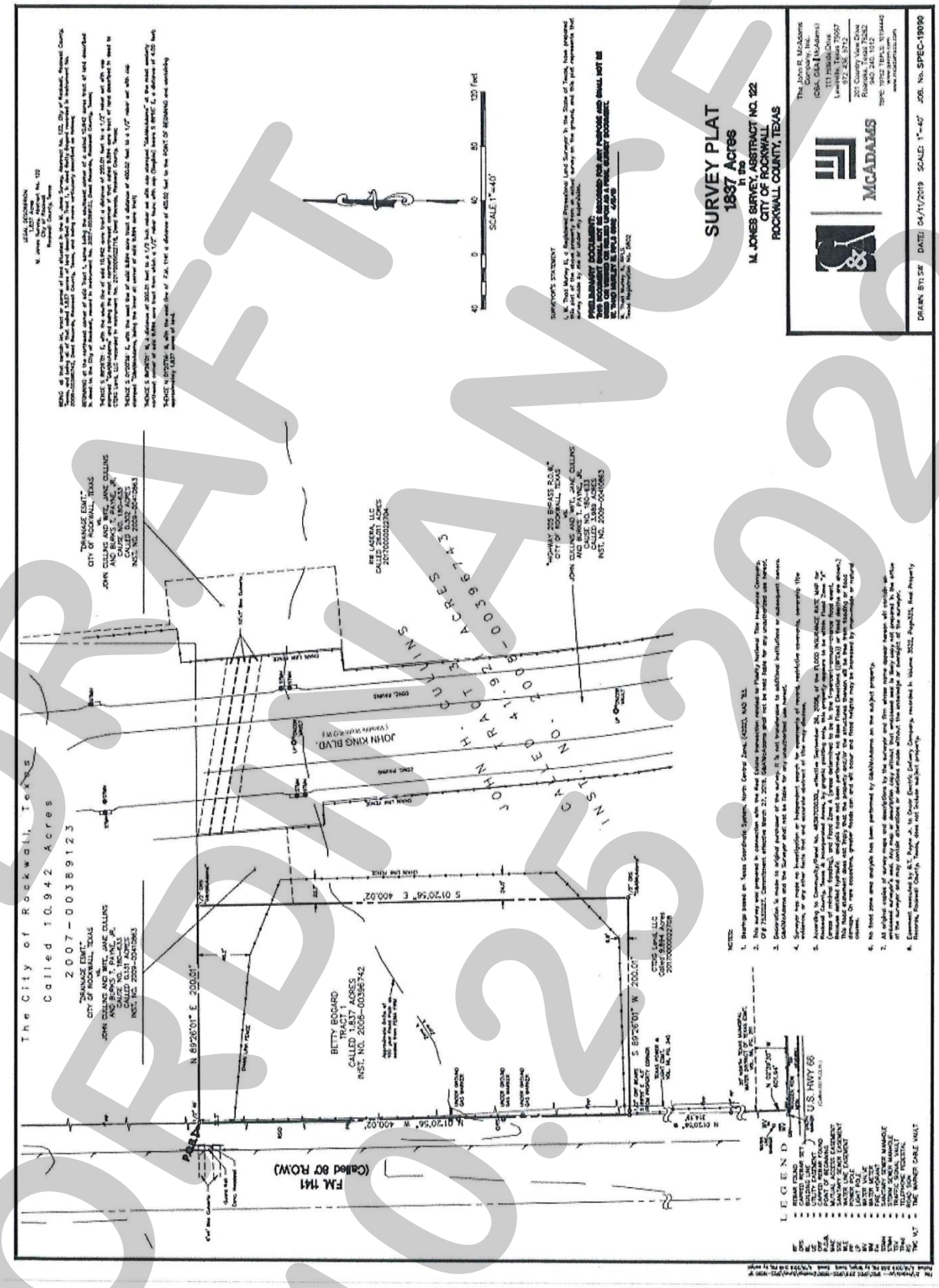


Exhibit 'B'
Survey



DRAFT
ORDINANCE
10.25.2022

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	Z2022-048	CASE MANAGER:	Bethany Ross
PROJECT NAME:	SUP for Guest Quarters/Secondary Living Unit	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2348 SADDLEBROOK LN	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: Z2022-048; Specific Use Permit (SUP) a Guest Quarters at 2348 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2348 Saddlebrook Lane.
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (Z2022-048) in the lower right-hand corner of all pages on future submittals.
I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters and Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District.
I.5 The Conditional Land Use Standards for the Guest Quarters and Detached Garage are as follows:

(1) Guest Quarters:
(a) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(b) The area of such quarters shall not exceed 30% of the area of the main structure.
(c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(2) Detached Garage:
(a) One (1) Detached Garage is permitted per property.
(b) The Detached Garage can be 625 SF.
(c) The Detached Garage must be accessed by a concrete drive.

I.6 The proposed Guest Quarters will be XX-feet by XX-feet and have a building footprint of 1,450 SF; 1,450 SF will be enclosed. The accessory building is being taken forward in part as a Guest Quarters because a bathroom that is proposed. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 3,718 SF, which would allow a maximum Guest Quarters size of 1,115.4 SF. Based on this, the proposed structure exceeds the maximum size requirements for a Guest Quarters. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.
I.7 The height of the proposed accessory structure is XX-feet. The maximum height permitted for accessory structures in a Single-Family 16 (SF-16) District is 15-feet.
I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The construction of a Guest Quarters/Secondary Living Unit and Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(3) The Guest Quarters/Secondary Living Unit and Detached Garage shall not exceed a maximum size of X,XXX SF.
(4) The maximum height of the Guest Quarters/Secondary Living Unit and Detached Garage shall not exceed a total height of XX-feet as measured to midpoint of the pitched roof.
(5) The Guest Quarters and Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.9 Please review the attached Draft Ordinance prior to the October 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 15, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.10 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 November 1, 2022; 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 November 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 25, 2022.
I.11 The projected City Council meeting dates for this case will be November 21, 2022 (1st Reading) and December 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: Must include a survey showing where the project will be located on this site. Must stay out of any easements on the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

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.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2348 Saddlebrook Ln.
SUBDIVISION: Saddlebrook Estates — LOT — BLOCK
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE
PROPOSED ZONING — PROPOSED USE
ACREAGE: 1 — 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 Cook	☐ APPLICANT	Same
CONTACT PERSON	Bryan Cook	CONTACT PERSON	
ADDRESS	2348 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	714) 869-6197	PHONE	
E-MAIL	gmcgurj@hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [*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 14 *DAY OF* October, 2022

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS D Huber

DIANA HUBER
Notary Public
State of Texas
ID # 13329155-1
My Comm. Expires 08-25-2025

MY COMMISSION EXPIRES 8.25.25



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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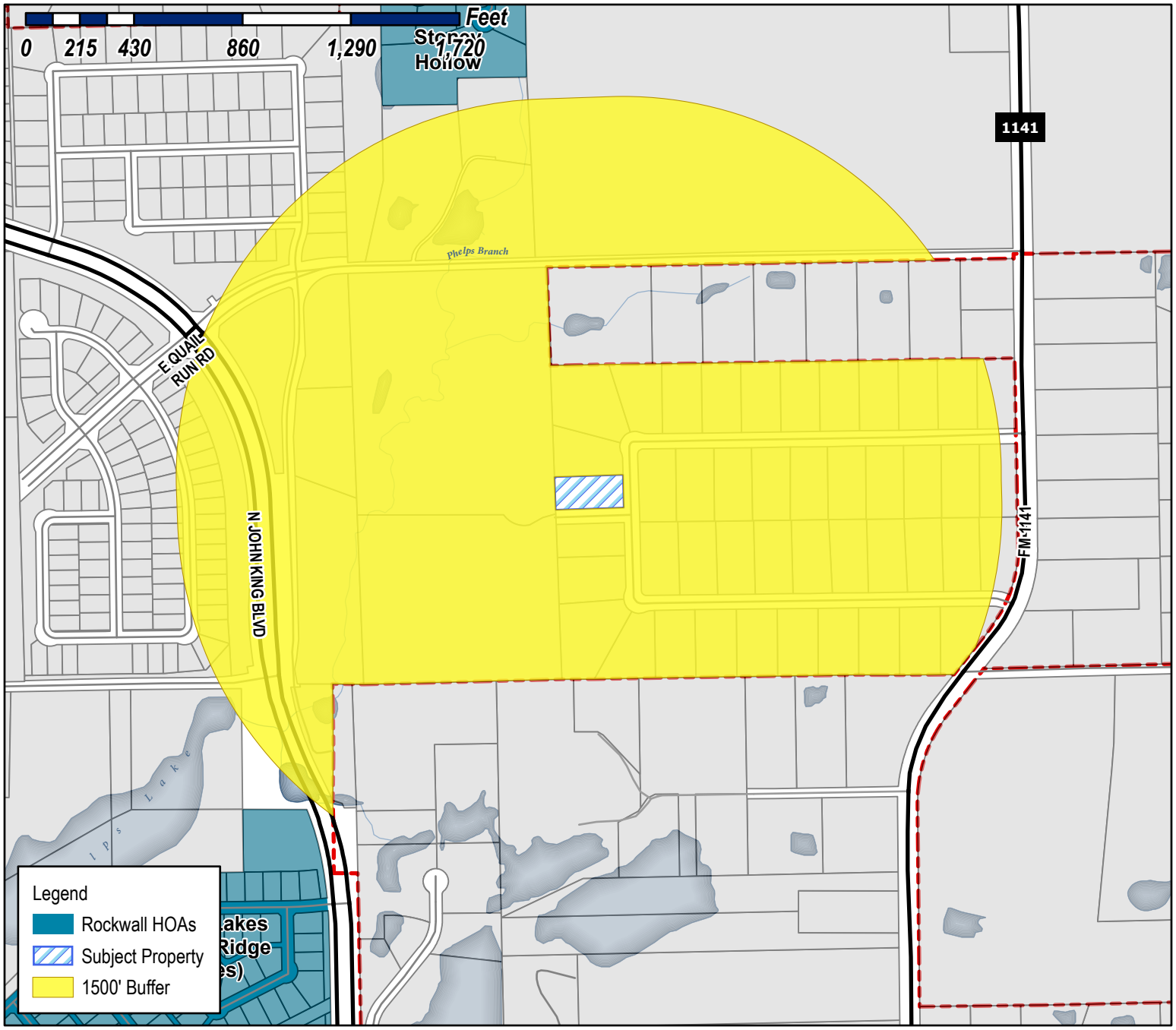
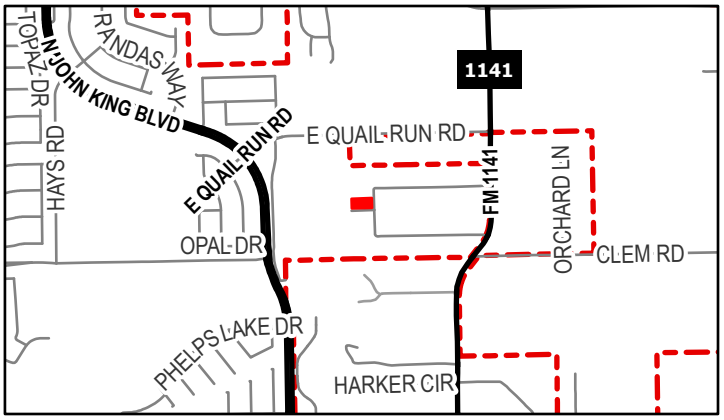


Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745



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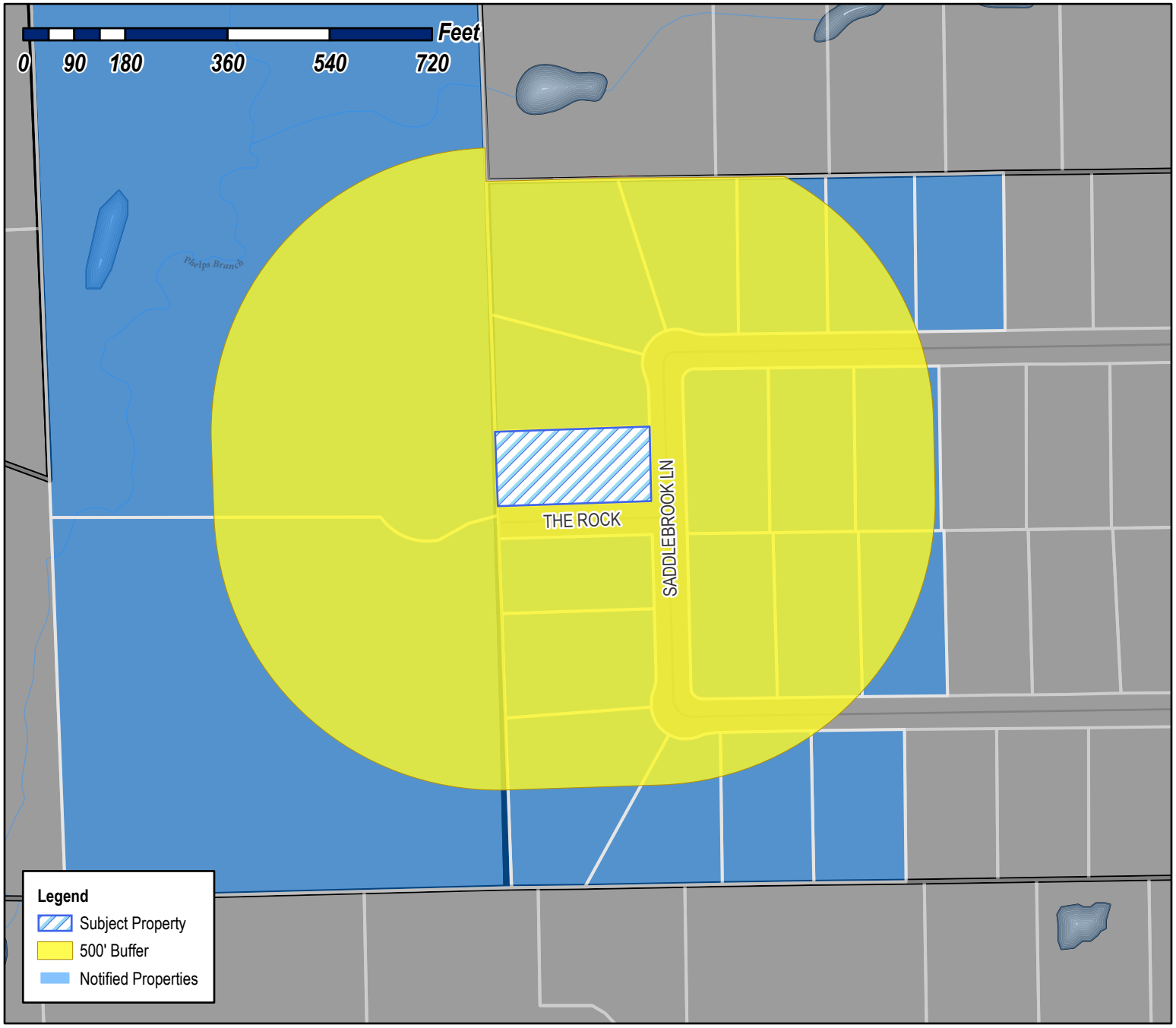

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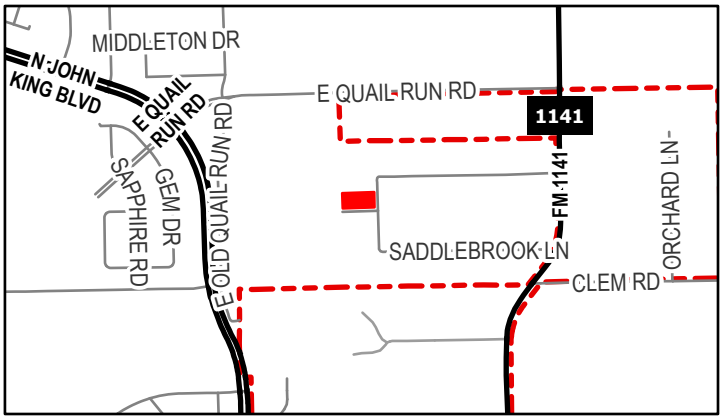


TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

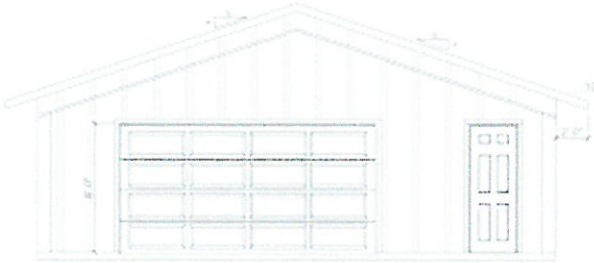
GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

Must include a survey showing where the project will be located on this site. Must stay out of any easements on the property.

ne B1C70DD8-DD40-4131-9A07-167C04C24872.2348 S...



Front Elevation



Left Elevation

Sheet not legible.



Right Elevation

Rear Elevation



FLOORPLAN - SCALE 3/16" = 1'-0"

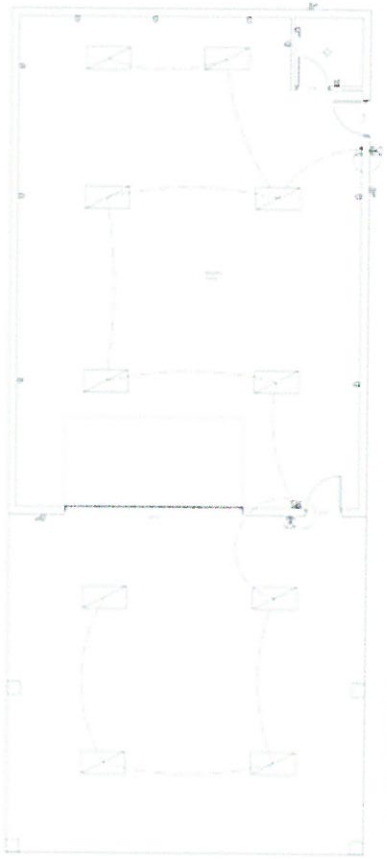
AREA SCHEDULE
Shop - 1440
Porch - 960
Total - 2400

Sheet not legible.



ROOF - SCALE 3/16" = 1'-0"

Sheet not legible.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2348 Saddlebrook Ln.
SUBDIVISION: Saddlebrook Estates — LOT — BLOCK
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE
PROPOSED ZONING — PROPOSED USE
ACREAGE: 1 — 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 Cook	☐ APPLICANT	Same
CONTACT PERSON	Bryan Cook	CONTACT PERSON	
ADDRESS	2348 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	714) 869-6197	PHONE	
E-MAIL	gmcgurj@hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [*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 14 *DAY OF* October, 2022

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS D Huber

DIANA HUBER
Notary Public
State of Texas
ID # 13329155-1
My Comm. Expires 08-25-2025

MY COMMISSION EXPIRES 8.25.25



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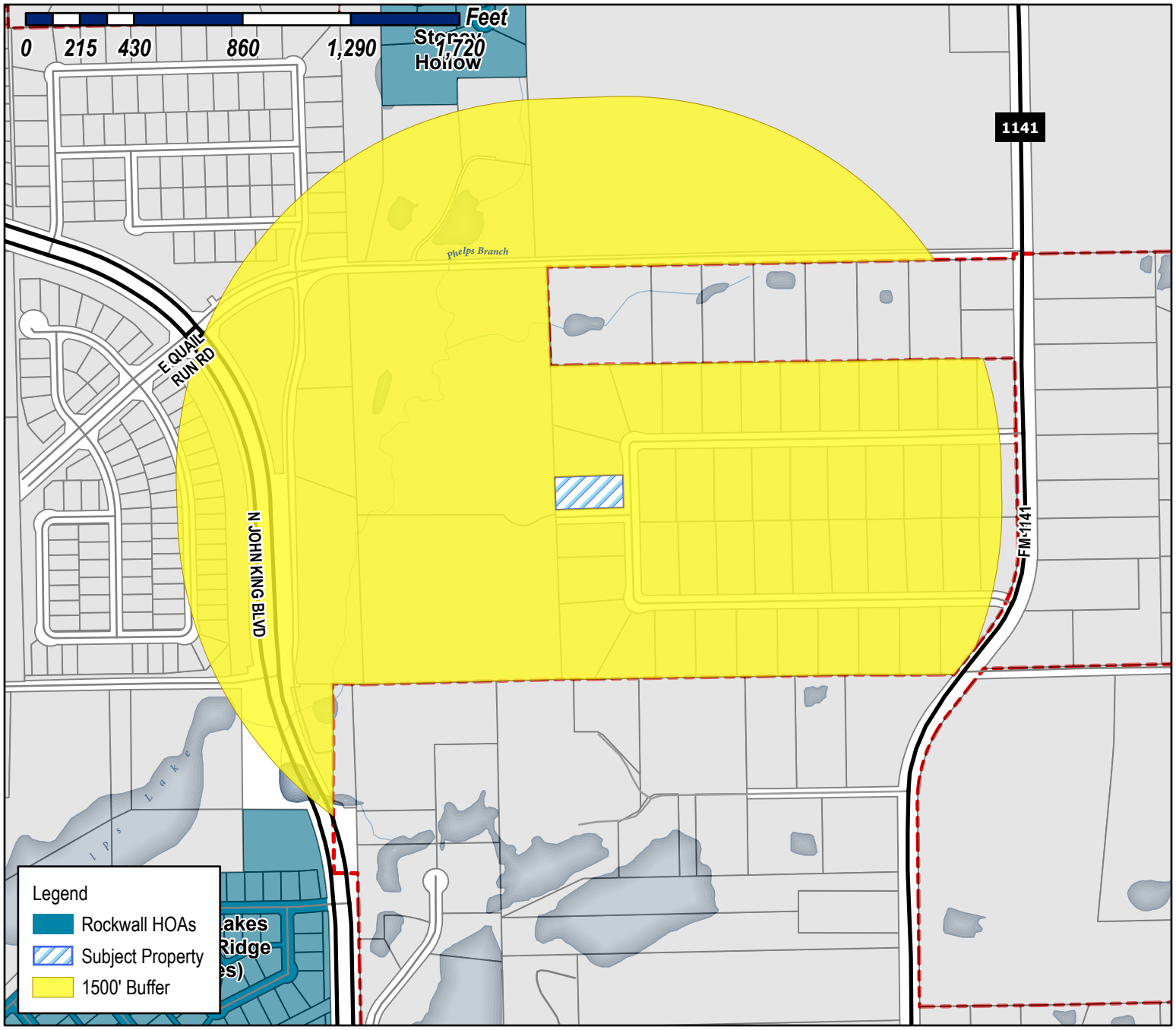
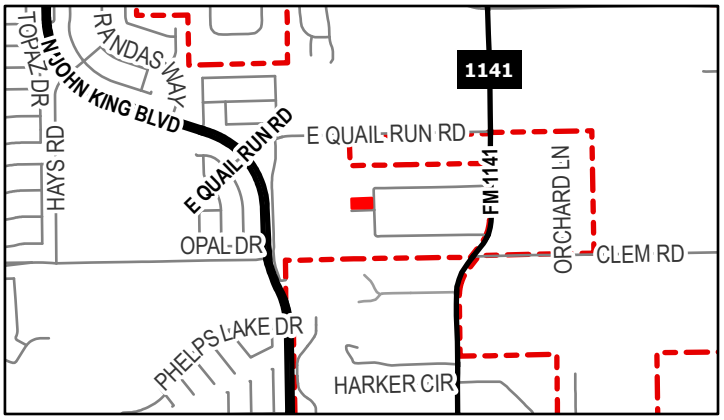


Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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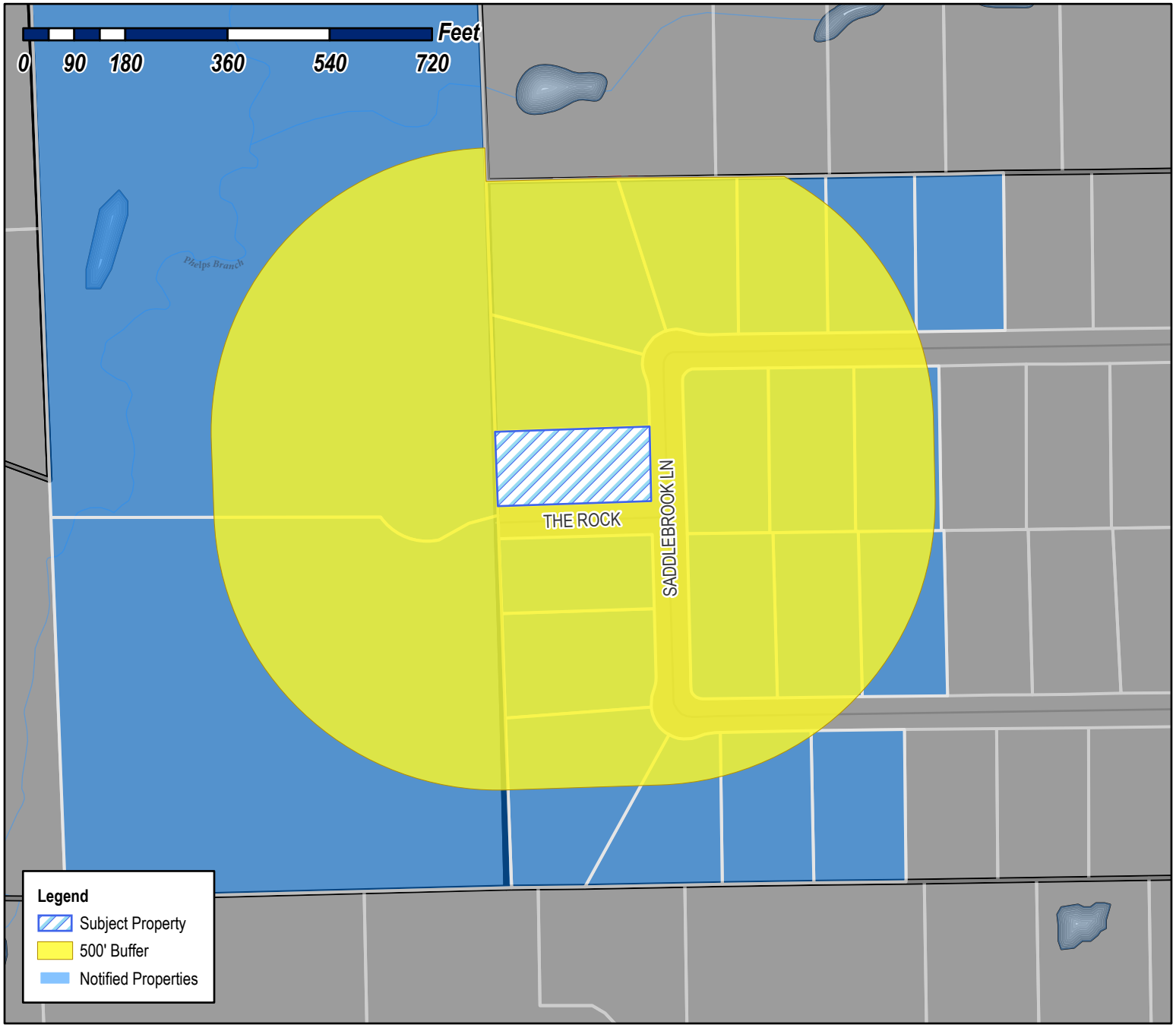

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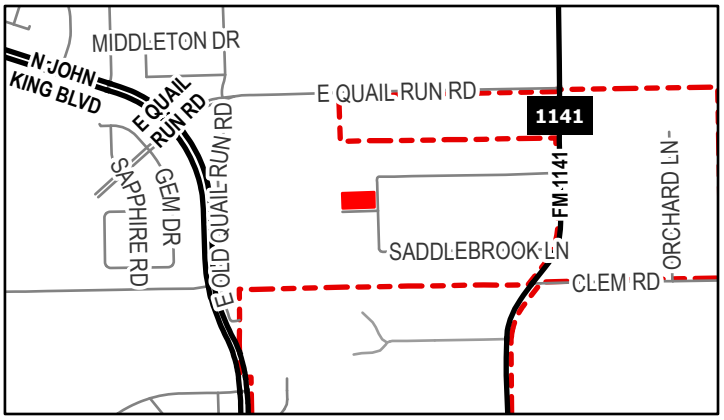

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
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HARVEY LEE L AND
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COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S.
Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 21, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

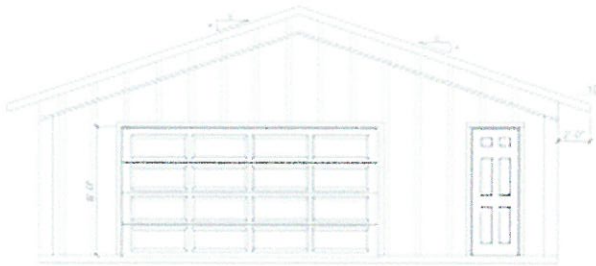
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Front Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Left Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")

Rear Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



FLOORPLAN - SCALE 3/16" = 1'-0"

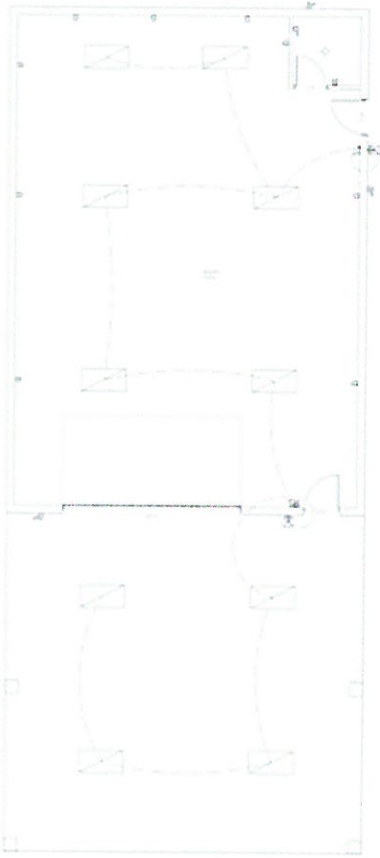
AREA SCHEDULE
Shop - 1440
Porch - 960
Total - 2400



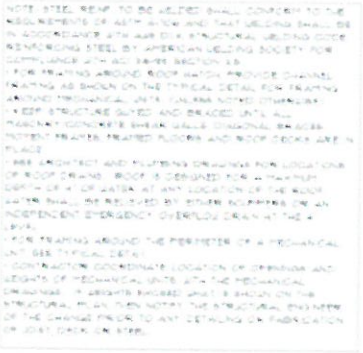
ROOF - SCALE 3/16" = 1'-0"

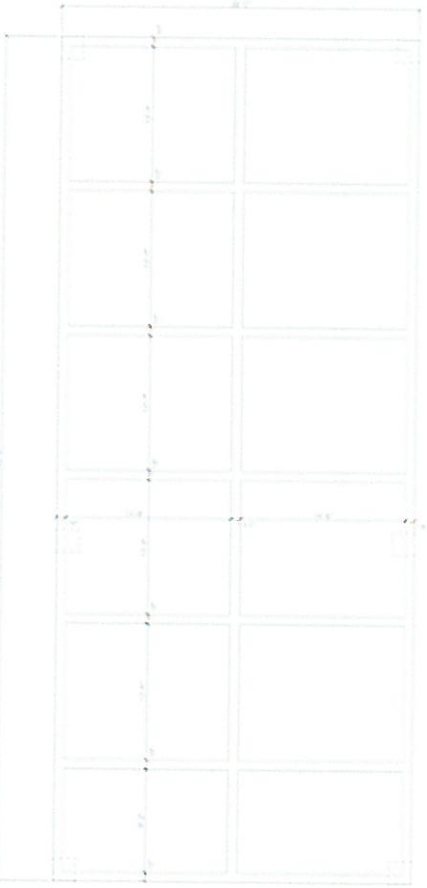














CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING QUARTERS* AND *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 from Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following

DRAFT ORDINANCE 10.25.2022

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

(1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of X,XXX SF.

(4) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of XX-feet as measured to midpoint of the pitched roof.

(5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE 10-25-2022

any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 5TH DAY OF DECEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2022*

2nd Reading: *December 5, 2022*

DRAFT ORDINANCE 10.25.2022

Exhibit 'A'
Location Map and Legal Description

Address: *2348 Saddlebrook Lane*
Legal Description: *Lot 13, Block A, Saddlebrook Estates #2 Addition*



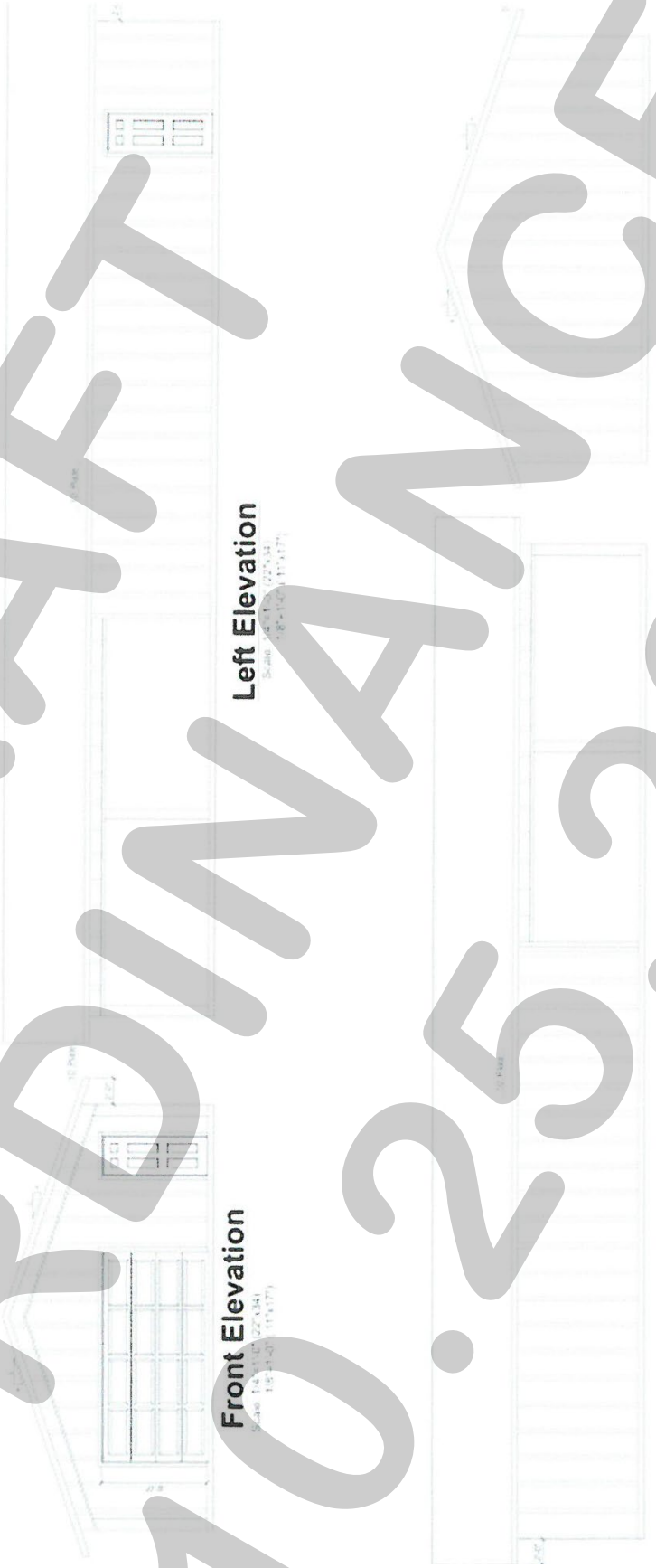
DRAFT
ORDINANCE

Exhibit 'B':
Site Plan

SITE PLAN

DRAFT
ORDINANCE
10.25.2022

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
10.25.2022

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	Z2022-049	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Residential Infill at 1505 S. Alamo	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1505 S ALAMO RD	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	10/19/2022	Approved w/ Comments

10/19/2022: Z2022-049; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 1505 S. Alamo Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2022-049) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located adjacent to the Breezy Hill Subdivision, which consists of more than five (5) lots, has been in existence for more than ten (10) years, and is more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

I.6 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District.

M.7 Please review the attached Draft Ordinance prior to the October 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff’s suggestions.

I.8 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 November 1, 2022; 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 November 15, 2022, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 25, 2022.

I.9 The projected City Council meeting dates for this case will be November 21, 2022 (1st Reading) and December 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: Maximum slope is 4:1. How are you going to make the slopes work on this property? A grading plan will be needed at the time for Building permit.

Retaining walls over 3' high must be designed by an engineer. Walls over 18" must have a masonry or stone finish, smooth face is not allowed.

Must make sure that the lot grading matches the approved drainage area map for Eagle Point Estates

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

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. Z2022-049

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1505 S Alamo St. Rockwall TX 75087				
SUBDIVISION	Eagle Points Estates	LOT	6	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE		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	Kenneth & Debbie Wade	☐ APPLICANT	Sheldon Custom Homes
CONTACT PERSON		CONTACT PERSON	Deanna Welch-Williams
ADDRESS	4760 Secret Cove	ADDRESS	221 Pheasant Hill Dr
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	972-285-5916	PHONE	214-532-0328
E-MAIL	theleaklocator@gmail.com	E-MAIL	Deanna@sheldoncustomhomes.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Deanna Welch Williams [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 19 *DAY OF* September, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christi T. Gregory

MY COMMISSION EXPIRES

CHRISTI T. GREGORY
Notary Public, State of Texas
Comm. Expires 10-28-2025
Notary ID 124025420



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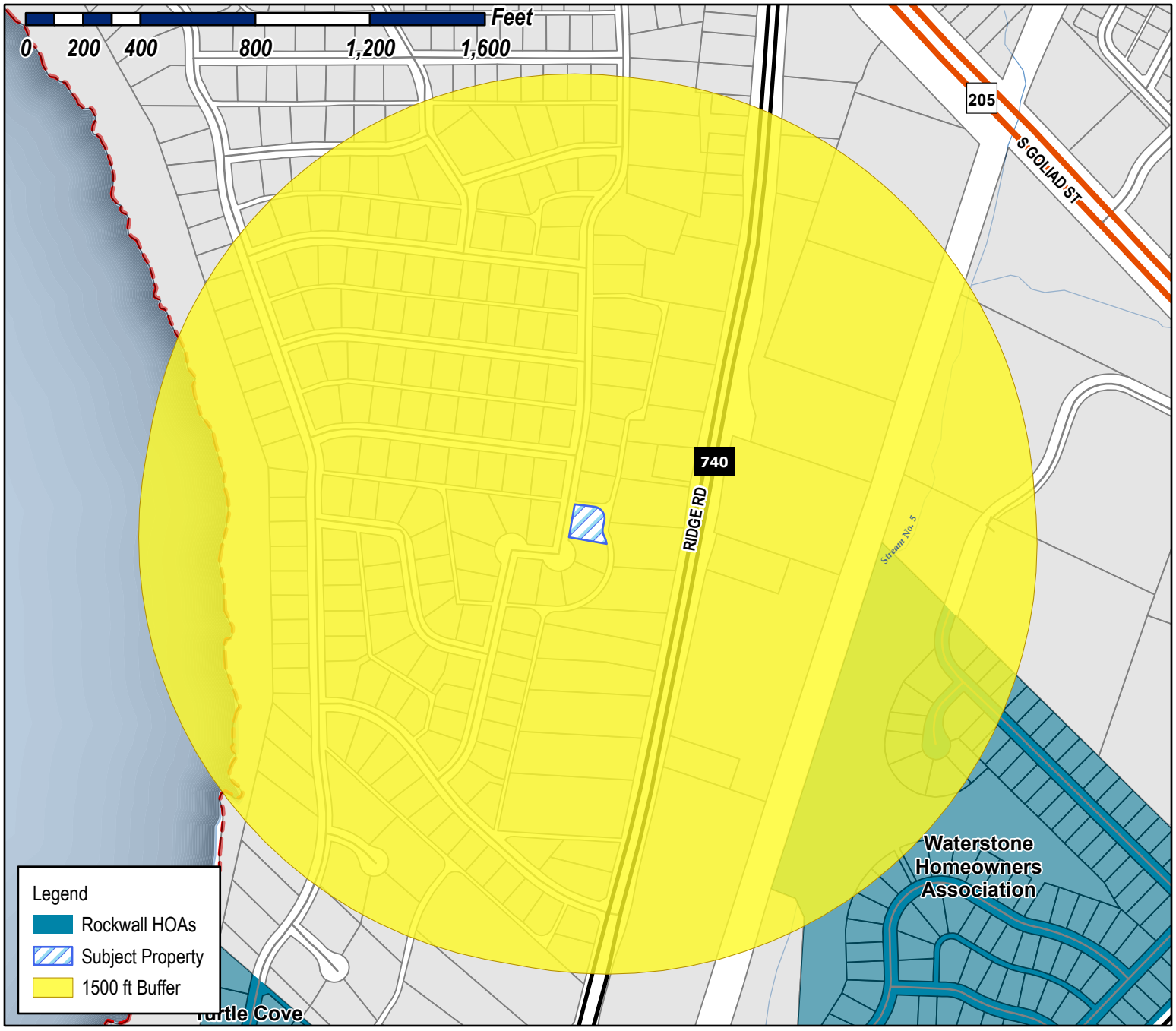

Case Number: Z2022-049
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1505 S. Alamo Rd.



Date Saved: 10/17/2022
For Questions on this Case Call (972) 771-7745

Guevara, Angelica

From: Guevara, Angelica
Sent: Thursday, October 20, 2022 9:05 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-048]
Attachments: HOA Map (10.14.2022).pdf; Public Notice (Z2022-049).pdf

HOA/Neighborhood Association Representative
Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *October 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-049: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

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

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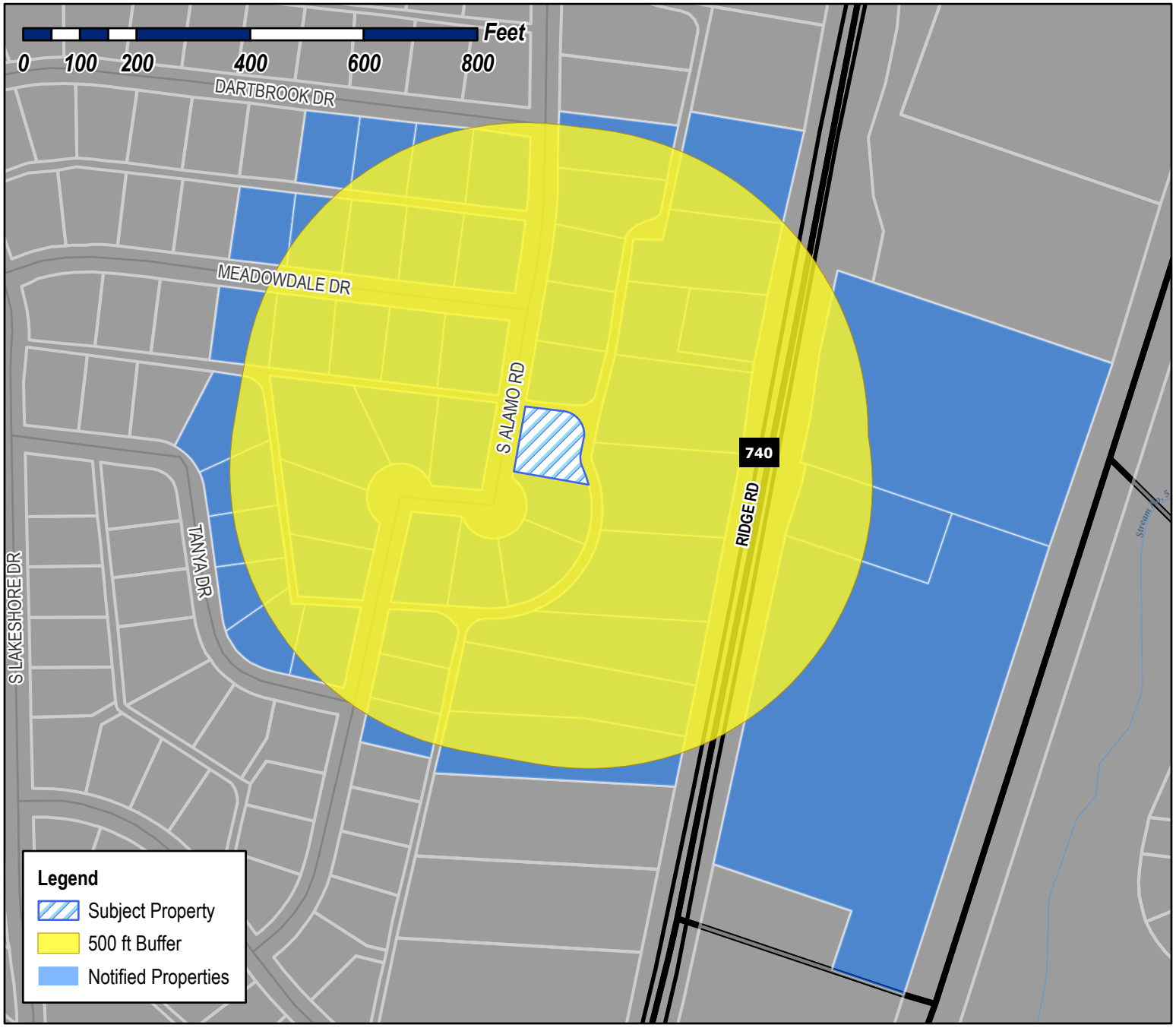


Case Number: Z2022-049
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1505 S. Alamo Rd.



Date Saved: 10/17/2022
For Questions on this Case Call (972) 771-7745

STEGMAN WILLIAM JR
12640 E NORTHWEST HWY, SUITE 409
DALLAS, TX 75228

STEGMAN WILLIAM JR
1300 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
1301 RIDGE RD
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
1306 RIDGE RD
ROCKWALL, TX 75087

KAPRANTZAS VICTORIA J
1308 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL COMMONS LLC
1309 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

PHILIP ALWIN
1312 RIDGE RD
ROCKWALL, TX 75087

PHILIP ALWIN
1316 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

BANYON MARVIN C & EVELINA A VILLAREAL
BANYON
1417 S ALAMO RD
ROCKWALL, TX 75087

ESTATE OF RICHARD L BROOKS
1419 S ALAMO RD
ROCKWALL, TX 75087

DEEN JASON AND JENNIFER
1421 S ALAMO RD
ROCKWALL, TX 75087

ARCINIEGA MARK K
1423 S ALAMO ROAD
ROCKWALL, TX 75087

PINNELL LIVING TRUST
CHARLES CRAIG PINNELL AND CATHY JENELL
PINNELL
1425 S ALAMO RD
ROCKWALL, TX 75087

WADE KENNETH AND DEBBIE
1505 S ALAMO RD
ROCKWALL, TX 75087

GREEN KRIS
1507 S ALAMO RD
ROCKWALL, TX 75087

HERBST LONNIE & AMY
1509 S ALAMO RD
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
1510 S ALAMO RD
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE
1511 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS JUSTIN D
1512 S ALAMO RD
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS
1514 S ALAMO RD
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
1515 S ALAMO RD
ROCKWALL, TX 75087

TURCIOS MILTON NOE AND
JUAN RAMON TURCIOS
1516 S ALAMO RD
ROCKWALL, TX 75087

GREEN TARA D AND
JULIA R MCKINNEY
1518 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
1605 ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY SUITE 300
DALLAS, TX 75248

HOTT SARI D
201 DARTBROOK
ROCKWALL, TX 75087

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

VANCE JASON L & DASHA
202 TANYA DR
ROCKWALL, TX 75087

MURPHREE MICHAEL G AND AMANDA L
203 DARTBROOK
ROCKWALL, TX 75087

HERRIN MARVIN ET UX
203 MEADOWDALE DR
ROCKWALL, TX 75087

TSARDOULIAS HRISTOS
204 MEADOWDALE DRIVE
ROCKWALL, TX 75087

RICHARDSON RANDAL & BARBARA
204 TANYA DR
ROCKWALL, TX 75087

NOLAN DANIEL & DENISE
205 DARTBROOK
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D
205 MEADOWDALE DR
ROCKWALL, TX 75087

HAIGNEY PETER F
206 MEADOWDALE DR
ROCKWALL, TX 75087

KELLEY STEPHAN BRANT & VIVIANA ELIZABETH
206 TANYA DRIVE
ROCKWALL, TX 75087

HAWKINS THOMAS & REBECCA
207 DARTBROOK
ROCKWALL, TX 75087

WHITT NICHOLE
207 MEADOWDALE DRIVE
ROCKWALL, TX 75087

TROUTT GRETA D
208 MEADOW DALE
ROCKWALL, TX 75087

PERRY RICHARD L
208 TANYA DR
ROCKWALL, TX 75087

FLOYD DOROTHY RHEA
210 TANYA DR
ROCKWALL, TX 75087

BREWER GLENDA O
212 TANYA DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J
2748 MIRA VISTA LN
ROCKWALL, TX 75032

PHILIP ALWIN
279 ASHWOOD LN
SUNNYVALE, TX 75182

PHILIP ALWIN
279 ASHWOOD LN
SUNNYVALE, TX 75182

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

FARNSWORTH JARED P AND ASHLEY N
302 MEADOWDALE DR
ROCKWALL, TX 75087

PEOPLES J P & B W JR
302 S GOLIAD SST
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

ROCKWALL COMMONS LLC
341 VERACLIFF CT
OVIEDO, FL 32765

BURNS LORRAINE MARIETTI
403 W WASHINGTON ST
ROCKWALL, TX 75087

WADE KENNETH AND DEBBIE
4760 SECRET COVE
ROCKWALL, TX 75032

TURCIOS MILTON NOE AND
JUAN RAMON TURCIOS
7227 HILLSHIRE LANE
SACHSE, TX 75048

LYLE WILLIAM M JR & ERICA
9605 ARDEN DR
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-049: Specific Use Permit for Residential Infill Adjacent to an Established Subdivision

Hold a public hearing to discuss and consider a request by Deanna Welch-Williams of Sheldon Custom Homes on behalf of Kenneth and Debbie Wade for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.3080-acre parcel of land identified as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 21, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S.
Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 21, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-049: Specific Use Permit for Residential Infill Adjacent to an Established Subdivision

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

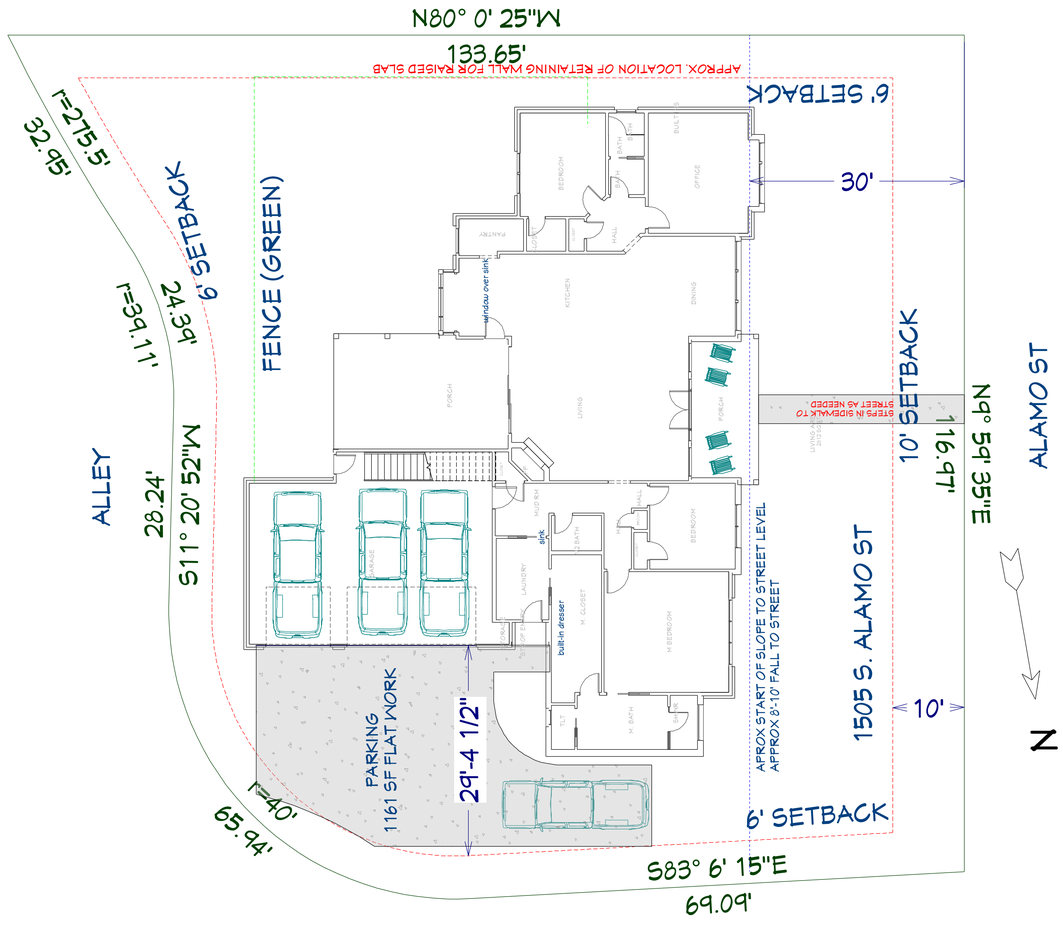
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



PLOT PLAN, SAT



PLOT PLAN

1/10"=1' SCALE

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

PLOT PLAN

WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

ABIDE HOME DESIGNS

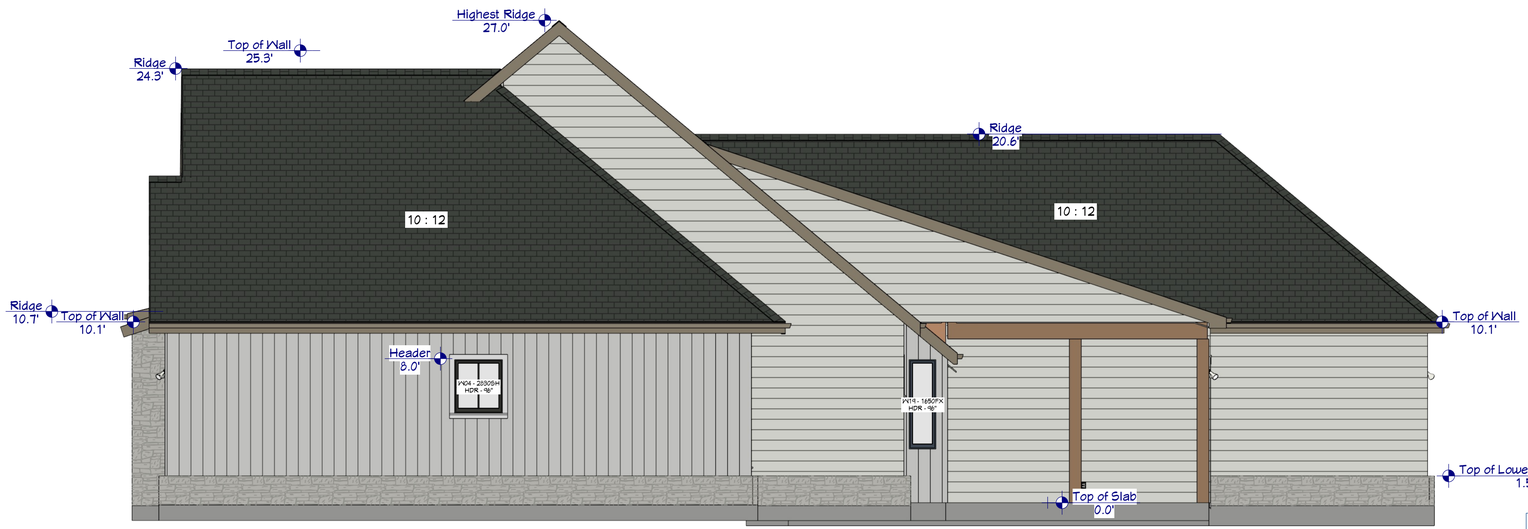
DATE:
8/18/2022

SCALE:
1/4"=1'

SHEET:
5



Exterior Elevation Front



Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	HARDI PLANK TRIM AND SOFFIT
SIDING:	HARDI 8.25" LAP SIDING
SIDING:	HARDI BOARD AND BATTEN
STONE:	CHOPPED LEUDER - CHALK/CREAM & SMOKE MIX - 18" PONY WALL
ROOF:	COMPOSITE SHINGLES (GRAY)
ROOF/AWNINGS:	R PANEL (BLACK)
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	
CORNER BOARD TRIM:	YES
	(SEE STYLE SHEET FOR ADDITIONAL INFO.)

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

ELEVATIONS

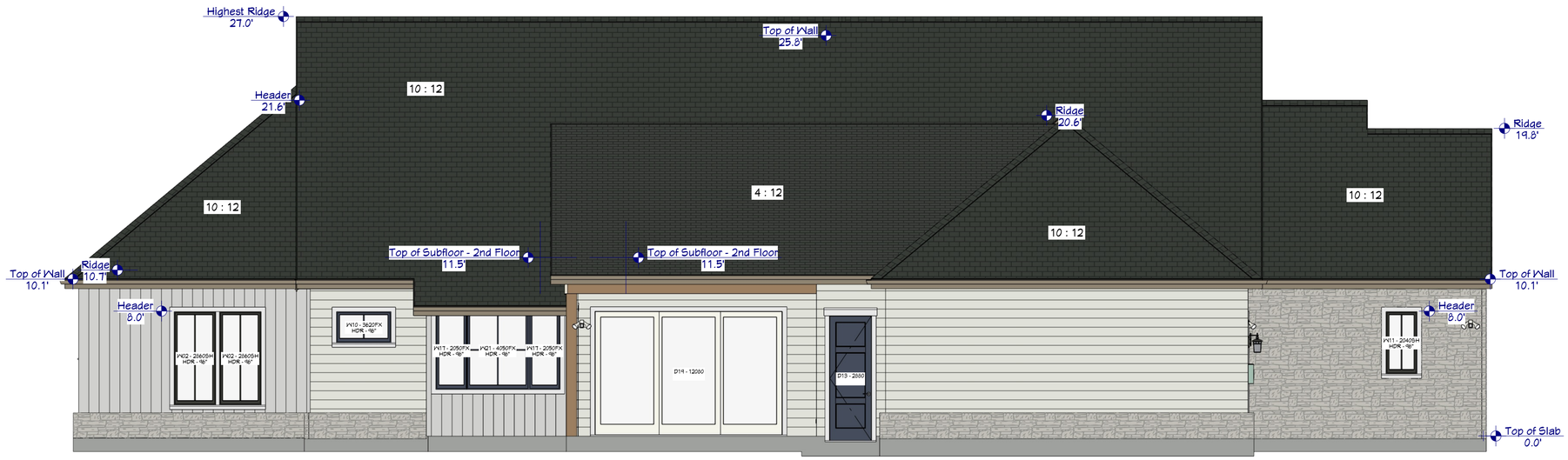
WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

ABIDE HOME DESIGNS

DATE:
8/18/2022

SCALE:
1/4"=1'

SHEET:
2



Exterior Elevation Back



Exterior Elevation Left

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

ELEVATIONS (CONT.)

WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

ABIDE HOME DESIGNS

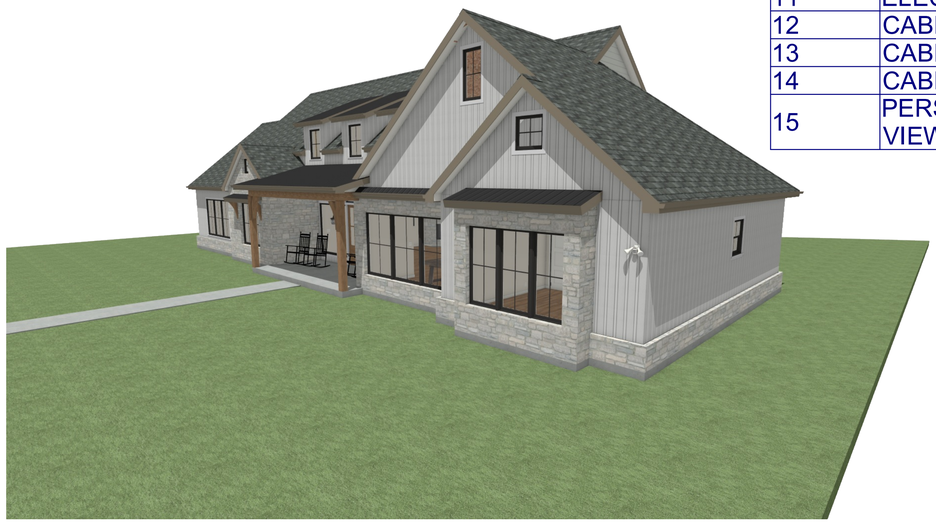
DATE:
8/18/2022

SCALE:
1/4"=1'

SHEET:
3



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	PLOT PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	ROOF PLAN W/ RAFTERS - 1F
9	FRAMING PLAN - 1F
10	FRAMING PLAN - 2F
11	ELECTRICAL PLAN - 1F
12	CABINET PLAN
13	CABINET ELEVATIONS
14	CABINET ELEVATIONS CONT.
15	PERSPECTIVE INTERIOR VIEWS

TOTAL HEATED SF:	2812 SF
TOTAL SLAB SF:	4433 SF
TOTAL 1ST FLOOR HEATED:	2812 SF
TOTAL PORCHES UNDER ROOF:	625 SF
TOTAL GARAGE & UTILITY:	966 SF
TOTAL BRICK LEDGE:	30 SF
TOTAL UNDER ROOF SF:	4433 SF

Revision Table

Label	Date	Revised By	Description
REV 01	1/12/2021	AJH	INITIAL PLAN DEVELOPMENT
REV04	4/7/2022	KMS	BID PLANS--NOT FOR CONSTRUCTION
REV 05	4/21/2022	AJH	EXT. MATL REVISION
REV 06	5/10/2022	AJH	BUILD PLANS
REV 07	6/15/2022	AJH	REVISED KITCHEN WINDOW
REV 08	6/16/2022	AJH	REMOVED DINING WINDOW TO PORCH, RELOCATED GARAGE SWING DOOR

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (.DWG, .DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX/ 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

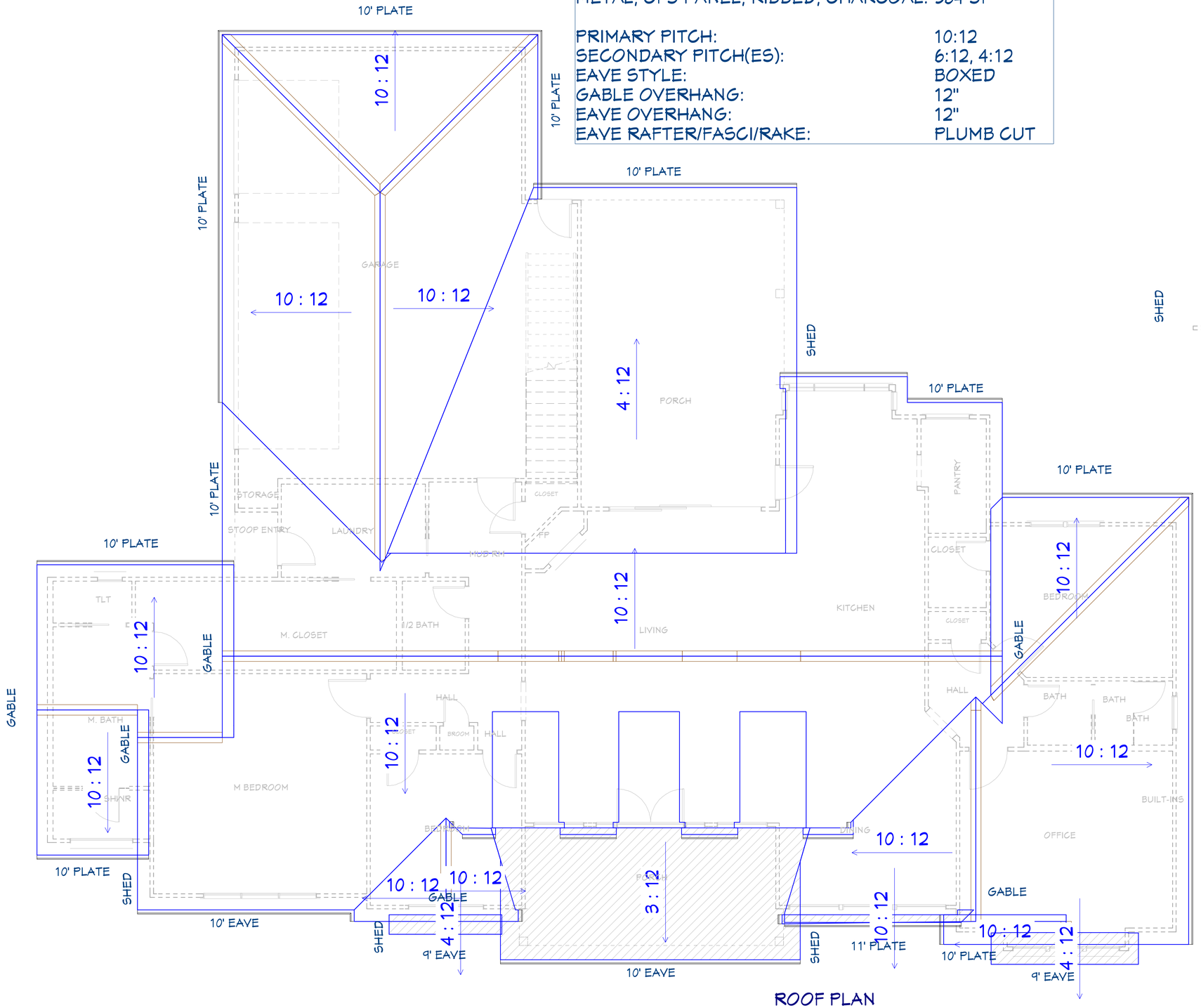
ABIDE HOME DESIGNS

DATE:
8/18/2022

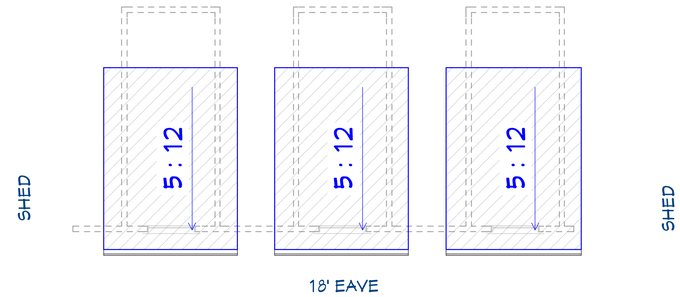
SCALE:
1/4"=1'

SHEET:
1

TOTAL ROOF SF:	5943 SF
COMPOSITE SHINGLES, GRAY:	5379 SF
METAL, CFS PANEL, RIBBED, CHARCOAL:	564 SF
PRIMARY PITCH:	10:12
SECONDARY PITCH(ES):	6:12, 4:12
EAVE STYLE:	BOXED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT



ROOF PLAN



ROOF PLAN 2F

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN - 1F

WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

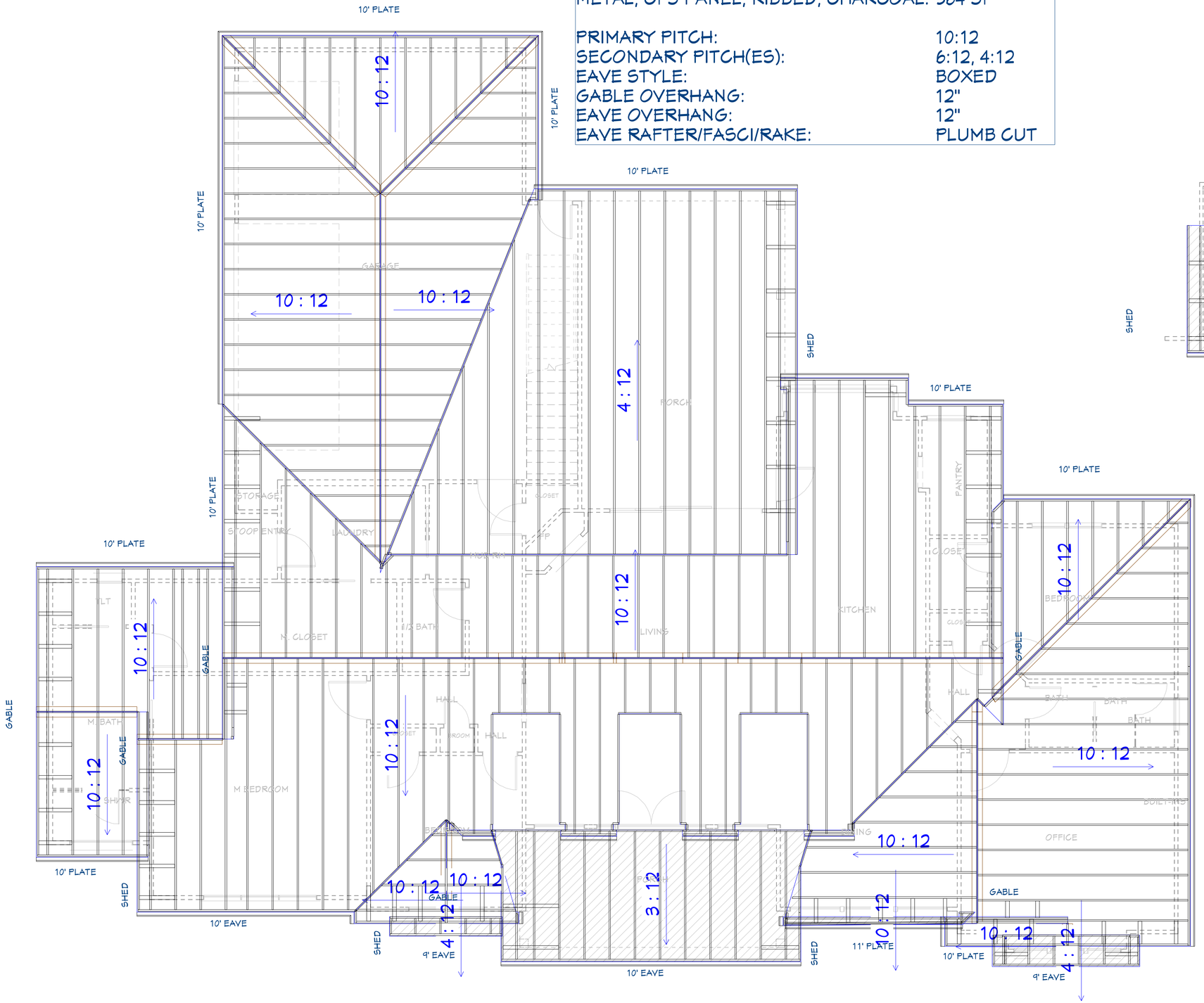
ABIDE HOME DESIGNS

DATE:
8/18/2022

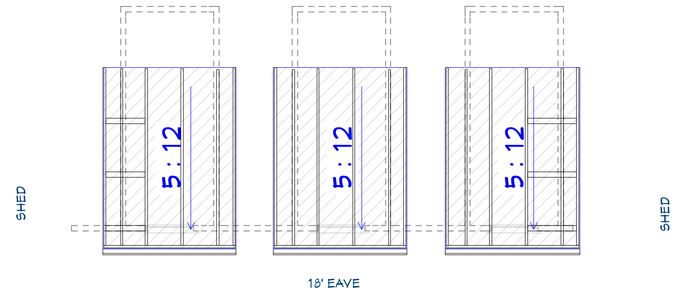
SCALE:
1/4"=1'

SHEET:
7

TOTAL ROOF SF:	5943 SF
COMPOSITE SHINGLES, GRAY:	5379 SF
METAL, CFS PANEL, RIBBED, CHARCOAL:	564 SF
PRIMARY PITCH:	10:12
SECONDARY PITCH(ES):	6:12, 4:12
EAVE STYLE:	BOXED
GABLE OVERHANG:	12"
EAVE OVERHANG:	12"
EAVE RAFTER/FASCI/RAKE:	PLUMB CUT



ROOF PLAN W/ RAFTERS



ROOF PLAN W/ RAFTERS 2F

REV 08

HOME DESIGNED BY:
AARON HAMILTON
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ROYSE CITY, TX/ 972-533-0959
AARON@ABIDEHOMEDESIGNS.COM

ROOF PLAN W/ RAFTERS - 1F

WADE RESIDENCE
1505 S ALAMO ST.
ROCKWALL, TX

ABIDE HOME DESIGNS

DATE:
8/18/2022

SCALE:
1/4"=1'

SHEET:
8

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-049

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
1425 S. Alamo	Single-Family Home	1987	4,438	*N/A*	Brick and Siding
1423 S. Alamo	Single-Family Home	1995	3,588	*144*	Brick
1421 S. Alamo	Single-Family Home	2000	4,110	*N/A*	Brick
202 Meadowdale Drive	Single-Family Home	2000	5,058	*54*	Brick and Siding
201 Meadowdale Drive	Single-Family Home	1985	4,057	*120*	Brick and Siding
1510 S. Alamo Road	Single-Family Home	2014	5,038	*N/A*	Brick
1512 S. Alamo Road	Single-Family Home	2015	4,911	*N/A*	Brick
1515 S. Alamo Road	Single-Family Home	2014	4,269	*N/A*	Brick
1511 S. Alamo Road	Single-Family Home	2017	4,810	*N/A*	Brick
1509 S. Alamo Road	Single-Family Home	2019	4,356	*N/A*	Siding
1507 S. Alamo Road	Single-Family Home	2018	4,816	*N/A*	Siding
1505 S. Alamo Road	Vacant	*N/A*	*N/A*	*N/A*	*N/A*
	AVERAGES:	2006	4,496	106	



1425 S. Alamo



1423 S. Alamo



1421 S. Alamo



202 Meadowdale Drive



201 Meadowdale Drive



1510 S. Alamo



1512 S. Alamo



1515 S. Alamo



1511 S. Alamo



1509 S. Alamo



1507 S. Alamo



1505 S. Alamo

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, EAGLE POINT ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 from Deanna Welch-Williams of Sheldon Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.3080-acre parcel of land being described as Lot 6, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1505 S. Alamo Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 10.12.2022

Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 10.25.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF DECEMBER, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2022*

2nd Reading: *December 5, 2022*

DRAFT ORDINANCE 10.25.2022

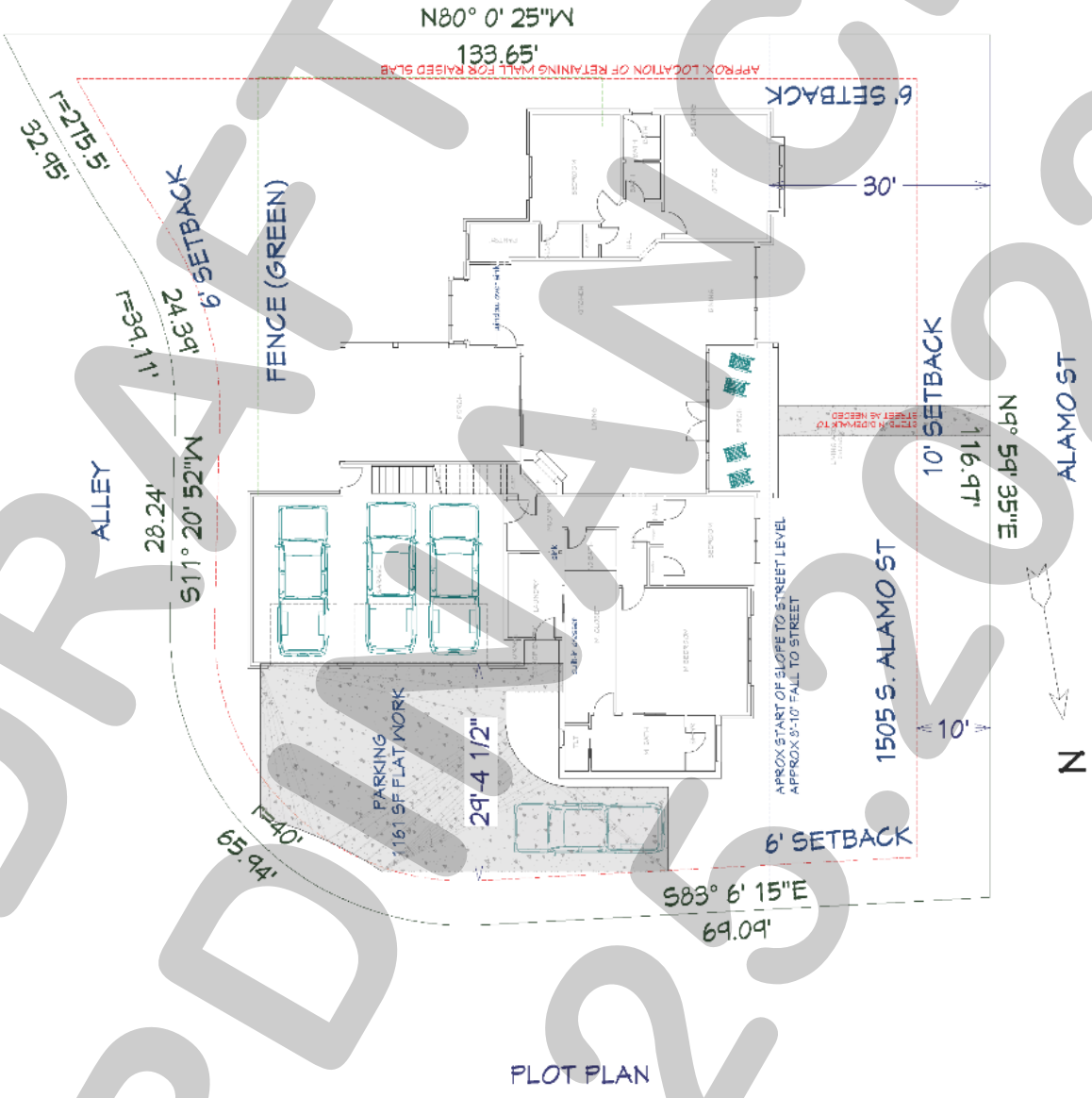
Exhibit 'A'
Location Map and Survey

Address: *1505 S. Alamo Street*
Legal Description: *Lot 6, Block A, Eagle Point Estates Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 10.25.2022

Exhibit 'C':
Building Elevations



Exterior Elevation Front



EXTERIOR MATERIALS:



Exterior Elevation Back



Exterior Elevation Left

DRAFT
ORD 10-25-2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 30, 2022
SUBJECT:	Z2022-043; *Amendment to Article 09, Tree Preservation, of the Unified Development Code (UDC)*

In accordance with Subsection 02.01(C), *Authority to Order Changes to the Unified Development Code (UDC)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning has initiated a text amendment. The purpose of the text amendment is to make minor changes to the material requirements for *Private Walkways* stipulated in Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC. Specifically, the current ordinance prohibits the use of concrete for *Private Walkways* in the Lake Ray Hubbard Takeline; however, the City currently requires a concrete seawall and concrete cap in the *425.50 Elevation Zone*. *Private Walkways* are permitted in the *435.50* and *438.00 Elevations Zones*, but are only permitted to be constructed of "…native stone, brick and/or rectangular pavers …" The purpose behind this prohibition was tied to the existing utilities that traverse the takeline, and the possibility of damage occurring to a *Private Walkway* when servicing the lines; however, the updated *Residential Sublease Agreement* that was prepared and sent out in 2020 includes a section that indemnifies the City of Rockwall of any damage created in an existing easement, stating:

… the City of Rockwall will make a reasonable effort to repair any damage resulting from the City of Rockwall accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Rockwall accessing the Takeline Area however, if the damage is located within a dedicated easement the requirements of the easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease.

Based on this language -- *and the fact that concrete is already a permitted material in the 425.50 Elevation Zone* -- the prohibition of concrete *Private Walkways* does not appear to be warranted. Staff should note that this issue was originally brought to the Director of Planning and Zoning's attention by several property owners in the takeline looking to construct concrete *Private Walkways*, and that after discussions with these residents the Director choose to bring forward this text amendment. With this being said, the approval of a text amendment to the UDC is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff has placed a redlined copy of the proposed changes along with a draft ordinance in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: October 25, 2022
Planning and Zoning Commission Public Hearing: November 15, 2022
City Council Public Hearing/First Reading: November 21, 2022
City Council Second Reading: December 5, 2022

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *October 25, 2022*.

(f) *Setback Requirements*. *Private utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private utility* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) *Private Walkways*.

(a) *Definition*. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) *Prerequisites*. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. *Private walkways* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private walkways* with steps are permitted (*see Landing and Stairs in Subsection 06.15(J)(11)*).

(e) *Construction Standards*.

(1) *Building Materials*. *Private walkways* shall be constructed using native stone, brick, concrete and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt~~, or concrete~~.

(2) *Height*. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.

(3) *Size*. *Private walkways* shall be no greater than 48-inches in width.

(4) *Location*. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) *Setback Requirements*. *Private walkways* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 10-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) *Seawall*.

(a) *Definition*. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) *Prerequisites*. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *seawall* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) *Construction Standards*.

(1) *Concrete Cap*. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE [1]	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SUBLEASE, S: SEAWALL, FP: FIXED PIER	ELEVATION ZONES P: PERMITTED X: NOT PERMITTED			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS NS: NATURAL STONE B: BRICK C: CONCRETE CM: COMPOSITE MATERIALS GM: GALVANIZED METAL IR: IRON SS: STAINLESS STEEL S: STEEL M: METAL A: ALUMINUM CW: CEDAR RW: REDWOOD IW: IRONWOOD SSM: STANDING SEAM METAL WR: WROUGHT IRON R: RUBBER
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE [2, 4, 5, & 15]	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS [3]; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO [5 & 15]	(3)	L & S [16]	P	P	X	0'	12' x 20'	0'	15' [6 & 7]	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK [5 & 18]	(4)	L & S [16]	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK [2 & 5]	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' [8]	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE [5 & 9]	(7)	L & S [16]	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER [2 & 5]	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' [10]	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S [16]	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO [5 & 15]	(10)	L & S [16]	P	P	X	0'	12' x 12'	0'	15'/18' [7 & 11]	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S [17]	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO [5 & 18]	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA [5]	(16)	L & S [16]	P	P	X	0'	12' x 20'	0'	12' [7]	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S [16]	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS [12 & 13]	(12)	L	P	P	X						
MUNICIPAL UTILITIES	(13)	*NONE*	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM [14]	(22)	L	P	P	X						

NOTES:

[1]: FOR ALL LAND USES CHECK SECTION 06.15, *LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT* FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.

[2]: BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR.

[3]: REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF.

[4]: SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL.

[5]: THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROEPRTY IF LOCATED IN THE *435.5* OR *425.5 ELEVATION ZONES* (*IF PERMITTED IN THE ZONE*).

[6]: REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.

[7]: SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.

[8]: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.

[9]: A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.

[10]: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.

[11]: REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.

[12]: REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.

[13]: RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.

[14]: HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.

[15]: ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.

[16]: A SEAWALL IS *ONLY* REQUIRED FOR CONSTRUCTION IN THE *435.5 ELEVATION ZONE*.

[17]: A SEAWALL IS *ONLY* REQUIRED FOR CONSTRUCTION IN THE *435.5 OR 425.5 ELEVATION ZONES*.

[18]: HANDRAILS ARE PROBITED IN THE *435.5 ELEVATION ZONE*.

CITY OF ROCKWALL

ORDINANCE NO. 22-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, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, 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 Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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 [*Ordinance No. 20-02*], 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 4. 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 5TH DAY OF DECEMBER, 2022.

_____

Kevin Fowler, *Mayor*

DRAFT ORDINANCE 10.26.2022

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 21, 2022*

2nd Reading: *December 5, 2022*

DRAFT ORDINANCE 10.25.2022

See Next Page …

DRAFT
ORDINANCE
10.25.2022

(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private utility* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) *Private Walkways*.

(a) *Definition*. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) *Prerequisites*. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. *Private walkways* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private walkways* with steps are permitted (*see Landing and Stairs in Subsection 06.15(J)(11)*).

(e) *Construction Standards*.

(1) *Building Materials*. *Private walkways* shall be constructed using native stone, brick, concrete and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt~~, or concrete~~.

(2) *Height*. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.

(3) *Size*. *Private walkways* shall be no greater than 48-inches in width.

(4) *Location*. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) *Setback Requirements*. *Private walkways* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 10-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) *Seawall*.

(a) *Definition*. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) *Prerequisites*. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *seawall* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) *Construction Standards*.

(1) *Concrete Cap*. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

DRAFT ORDINANCE 0.25.2022

SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE [1]	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SUBLEASE, S: SEAWALL, FP: FIXED PIER	ELEVATION ZONES P: PERMITTED X: NOT PERMITTED 438.0	435.5	425.5	MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS NS: NATURAL STONE B: BRICK C: CONCRETE CM: COMPOSITE MATERIALS GM: GALVANIZED METAL IR: IRON SS: STAINLESS STEEL S: STEEL M: METAL A: ALUMINUM CW: CEDAR RW: REDWOOD IW: IRONWOOD SSM: STANDING SEAM METAL WR: WROUGHT IRON R: RUBBER
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE [2, 4, 5, & 15]	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS [3]; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO [5 & 15]	(3)	L & S [16]	P	P	X	0'	12' x 20'	0'	15' [6 & 7]	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK [5 & 18]	(4)	L & S [16]	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK [2 & 5]	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' [8]	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE [5 & 9]	(7)	L & S [16]	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER [2 & 5]	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' [10]	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S [16]	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO [5 & 15]	(10)	L & S [16]	P	P	X	0'	12' x 12'	0'	15'/18' [7 & 11]	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S [17]	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO [5 & 18]	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA [5]	(16)	L & S [16]	P	P	X	0'	12' x 20'	0'	12' [7]	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S [16]	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS [12 & 13]	(12)	L	P	P	X						
MUNICIPAL UTILITIES	(13)	*NONE*	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM [14]	(22)	L	P	P	X						

NOTES:

[1]: FOR ALL LAND USES CHECK SECTION 06.15, *LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT* FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS.

[2]: BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR.

[3]: REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF.

[4]: SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL.

[5]: THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROEPRTY IF LOCATED IN THE *435.5* OR *425.5 ELEVATION ZONES* (*IF PERMITTED IN THE ZONE*).

[6]: REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.

[7]: SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.

[8]: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.

[9]: A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.

[10]: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.

[11]: REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.

[12]: REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.

[13]: RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.

[14]: HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.

[15]: ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.

[16]: A SEAWALL IS *ONLY* REQUIRED FOR CONSTRUCTION IN THE *435.5 ELEVATION ZONE*.

[17]: A SEAWALL IS *ONLY* REQUIRED FOR CONSTRUCTION IN THE *435.5 OR 425.5 ELEVATION ZONES*.

[18]: HANDRAILS ARE PROBITED IN THE *435.5 ELEVATION ZONE*.

DRAFT PROPOSED

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-055	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for Shaddock Homestead	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: P2022-055: Final Plat for Phase 1 of the Homestead Subdivision
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 Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.
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 (P2022-055) in the lower right-hand corner of all pages on future submittals.
M.4 Within the Title Block correct Tract 5 to Tract 6.
M.5 There should be two (2) corners tied to state plane coordinates.
M.6 Include the Lot Area on each lot.
M.7 Please show the rest of the subdivision on this plat. Have the remaining phases as one (1) lot, have the Park in a separate Lot and Block, and dedicate the Park with this phase.
M.8 Please review and correct all items listed by the Engineering Department.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on November 15, 2022.
I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: October 25, 2022
Parks Board: November 1, 2022
Planning and Zoning Action: November 15, 2022
City Council: November 21, 2022

I.11 Please note that once the Final Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: - Call out 100-year water surface elevation of the pond, and the minimum FFE of adjacent lots.
- Label in chart (sheet 5) as an HOA lot for the roadway entrance median.
- Width of easements outside of ROW are subject to change with review and acceptance of utilities.
- Will need document information before filing. Why are you using an easement when you can plat the property? Show as a temporary easement when you show the remainder of the tract as one lot
- Water line easement in the extension of Pecan Street?
- Show and plat all easements on the remaining undeveloped property needed to serve Phase 1. This includes water, sewer, and drainage easements. Remaining property should be plated as well. Plat as one lot that includes easements.
- add: ",drainage and detention easements" to Note 7.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

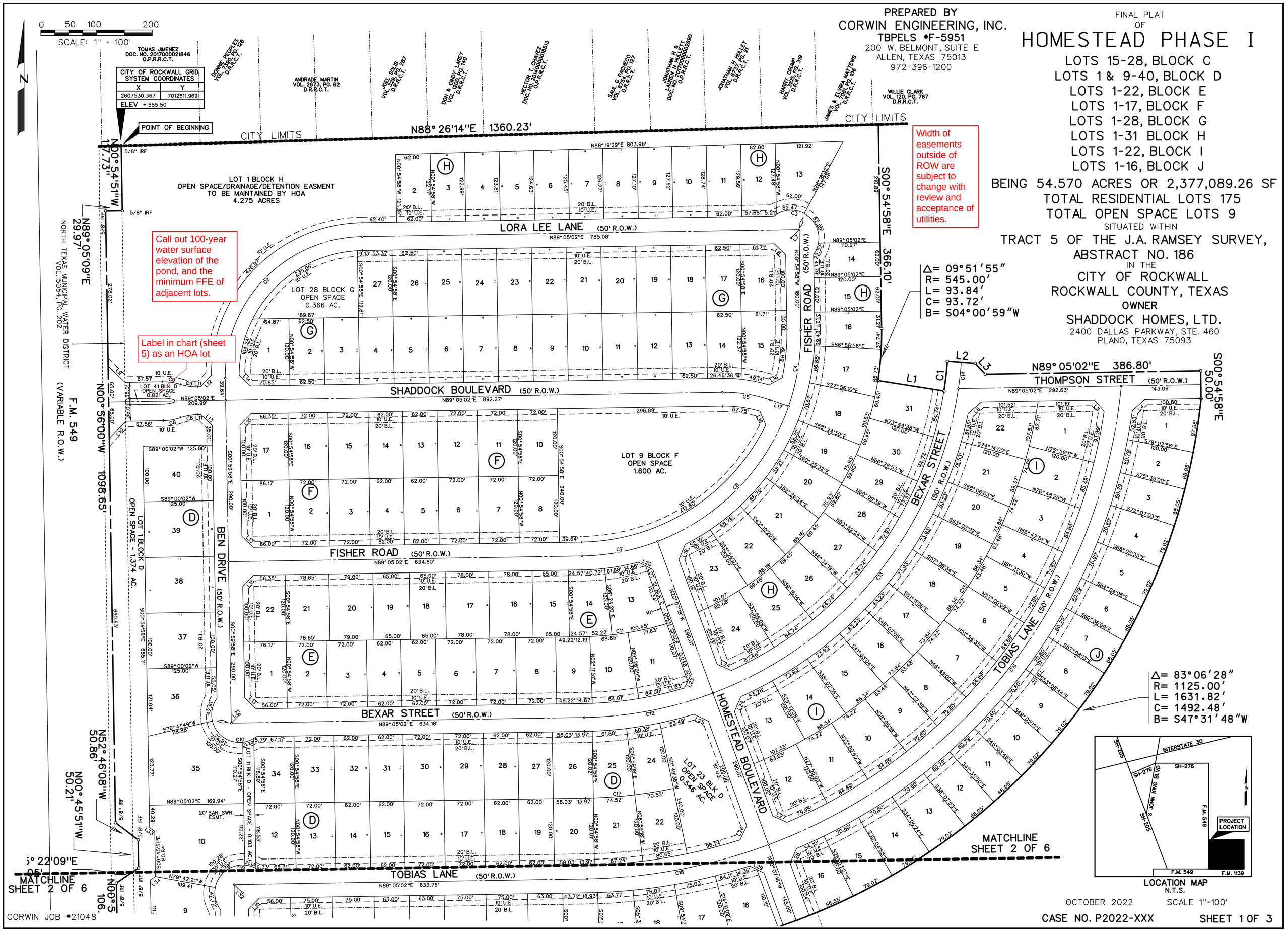
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

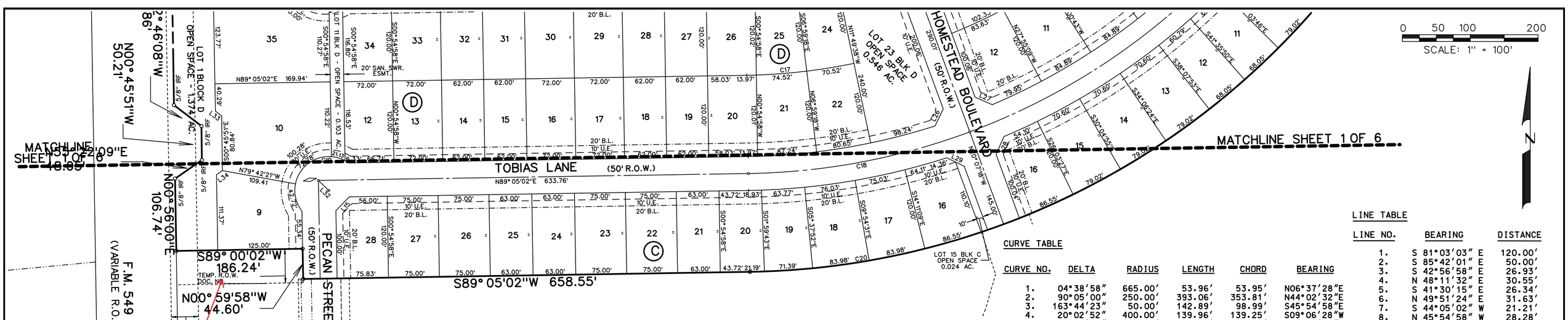
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
SCALE: 1" = 100'
0 50 100 200
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2607530.367
Y 7012611.969
ELEV = 555.50
POINT OF BEGINNING
TOMAS JIMENEZ DOC. NO. 2017000021846 O.P.R.R.C.T.
ANDRADE MARTIN VOL. 2673, PG. 62 D.R.R.C.T.
WILLIE CLARK VOL. 120, PG. 767 D.R.R.C.T.
CITY LIMITS
N88° 26'14"E 1360.23'
N00° 54'51"W 117.73'
N89° 05'09"E 29.97'
N00° 56'00"W 1098.65'
N52° 46'08"W 50.86'
N00° 45'51"W 50.21'
S00° 54'58"E 366.10'
S00° 54'58"E 50.00'
N89° 05'02"E 386.80'
LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES
LOT 28 BLOCK G
OPEN SPACE
0.366 AC.
LOT 41 BLK D
OPEN SPACE
0.021 AC.
LOT 9 BLOCK F
OPEN SPACE
1.600 AC.
LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.
LOT 23 BLK D
OPEN SPACE
0.546 AC.
LORA LEE LANE (50' R.O.W.)
SHADDOCK BOULEVARD (50' R.O.W.)
FISHER ROAD (50' R.O.W.)
BEN DRIVE (50' R.O.W.)
BEXAR STREET (50' R.O.W.)
HOMESTEAD BOULEVARD
TOBIAS LANE (50' R.O.W.)
THOMPSON STREET (50' R.O.W.)
NORTH TEXAS MUNICIPAL WATER DISTRICT VOL. 5054, PG. 202
F.M. 549 (VARIABLE R.O.W.)
Width of easements outside of ROW are subject to change with review and acceptance of utilities.
Call out 100-year water surface elevation of the pond, and the minimum FFE of adjacent lots.
Label in chart (sheet 5) as an HOA lot
Δ= 09°51'55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04°00'59"W
Δ= 83°06'28"
R= 1125.00'
L= 1631.82'
C= 1492.48'
B= S47°31'48"W
MATCHLINE SHEET 2 OF 6
MATCHLINE SHEET 2 OF 6
INTERSTATE 30
SH-276
SH-205
S JOHN KING BLVD
F.M. 549
F.M. 1139
PROJECT LOCATION
LOCATION MAP
N.T.S.
OCTOBER 2022
SCALE 1"=100'
CASE NO. P2022-XXX
SHEET 1 OF 3
CORWIN JOB #21048



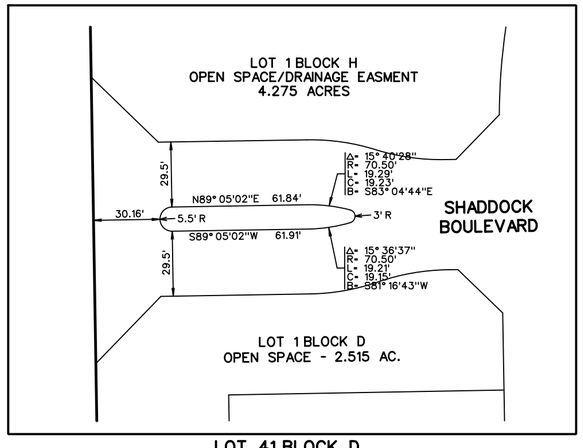
Will need document information before filing. Why are you using an easement when you can plat the property? Show as a temporary easement when you show the remainder of the tract as one lot

Water line easement?

Show and plat all easements on the remaining undeveloped property needed to serve Phase 1. This includes water, sewer, and drainage easements.

Remaining property should be plated as well. Plat as one lot that includes easements

Show remaining lot since you are subdividing.



LOT 41 BLOCK D
OPEN SPACE

NOTES

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement.
   S.S.E. - Sanitary Sewer Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

add: ",drainage and detention easements"

LEGAL DESCRIPTION

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

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022 SCALE 1"=100'

CASE NO. P2022-XXX

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including the City Park.

7. 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.

SHADDOCK HOMES, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____, 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_____, 2022.

_____
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 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.

Homestead

Block C		**Block D**		**Block F**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	**Block E**		**Block G**		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	**Block J**	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	**Block I**			
24	7854	**Block F**		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						

Denotes HOA Lots

HOA Lot?

SURVEYOR CERTIFICATE

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

DATED the this_____day of_____, 2022.

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

_____ _____
Planning & Zoning Commission 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 Council of the City of Rockwall on the_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

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

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
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LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022 SCALE 1"=100'

CASE NO. P2022-XXX

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-055

NOTE: *APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION: Shaddock Homestead — LOT — BLOCK

GENERAL LOCATION: FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-92, Ord No. 21-24 — CURRENT USE

PROPOSED ZONING: PD-92, Ord No. 21-24 — PROPOSED USE: Single Family Residential

ACREAGE: 129.485 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 175

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

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

☐ OWNER	SH Dev Klutts Rockwall, LLC	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Parkway, Ste. 460	ADDRESS	767 Justin Rd
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [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 HERE[illegible]UE AND CORRECT; AND THE APPLICATION FEE OF $ 2884.70 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* October, 2022. *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."*

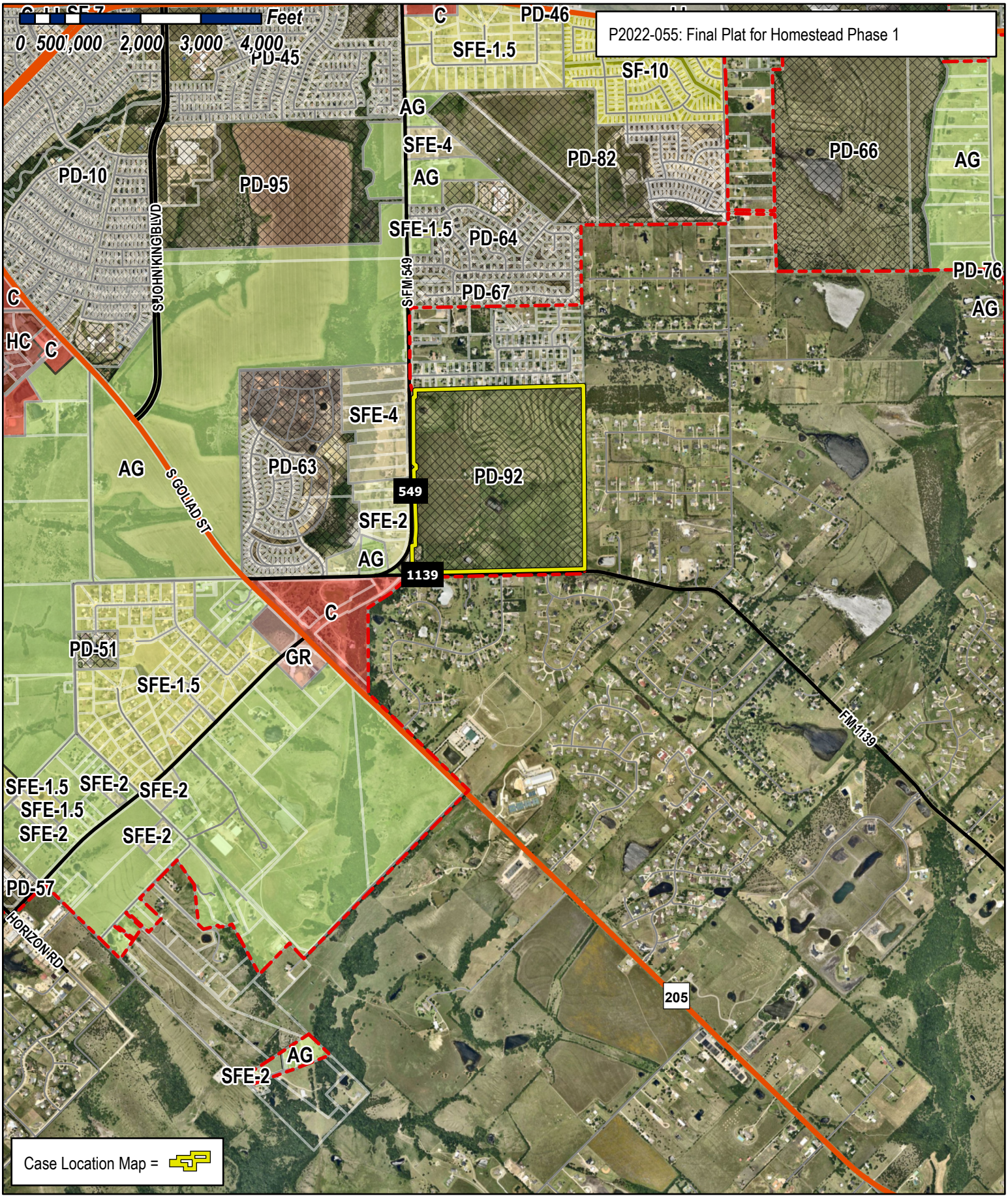
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SYDNEY BROOKE ROSEBORO
Notary ID #132837947
My Commission Expires
December 22, 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.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

SCALE: 1" = 100'

TOMAS JIMENEZ DOC. NO. 20170000021846 O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969

ELEV = 555.50

POINT OF BEGINNING

DONNIE PEOPLES VOL. 1390, PG. 128 D.R.R.C.T.
ANDRADE MARTIN VOL. 2673, PG. 62 D.R.R.C.T.
JOSE SOLIS VOL. 3282, PG. 287 D.R.R.C.T.
DON & CINDY LAREY VOL. 1390, PG. 140 D.R.R.C.T.
HECTOR T. CHAVEZ DOC. NO. 20160000018513 O.P.R.R.C.T.
SAUL G. PACHECO VOL. 975, PG. 27 D.R.R.C.T.
JONATHAN H. & LAUREN HULLETT DOC. NO. 20170000002890 O.P.R.R.C.T.
JONATHAN H HULLET VOL. 6732, PG. 21 D.R.R.C.T.
HARRY CRUMP VOL. 3305, PG. 319 D.R.R.C.T.
JAMES & ELVIRA MATTEWS VOL. 705, PG. 108 D.R.R.C.T.
WILLIE CLARK VOL. 120, PG. 767 D.R.R.C.T.

CITY LIMITS
N88° 26'14"E 1360.23'
CITY LIMITS
S00° 54'58"E 366.10'
N00° 54'51"W 117.73'
5/8" IRF
N89° 05'09"E 29.97'
N00° 56'00"W 1098.65'
F.M. 549 (VARIABLE R.O.W.)
NORTH TEXAS MUNICIPAL WATER DISTRICT VOL. 5054, PG. 202

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LORA LEE LANE (50' R.O.W.)
N89° 05'02"E 785.08'
N88° 19'29"E 803.98'

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

LOT 41 BLK D
OPEN SPACE
0.021 AC.

SHADDOCK BOULEVARD (50' R.O.W.)
N89° 05'02"E 892.27'

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

FISHER ROAD (50' R.O.W.)
N89° 05'02"E 634.60'

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

BEN DRIVE (50' R.O.W.)

LOT 12 BLK E
OPEN SPACE
0.058 AC.

BEXAR STREET (50' R.O.W.)
N89° 05'02"E 634.18'

LOT 11 BLK D - OPEN SPACE - 0.103 AC.

LOT 23 BLK D
OPEN SPACE
0.546 AC.

TOBIAS LANE (50' R.O.W.)
N89° 05'02"E 633.76'

HOMESTEAD BOULEVARD (50' R.O.W.)

Δ= 09°51'55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04° 00' 59" W

THOMPSON STREET (50' R.O.W.)
N89° 05'02"E 386.80'
N89° 05'02"E 292.63'
S00° 54'58"E 50.00'

BEXAR STREET (50' R.O.W.)
TOBIAS LANE (50' R.O.W.)

Δ= 83°06'28"
R= 1125.00'
L= 1631.82'
C= 1492.48'
B= S47° 31' 48" W

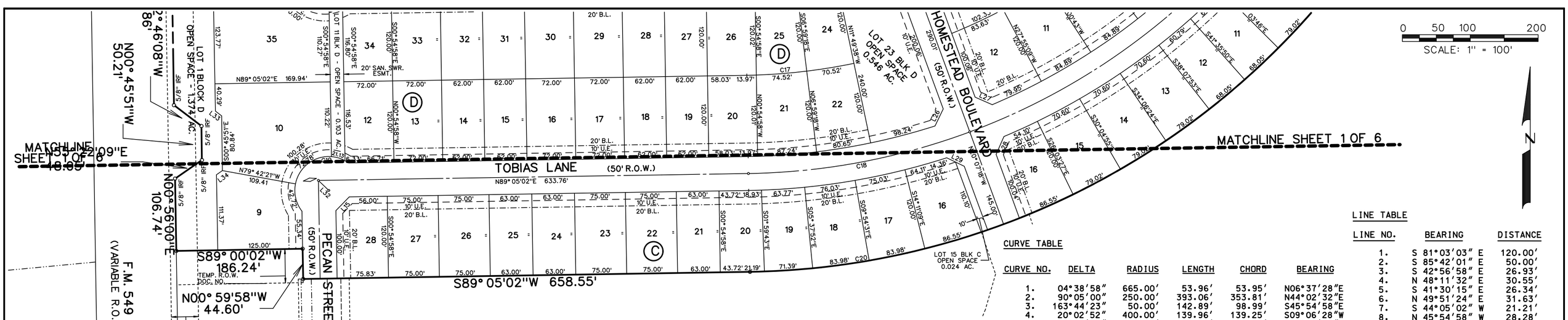
N52° 46'08"W 50.86'
N00° 45'51"W 50.21'
S00° 22'09"E 50.05'
N00° 56'00"W 106.
MATCHLINE SHEET 2 OF 6
MATCHLINE SHEET 2 OF 6

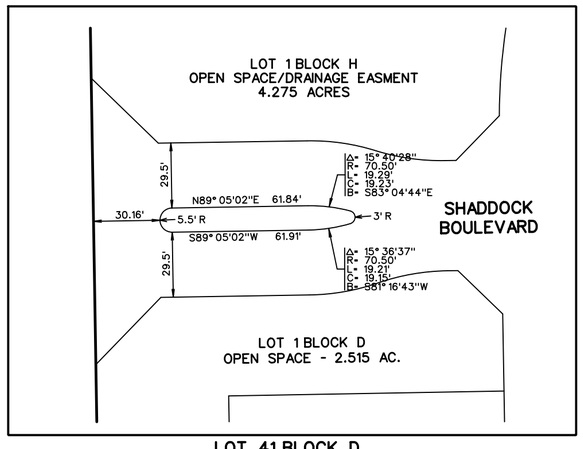
LOCATION MAP
N.T.S.
SH-205, INTERSTATE 30, SH-276, S JOHN KING BLVD, F.M. 549, F.M. 1139, PROJECT LOCATION

OCTOBER 2022 SCALE 1"=100'

CORWIN JOB #21048

CASE NO. P2022-XXX





LOT 41 BLOCK D
OPEN SPACE

NOTES

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement.
   S.S.E. - Sanitary Sewer Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

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

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022 SCALE 1"=100'

CASE NO. P2022-XXX

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including the City Park.

7. 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.

SHADDOCK HOMES, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____, 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_____, 2022.

_____
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 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.

Homestead

Block C		**Block D**		**Block F**		**Block H**		**Block I**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	**Block E**		**Block G**		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	**Block J**	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	**Block I**			
24	7854	**Block F**		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						

Denotes HOA Lots

SURVEYOR CERTIFICATE

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

DATED the this_____day of_____, 2022.

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

_____ _____
Planning & Zoning Commission 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 Council of the City of Rockwall on the_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

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

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022 SCALE 1"=100'

CASE NO. P2022-XXX

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	P2022-056	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Final Plat for Marina Village	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Final Plat for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: P2022-056: Final Plat for Marina Villages
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Final Plat for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, and generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740].
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (P2022-056) in the lower right-hand corner of all pages on future submittals.
M.4 Change lots 1X, 30X, and 31X to Lots 1, 30 and 31.
M.5 Please correct the Title Block to the following:

Final Plat
Lots 1-39, Block A
Marina Village
6.889 Acres (300,084 SF)
36 Townhome Lots and 4 Common Areas
Situated within
The Edward Teal Survey, Abstract No. 207
City of Rockwall, Rockwall County, Texas

M.6 Indicate the percentage of open space to show conformance to Planned Development District 8 (PD-8).
M.7 Please review and correct all items listed by the Engineering Department.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on November 15, 2022.
I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: October 25, 2022
Parks Board: November 1, 2022
Planning and Zoning Action: November 15, 2022
City Council: November 21, 2022

I.10 Please note that once the Final Plat 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: - Overlapping text. Cant read distance.
- Need bearing and distances for WLE.
- Label line.
- Add Note on Landscape plan regarding tree planting clearance from public water and sanitary sewer. See markup on sheet L5.
- Add Note:
No tree to be planted within 5' of any public water or sanitary sewer line with a diameter of less than 10-inches or 10' of any public water or sanitary sewer line with a diameter 10-inches or larger

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	10/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved w/ Comments

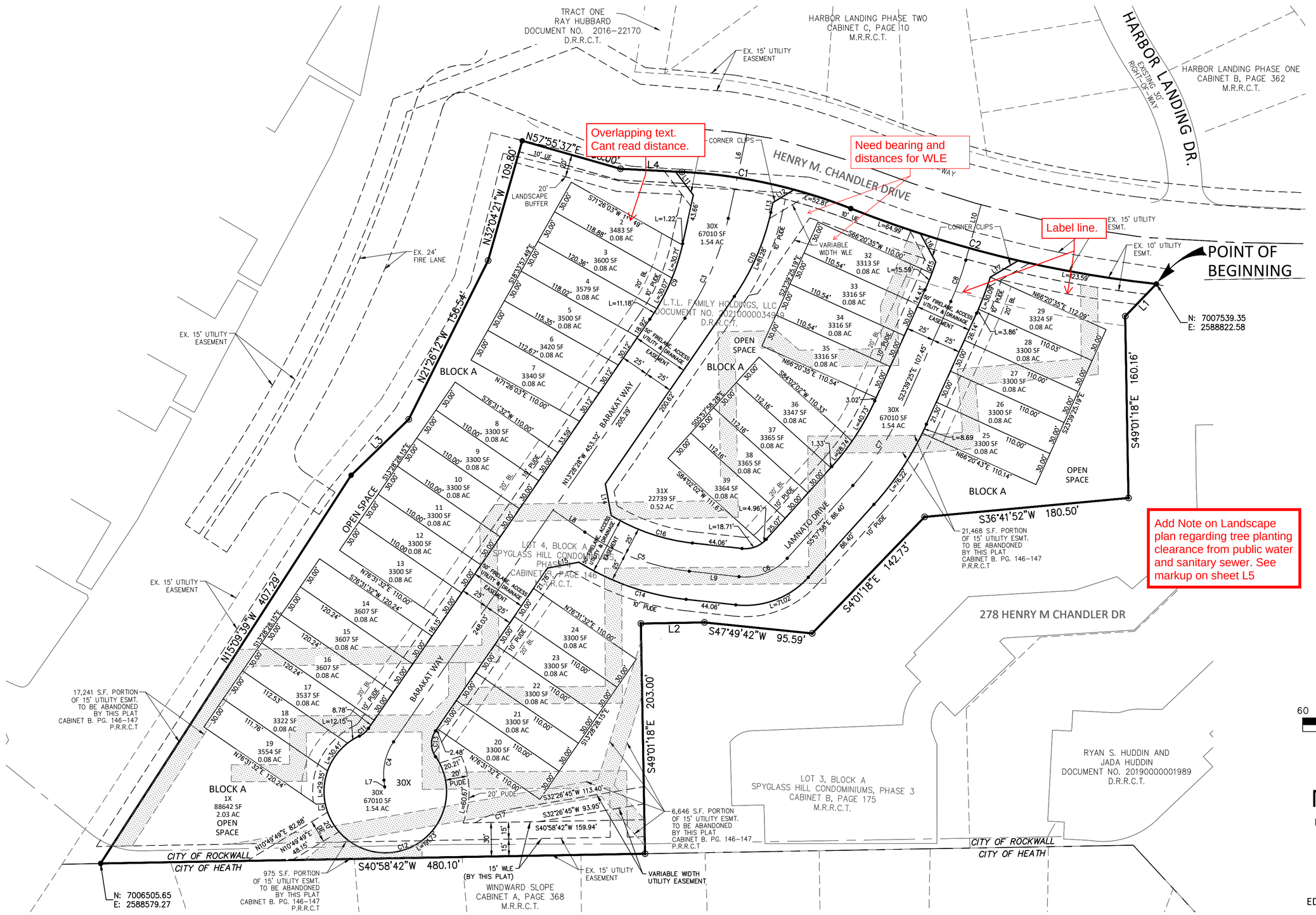
10/17/2022: Please submit a CAD (.dwg) of the road centerlines and lot lines so addressing can begin.
Send to lsingleton@rockwall.com

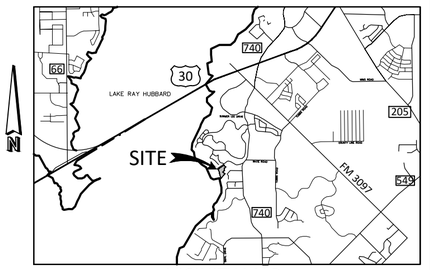
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments





VICINITY MAP
N.T.S.

LEGEND

- • Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
WLE	Water Line Easement
SSE	Sanitary Sewer Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
PE	Pedestrian Easement
PUDE	Pedestrian, Utility & Drainage Easement
VAM	Visibility Easement
D.R.R.C.T.=	Deed Records of Rockwall County, Texas
P.R.R.C.T.=	Plat Records of Rockwall County, Texas
M.R.R.C.T.=	Map Records of Rockwall County, Texas
O.R.R.C.T.=	Official Records of Rockwall County, Texas
[dashed]	Easement Abandonment

60 30 0 60 120

SCALE 1" = 60'

FINAL PLAT
MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A
6.889 ACRES
36 TOWNHOME LOTS AND
4 COMMON AREAS
SITUATED WITHIN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
P2022-008
October 14, 2022
SHEET 1 OF 2

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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 BEE 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, AUTHORIZIE 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL ROW, PAVING AND DRAINAGE SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 682-225-7189
Contact: Tom Dayton, PE

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

LANDSCAPE PROVIDED

HENRY M. CHANDLER DR.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
576 LF OF FRONTAGE / 50 LF = 12 - 4" CAL. TREES & 12 ACCENT TREES REQUIRED.
PROVIDED: 12 - 4" CALIPER CANOPY TREES & 13 ACCENT TREES PROVIDED

TREE MITIGATION

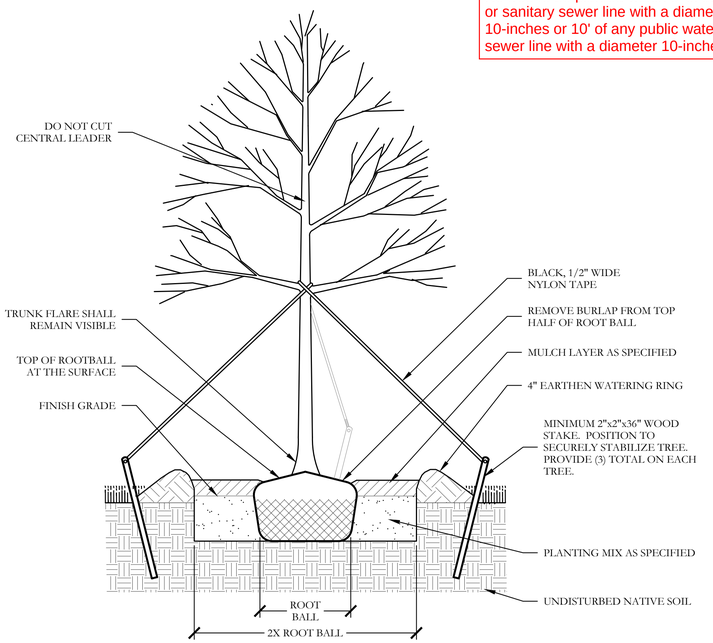
191.5 CAL. INCHES REMOVED

43 - 4" CAL. CANOPY TREES & 13 - 2" CAL. ACCENT TREES = 198 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	11	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

Add Note:
No tree to be planted within 5' of any public water or sanitary sewer line with a diameter of less than 10-inches or 10' of any public water or sanitary sewer line with a diameter 10-inches or larger



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
One Inch

JVC No 2209

L5 of 5

J:\civil 3d projects \2209 - marina villages - townhomes - rockwall\landscape\2209 - treescape 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. P2022-056

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A0207 E Teal, Tract 134-12, Acres 2.564 Prop ID# 30591; Spyglass Hill #4, Block A, Lot 4, Acres 4.316 Prop ID# 29883		
SUBDIVISION	Marina Village	LOT	BLOCK
GENERAL LOCATION	Henry M Chandler Dr, Behind Marina		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-8, Ord No. 21-38		CURRENT USE		
PROPOSED ZONING	PD-8, Ord No. 21-38		PROPOSED USE	Multi-Family Residential	
ACREAGE	6.889	LOTS [CURRENT]	1	LOTS [PROPOSED]	36

☐ ***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	LTL Family Holdings, LLC	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	William Johnson	CONTACT PERSON	Ryan Joyce
ADDRESS	14918 Mystic Terrace Lane	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Cypress, TX 77429	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Johnson [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 $ 437.78 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* October *, 2022. 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 14 *DAY OF* October *, 2022.*

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

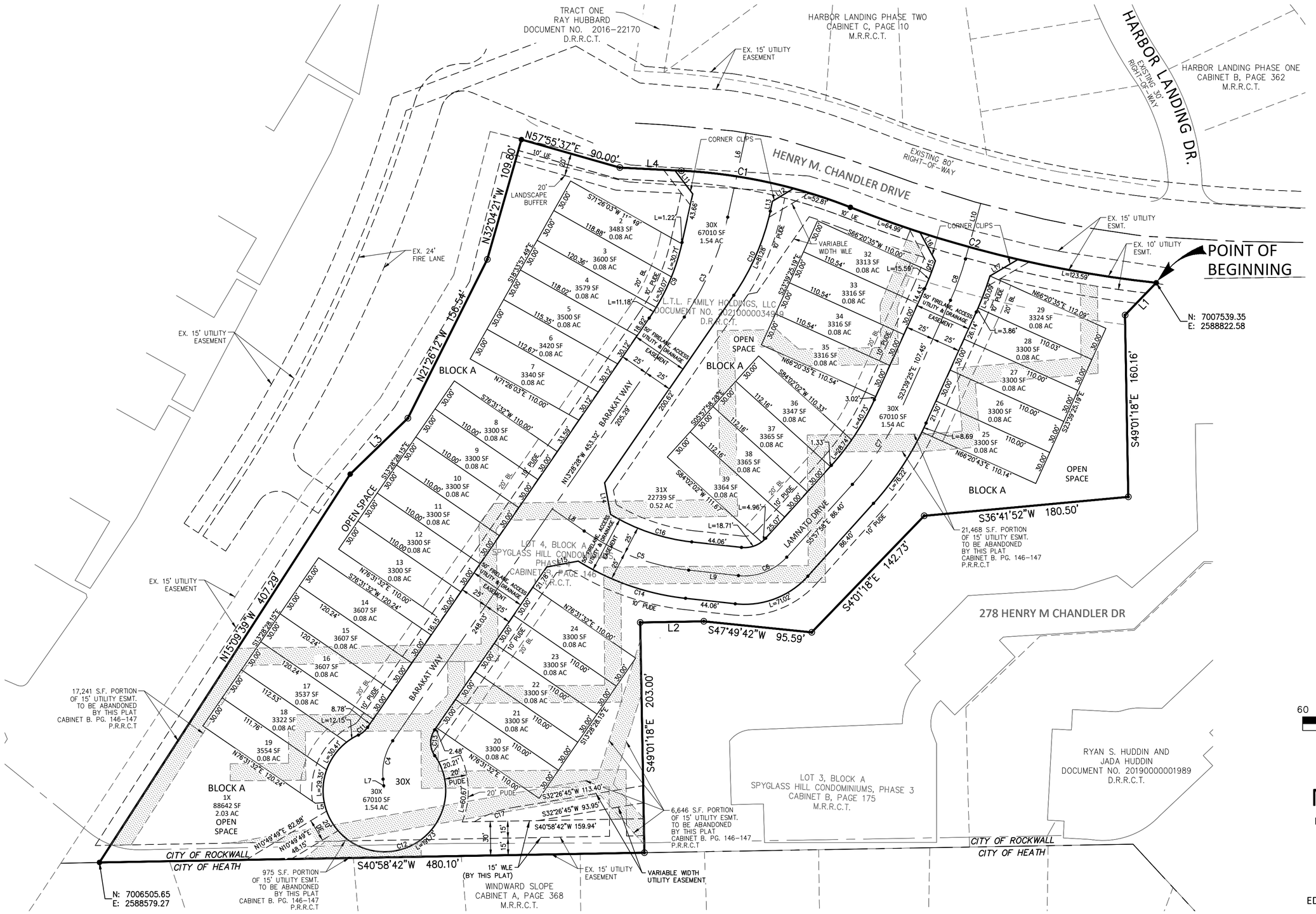
MY COMMISSION EXPIRES 4-16-25

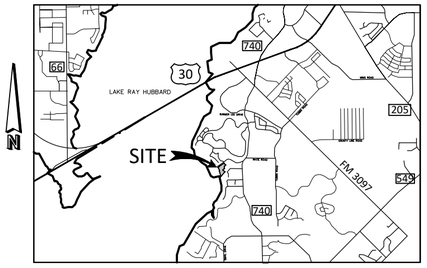


City of Rockwall

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.





VICINITY MAP
N.T.S.

LEGEND

- • Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
WLE	Water Line Easement
SSE	Sanitary Sewer Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
PE	Pedestrian Easement
PUDE	Pedestrian, Utility & Drainage Easement
VAM	Visibility Easement
D.R.R.C.T.=	Deed Records of Rockwall County, Texas
P.R.R.C.T.=	Plat Records of Rockwall County, Texas
M.R.R.C.T.=	Map Records of Rockwall County, Texas
O.R.R.C.T.=	Official Records of Rockwall County, Texas

Easement Abandonment

60 30 0 60 120

SCALE 1" = 60'

FINAL PLAT
MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A
6.889 ACRES
36 TOWNHOME LOTS AND
4 COMMON AREAS
SITUATED WITHIN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
P2022-008
October 14, 2022
SHEET 1 OF 2

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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 BEE 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, AUTHORIZIE 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL ROW, PAVING AND DRAINAGE SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 682-225-7189
Contact: Tom Dayton, PE

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS L.T.L. Family Holdings, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 4, Block A of SPYGLASS HILL CONDOMINIUMS PHASE FOUR, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 146, Map Records, Rockwall County, Texas and being all of that tract of land described in Deed to L.T.L. Family Holdings, LLC, as recorded in Document No. 20210000034919, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found in the southeast line of Henry Chandler Drive, an 80 foot right-of-way, for the common northeast corner of said L.T.L. Family Holdings, LLC tract, northeast corner of said Lot 4 and northwest corner of Lot 3, Block A of SPYGLASS HILL CONDOMINIUMS, PHASE 3, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 175, Map Records, Rockwall County, Texas;

THENCE Southerly, with the common east line of said Lot 4, east line of said L.T.L. Family Holdings, LLC tract and west line of said Lot 3, the following seven (7) courses and distances:

South 04 degrees 01 minutes 18 seconds East, leaving said southeast line, a distance of 39.64 feet to a 1/2 inch iron rod found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;

South 36 degrees 41 minutes 52 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 04 degrees 01 minutes 18 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 47 degrees 49 minutes 42 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;

South 40 degrees 58 minutes 42 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod found in the northwest line of WINDWARD SLOPE, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet A, page 368, Map Records, Rockwall County, Texas for the common south corner of said Lot 3 and an exterior ell corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE South 40 degrees 58 minutes 42 seconds West, with the common southeast line of said Lot 4 and said L.T.L. Family Holdings, LLC tract and said northwest line, a distance of 480.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common south corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE Northerly, with the west line of said L.T.L. Family Holdings, LLC tract, the following four (4) courses and distances:

North 15 degrees 09 minutes 39 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 02 degrees 08 minutes 12 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 21 degrees 26 minutes 12 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 32 degrees 04 minutes 21 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southeast line of the above mentioned Henry Chandler Drive for the northwest corner of said L.T.L. Family Holdings, LLC tract;

THENCE Northeasterly, with said southeast line, the following four (4) courses and distances:

North 57 degrees 55 minutes 37 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;

North 44 degrees 54 minutes 57 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 42 seconds, a radius of 471.19 feet and a chord bearing and distance of North 54 degrees 13 minutes 19 seconds East, 152.39 feet;

Northeasterly, with said curve to the right, an arc distance of 153.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 20 minutes 06 seconds, a radius of 1,040.00 feet and a chord bearing and distance of North 55 degrees 51 minutes 37 seconds East, 277.52 feet;

Northeasterly, with said curve to the left, an arc distance of 278.35 feet to the POINT OF BEGINNING and containing 6.889 acres of land, more or less.

Line Table

Line	Length	Direction
L1	39.64	S4° 01' 18"E
L2	56.00	S40° 58' 42"W
L3	70.75	N2° 08' 12"W
L4	48.71	N44° 54' 57"E
L5	7.87	N37° 31' 07"E
L6	75.93	N35° 35' 51"W
L7	10.11	N54° 16' 59"W
L8	34.22	S76° 43' 41"W
L9	44.06	S48° 17' 23"W
L10	51.06	S32° 31' 55"E
L11	26.01	S85° 01' 36"E
L12	21.71	N10° 45' 15"E
L13	8.92	N35° 35' 51"W
L14	28.27	S58° 28' 11"E
L15	28.28	N31° 30' 26"E
L16	28.64	S76° 19' 54"E
L17	28.68	S11° 22' 41"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	153.06	471.19	018°36'42"	152.39	N54° 13' 19"E
C2	278.35	1040.00	015°20'06"	277.52	N55° 51' 37"E
C3	96.53	250.00	022°07'23"	95.93	N24° 32' 09"W
C4	35.61	50.00	040°48'31"	34.86	S33° 52' 43"E
C5	99.27	200.00	028°26'17"	98.25	N62° 30' 32"E
C6	47.35	50.00	054°15'21"	45.60	N21° 09' 42"E
C7	77.19	250.00	017°41'27"	76.88	N14° 48' 42"W
C8	38.72	250.00	008°52'30"	38.69	N28° 05' 40"W
C9	30.07	189.50	009°05'28"	30.04	N21° 23' 59"W
C10	81.28	210.50	022°07'23"	80.77	N24° 32' 09"W
C11	10.65	20.00	030°29'56"	10.52	N01° 46' 30"E
C12	191.73	54.00	203°26'04"	105.75	N19° 00' 37"E
C13	24.17	20.00	069°13'57"	22.72	S48° 05' 27"E
C14	100.81	225.00	025°40'18"	99.97	N61° 07' 32"E
C15	10.62	225.00	002°42'17"	10.62	S28° 58' 42"E
C16	76.17	175.00	024°56'24"	75.57	N60° 45' 35"E
C17	39.36	96.46	023°22'43"	39.09	S22° 39' 49"W

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there 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 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

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

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, 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 under my hand and seal of office, this ____ day of _____, 2022.

_____ _____
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 L.T.L. Family Holdings, LLC, 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 under my hand and seal of office, this ____ day of _____, 2022.

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2022.

_____
Notary public for and in the State of Texas

My commission expires: _____

_____ _____
Planning & Zoning Commission, Chairperson Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2022.

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 approval.

WITNESS OUR HANDS, this ____ day of _____, 2022.

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

FINAL PLAT

MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A
6.889 ACRES
36 TOWNHOME LOTS AND
4 COMMON AREAS
SITUATED WITHIN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
P2022-008
October 14, 2022
SHEET 2 OF 2

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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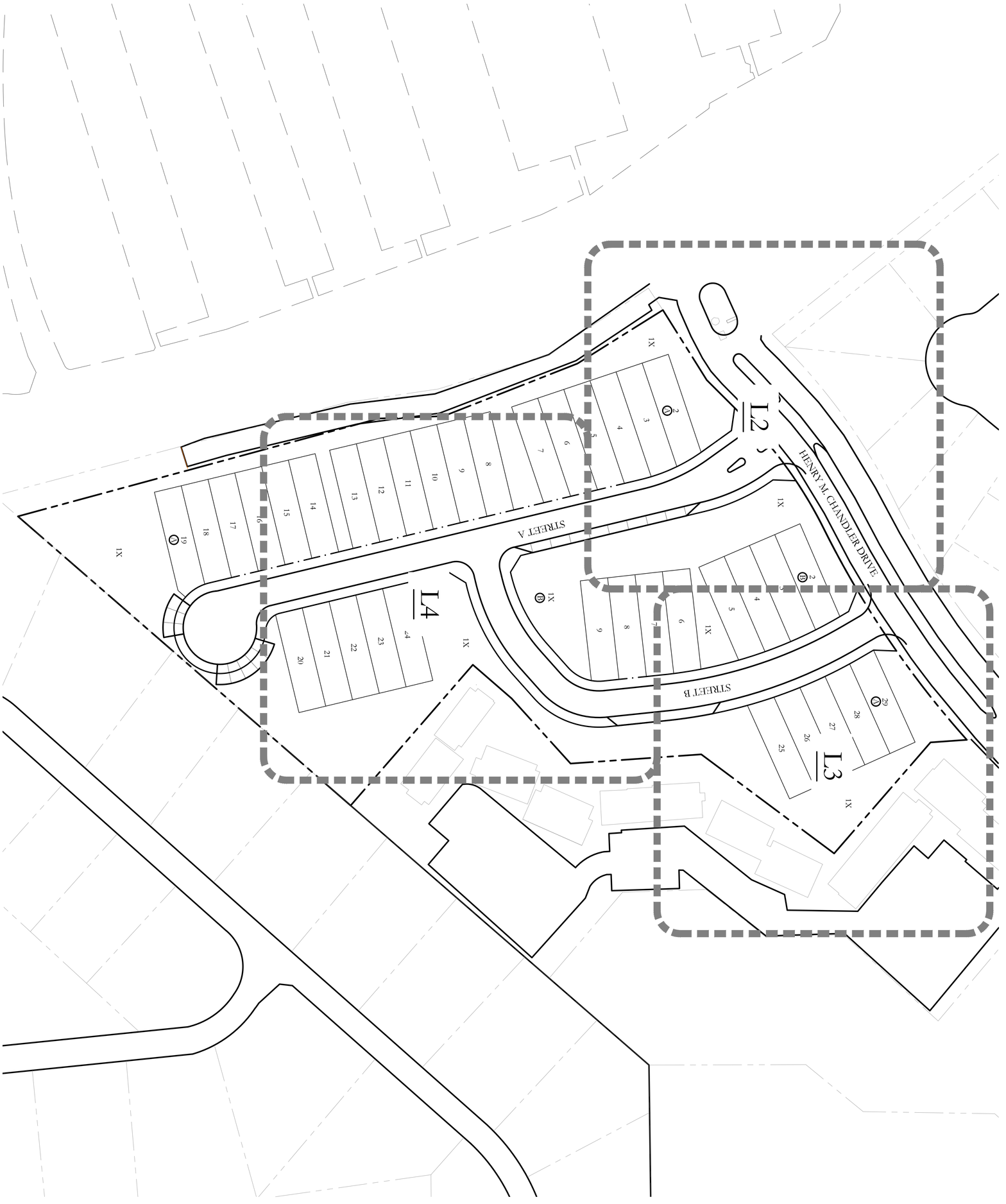


SCALE: 1" = 50'
50 25 0 50

NORTH

L1 of 5

SCALE: 1" = 50'
One Inch
JVC No. 2209

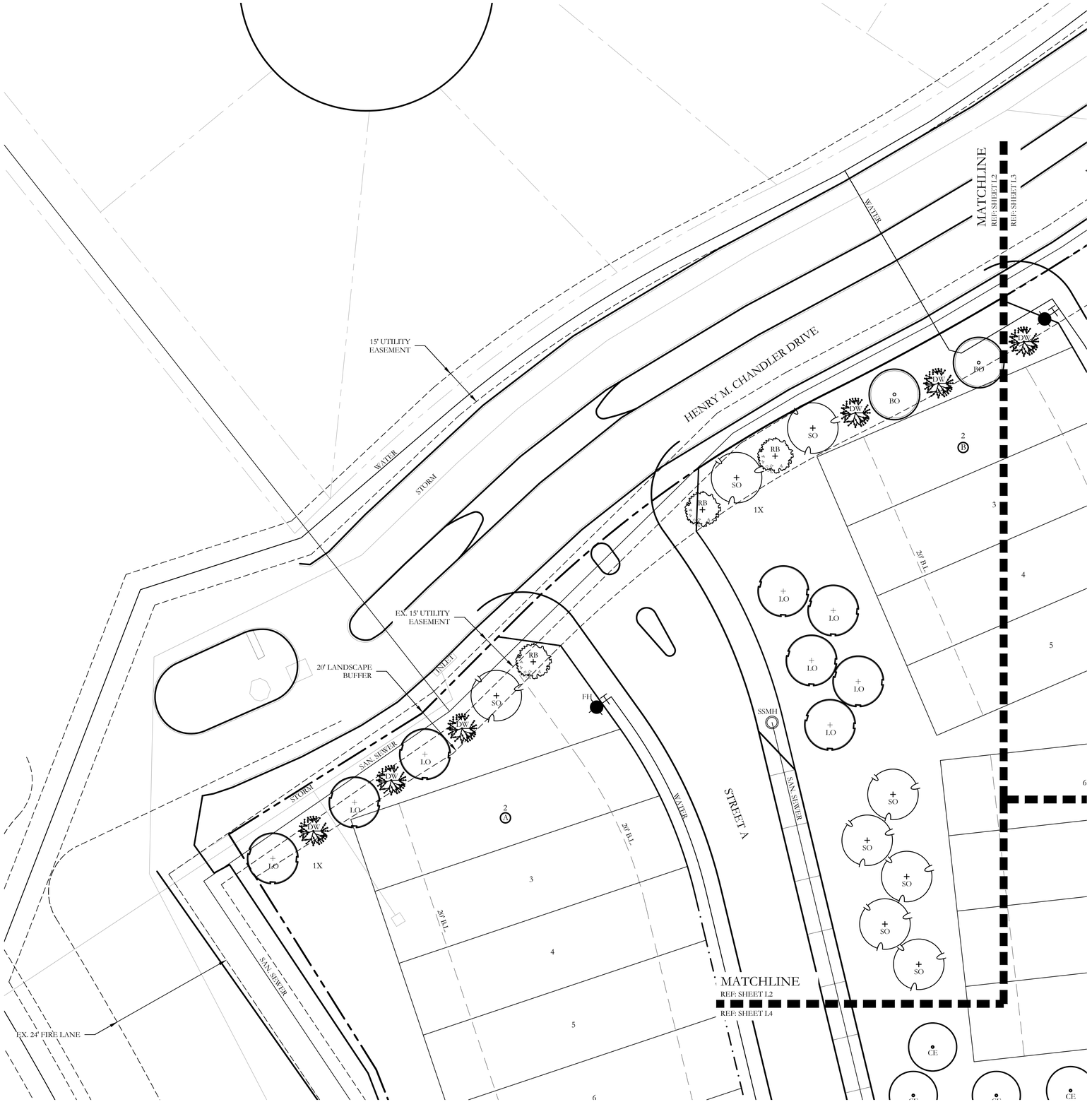
STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2253
February 15, 2022

TREESCAPE PLAN

OVERALL LAYOUT PLAN

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

NORTH

20 10 0 20

SCALE 1" = 20'

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

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

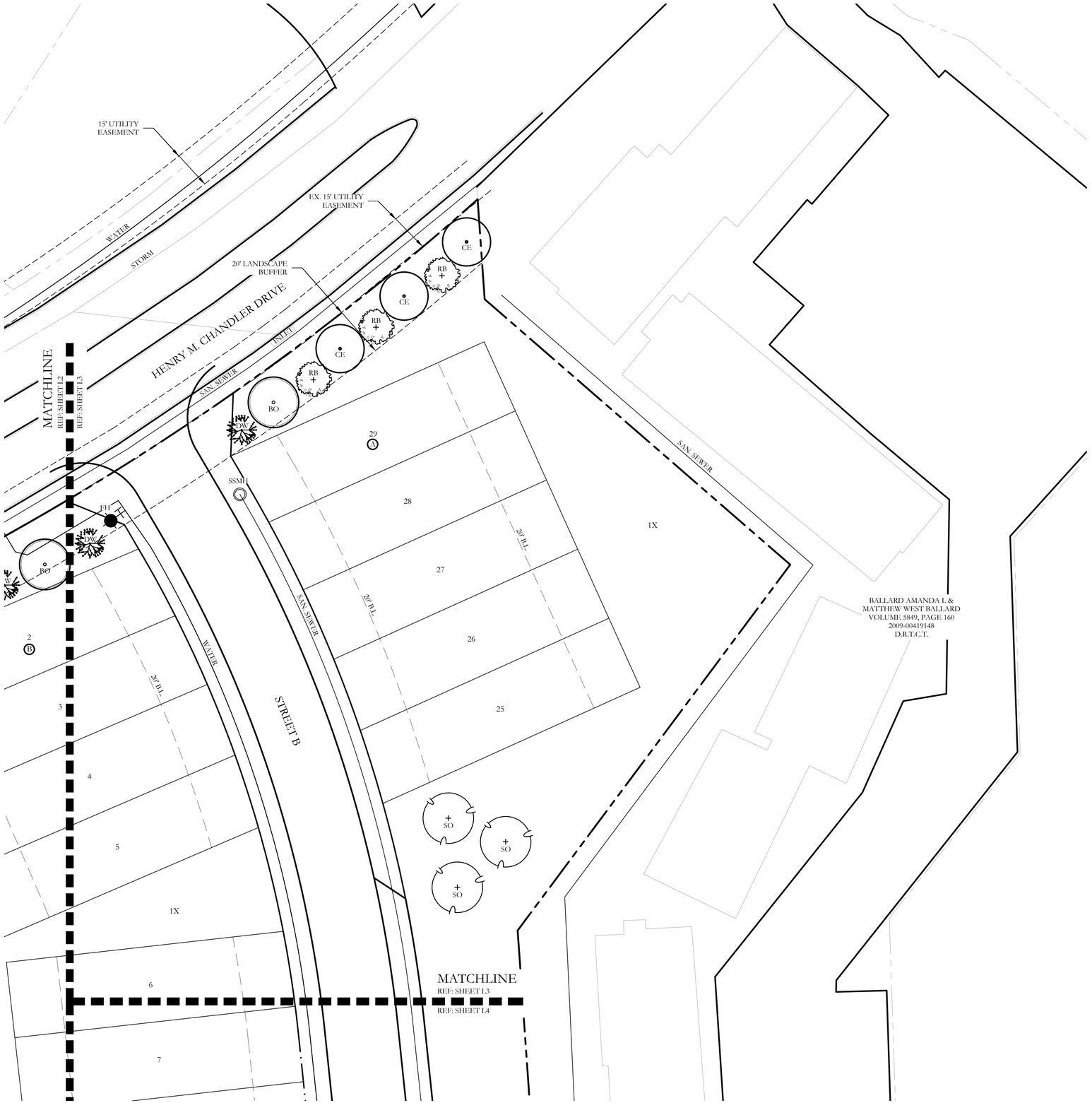
February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

L2 of 5

J:\civil 3d projects\2209 - marina villages - townhomes - rockwall\landscape\2209 - treescape plan.dwg



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SCALE 1" = 20'

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

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

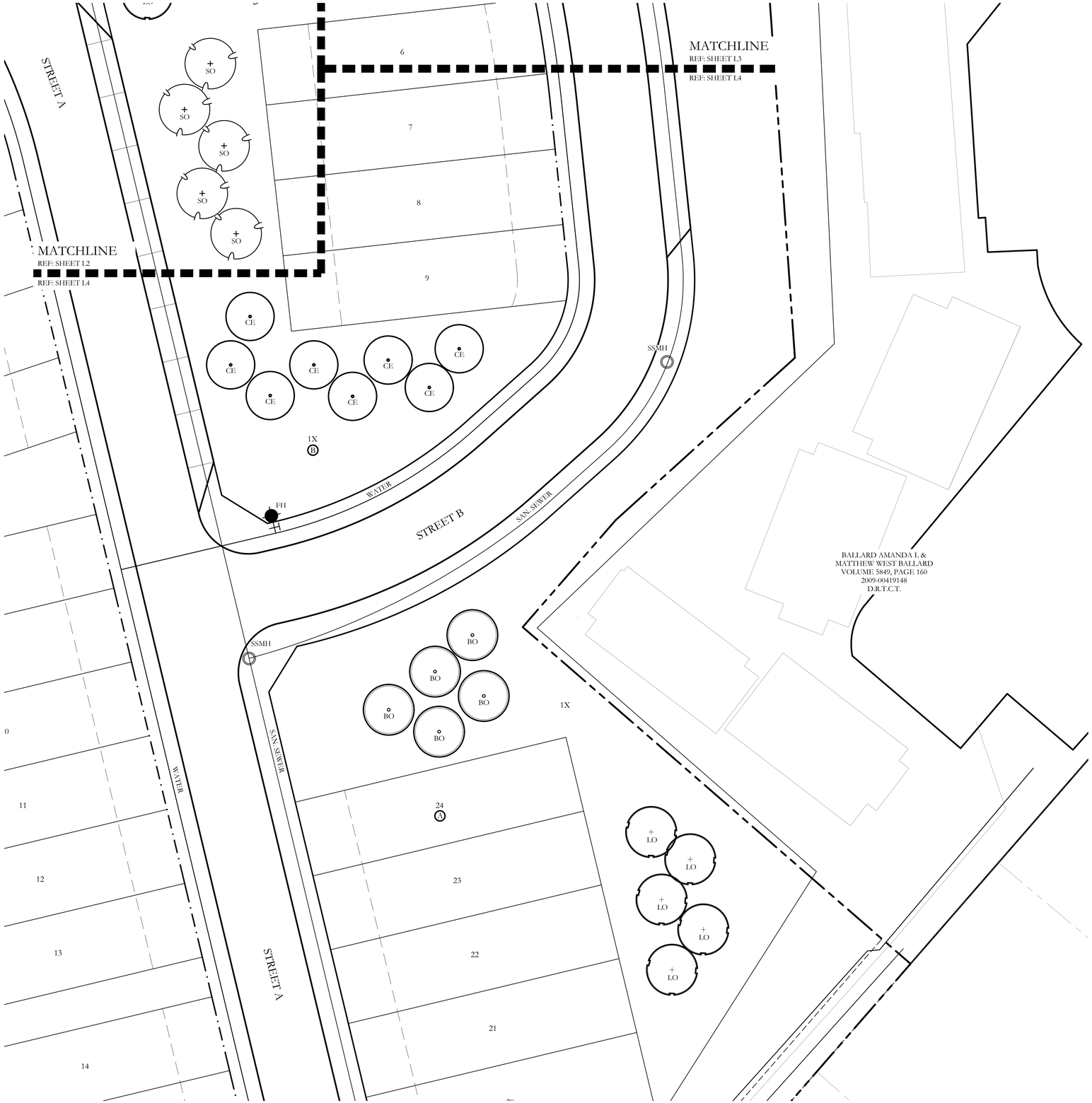
February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

L3 of 5

J:\civil 3d projects\2209 - marina villages - townhomes - rockwall\landscape\2209 - treescape plan.dwg



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BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

NORTH

20 10 0 20

SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

j:\civil 3d projects\2209 - marina villages - townhomes - rockwall\landscape\2209 - treescape plan.dwg

LANDSCAPE PROVIDED

HENRY M. CHANDLER DR.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
576 LF OF FRONTAGE / 50 LF = 12 - 4" CAL. TREES & 12 ACCENT TREES REQUIRED.
PROVIDED: 12 - 4" CALIPER CANOPY TREES & 13 ACCENT TREES PROVIDED

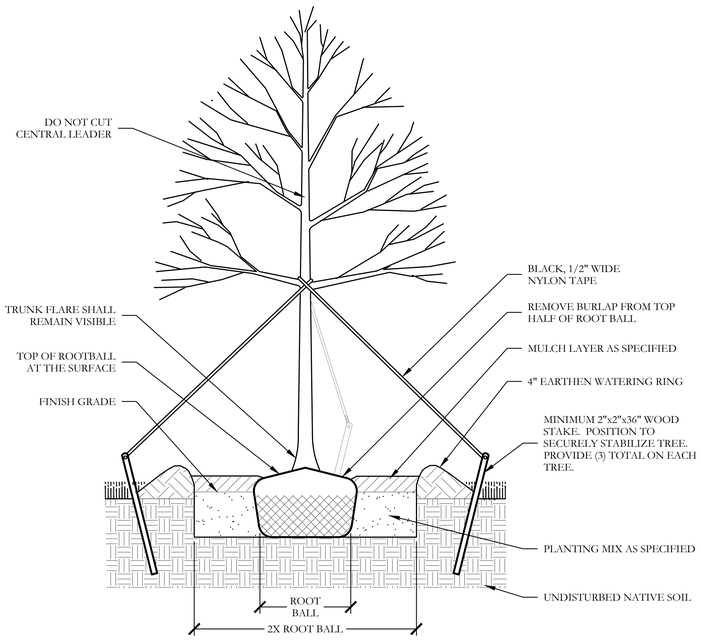
TREE MITIGATION

191.5 CAL. INCHES REMOVED

43 - 4" CAL. CANOPY TREES & 13 - 2" CAL. ACCENT TREES = 198 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	11	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

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

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

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

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

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

JOHNSON VOLK CONSULTING
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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
One Inch

JVC No 2209

L5 of 5

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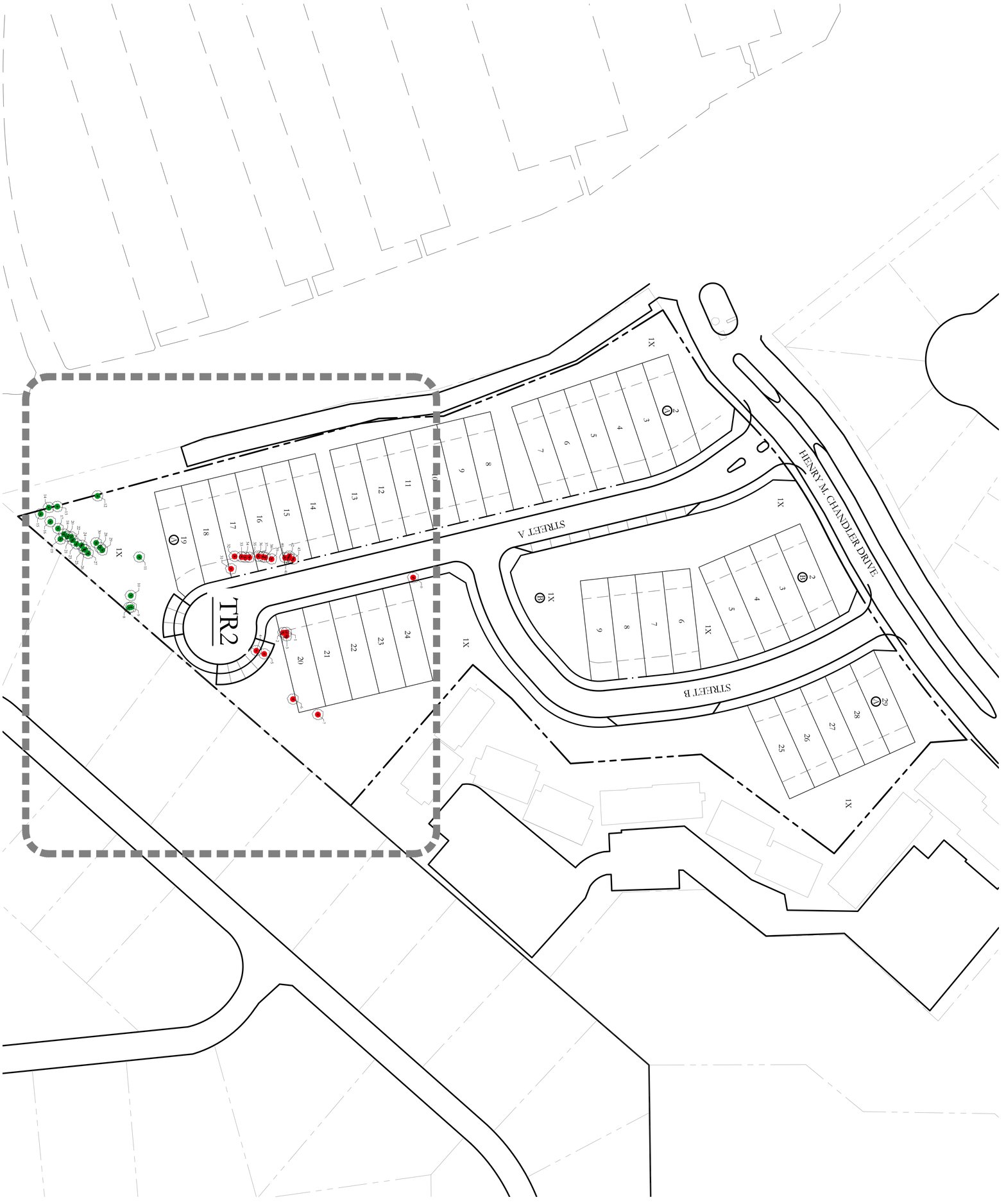


SCALE: 1" = 50'

NORTH

TR1 of 3

SCALE: 1" = 50'

One Inch

JVC No. 2209

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2223
STATE OF TEXAS

February 15, 2022

TREE SURVEY PLAN

TREE SURVEY PLAN

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

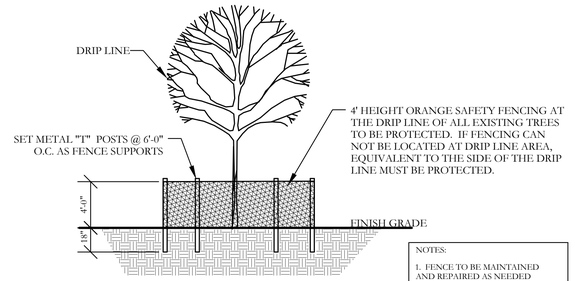


LEGEND

- 7 — EXISTING TREE TO BE REMOVED
- 23 — EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE. TYP.

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



1 TREE PROTECTION DETAIL

NOT TO SCALE

NORTH

20 10 0 20

SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
GODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

TR2 of 3

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Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
0	28.0	Mesquite	Prosopis spp.	Yes	Healthy	Multi-trunk		Remove	100%	28.0
1	40.0	Bois d'Arc	Machura pomifera	No	Damaged	Leaning/Fall Hazard		Remove	0%	0.0
2	20.0	Bois d'Arc	Machura pomifera	No	Healthy			Remove	0%	0.0
3	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
4	12.0	Crape Myrtle	Lagerostroemia indica	Yes	Healthy			Remove	100%	12.0
5	8.0	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
6	14.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	7.0
7	14.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	100%	14.0
8	9.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
9	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
10	19.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
11	44.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
12	21.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
13	11.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
14	24.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
15	34.0	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy	Multi-trunk		Remain		0.0
16	35.0	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy	Multi-trunk		Remain		0.0
17	12.0	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy			Remain		0.0
18	9.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
19	29.0	Bois d'Arc	Machura pomifera	No	Healthy	Multi-trunk		Remain		0.0
20	10.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
21	12.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
22	10.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
23	9.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
24	15.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
25	8.0	Eastern Red Cedar	Juniperus viginiana	No	Healthy			Remain		0.0
26	7.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
27	29.0	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy	Multi-trunk		Remain		0.0
28	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
29	21.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
30	7.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
31	20.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.0
32	24.0	Eastern Red Cedar	Juniperus viginiana	Yes	Healthy	Multi-trunk		Remove	50%	12.0
33	23.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remove	50%	11.5
34	9.0	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
35	20.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remove	50%	10.0
36	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remove	100%	24.0
37	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
38	21.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remove	50%	10.5
39	19.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.5
40	21.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.5
41	24.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remove	50%	12.0
42	17.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	8.5
43	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
	789.0									**191.5**
	Total Tree Population									**Total Tree Replacement, caliper inches**

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

TREE SURVEY DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:

One Inch

JVC No 2209

TR3 of 3

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Mapcheck 1: MARINA VILLAGE

Closure Summary

Precision, 1 part in:	1438904.41'
Error distance:	0.00'
Error direction:	S23°37'10.02"W
Area:	300075.68 Sq. Ft.
Square area:	300075.68
Perimeter:	2677.88'

Point of Beginning

Easting:	2588822.58'
Northing:	7007539.35'

Side 1: Line

Direction:	S04°01'18"E
Angle:	[-004.02 (d)]
Deflection angle:	[175.98 (d)]
Distance:	39.64'
Easting:	2588825.36'
Northing:	7007499.81'

Side 2: Line

Direction:	S49°01'18"E
Angle:	[135.00 (d)]
Deflection angle:	[-045.00 (d)]
Distance:	160.16'
Easting:	2588946.28'
Northing:	7007394.78'

Side 3: Line

Direction:	S36°41'52"W
Angle:	[-094.28 (d)]
Deflection angle:	[085.72 (d)]
Distance:	180.50'
Easting:	2588838.41'
Northing:	7007250.06'

Side 4: Line

Direction:	S04°01'18"E
Angle:	[139.28 (d)]
Deflection angle:	[-040.72 (d)]
Distance:	142.73'
Easting:	2588848.42'
Northing:	7007107.68'

Side 5: Line

Direction:	S47°49'42"W
Angle:	[-128.15 (d)]
Deflection angle:	[051.85 (d)]

Distance: 95.59'
Easting: 2588777.58'
Northing: 7007043.50'
Side 6: Line
Direction: S40°58'42"W
Angle: [173.15 (d)]
Deflection angle: [-006.85 (d)]
Distance: 56.00'
Easting: 2588740.85'
Northing: 7007001.23'
Side 7: Line
Direction: S49°01'18"E
Angle: [090.00 (d)]
Deflection angle: [-090.00 (d)]
Distance: 203.00'
Easting: 2588894.11'
Northing: 7006868.10'
Side 8: Line
Direction: S40°58'42"W
Angle: [-090.00 (d)]
Deflection angle: [090.00 (d)]
Distance: 480.10'
Easting: 2588579.27'
Northing: 7006505.65'
Side 9: Line
Direction: N15°09'39"W
Angle: [-056.14 (d)]
Deflection angle: [123.86 (d)]
Distance: 407.29'
Easting: 2588472.76'
Northing: 7006898.76'
Side 10: Line
Direction: N02°08'12"W
Angle: [-166.98 (d)]
Deflection angle: [013.02 (d)]
Distance: 70.75'
Easting: 2588470.12'
Northing: 7006969.46'
Side 11: Line
Direction: N21°26'12"W
Angle: [160.70 (d)]
Deflection angle: [-019.30 (d)]
Distance: 156.54'

Easting: 2588412.91'
Northing: 7007115.18'
Side 12: Line
Direction: N32°04'21"W
Angle: [169.36 (d)]
Deflection angle: [-010.64 (d)]
Distance: 109.80'
Easting: 2588354.60'
Northing: 7007208.22'
Side 13: Line
Direction: N57°55'37"E
Angle: [-090.00 (d)]
Deflection angle: [090.00 (d)]
Distance: 90.00'
Easting: 2588430.87'
Northing: 7007256.01'
Side 14: Line
Direction: N44°54'57"E
Angle: [166.99 (d)]
Deflection angle: [-013.01 (d)]
Distance: 54.37'
Easting: 2588469.26'
Northing: 7007294.51'
Side 15: Curve
Curve direction: Clockwise
Radius: [471.20']
Arc length: 153.06'
Delta angle: 018.61 (d)
Tangent: [77.21']
Chord direction: N54°13'19"E
Chord angle: [-170.69 (d)]
Deflection angle: [009.31 (d)]
Chord distance: 152.39'
Easting: 2588592.89'
Northing: 7007383.60'
Side 16: Curve
Curve direction: Counter-clockwise
Radius: [1039.99']
Arc length: 278.35'
Delta angle: 015.34 (d)
Tangent: [140.01']
Chord direction: N55°51'37"E
Chord angle: [172.33 (d)]

Deflection angle: [-007.67 (d)]
Chord distance: 277.52'
Easting: 2588822.58'
Northing: 7007539.35'

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-053	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for a Car Wash at 276 and John King	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1720 S JOHN KING BLVD	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a Site Plan for a Self-Service Carwash on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of SH-276 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-053: Site Plan for a Self Service Car Wash
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a Site Plan for a Self-Service Carwash on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and located at the northwest corner of SH-276 and John King Boulevard.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-053) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also, remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.6 Residential Adjacency. This site -- being located within 150-feet of a residential district (i.e. the Multi-Family 14 (MF-14) District) and being a carwash -- is subject to the Residential Adjacency standards stipulated in Article 05, District Development Standards, of the Unified Development Code (UDC). This means that the proposed carwash is required to be a minimum of 150-feet from the property line. Please indicate that the carwash land use (i.e. the paving areas or any other improvement) is more than 150-feet from the northern property line. Please also note that since this land use is located within 300-feet of a residential district, the Planning and Zoning Commission may require additional screening from the residential district. (Subsection 01.06 of Article 05, UDC)

M.7 Site Plan:
(1) Please remove the second building on the west side of the property from the site plan.
(2) Include the Legal Description (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002) in the title block (Subsection 03.04.A, of Article 11, UDC)
(3) According to Planned Development District 10 (PD-10), "(a)ll overhead utilities shall be placed underground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement and as otherwise approved by the City of Rockwall." In this case, the subject property is required to have all overhead utilities be placed underground. Please indicate conformance to this requirement on the site plan in the notes section. (Section D(1)(F), PD-10)
(4) Indicate and label all sidewalks proposed for the site. A ten (10) foot meandering sidewalk is required along S John King Boulevard and a six (6) foot sidewalk is required along SH-276. (Subsection 03.04.B, of Article 11, UDC).
(5) Remove all landscaping from the site plan.
(6) Remove all labeling beside the street name on John King Boulevard and SH-276. The classifications called out on the plan are not correct.
(7) Indicate the size of the building in SF.
(8) Indicate conformance with the parking requirements (i.e. 1 parking space per 250 SF of building area). Also, indicate where the dedicated five (5) employee parking spaces are to be located (i.e. not a vacuum bay).
(9) Indicate the distance between the building and the front and side property line.

M.8 Landscape Plan
(1) Please remove the second building on the west side of the property from the landscape plan.
(2) The landscape buffer along SH-276 is required to have 18 canopy trees and 24 accent trees. The landscape buffer along John King Boulevard is required to have nine (9) canopy trees and 12 accent trees. In addition, an undulating berm and shrubbery that is at least 30-inches in height is required along both frontages. Please provide a table showing conformance to the requirements.
(3) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. Please provide a table showing conformance to the requirements. (Subsection 05.03(D), Article 08, UDC)
(4) All canopy trees shall be four (4) caliper inches or greater, and all accent trees shall be four (4) feet in height or greater. Please provide a note indicating conformance to this requirement.
(5) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs the amount of landscaping required and provided. (Subsection 01.01.B, of Article 05, UDC)
(6) All Canopy trees must be a minimum of four (4) caliper inches. (Subsection 04(A)(1)(a), Article 08, UDC)
(7) Willow Oak, Mulberry, Japanese Pagoda, Purple Leaf Plum are prohibited trees. Please choose an approved tree from the table cited instead. (Table 1, Appendix C, UDC)
(8) All parking spaces shall be within 80' of a canopy tree. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, Article 08, UDC)
(9) Trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, of Article 08, UDC)
(10) 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" consists of 75% to 80% coverage and minimum height of one (1) inch in height. Please add a note indicating conformance. (Subsection 4.2, Coverage, Engineering Standards of Design and Construction)
(11) 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 issuance of a Certificate of Occupancy. Please add a note indicating conformance. (Subsection 05.03.G, of Article 08, UDC)
(12) Landscape screening along entrances and exits of the carwash tunnel shall be three (3) tiered, incorporating approved canopy trees, accent trees, and shrubbery. Please show conformance to this on the landscape plan. (Subsection 05.02(A)(2), Article 08, UDC)
(13) A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property (i.e. the north and west property lines). Please show conformance to this on the landscape plan. (Subsection 05.01.B.2, of Article 08)
(14) Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with approved canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02 (B), Article 08)

M.9 Treescape Plan:
(1) Please provide a table (see attached) with all the information of the trees removed and protected.

M.10 Photometric Plan:
(1) Provide the same site data information required on the Site Plan.
(2) The allowable maximum light intensity measured at the property line of a non-residential or residential property shall be 0.2 of one (1) foot candle. Currently, the values along the northern property line exceed this requirement. Please adjust the plan and resubmit. (Subsection 3.03.C, of Article 07, UDC)
(3) 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. Please indicate conformance with this requirement. (Subsection 03.03(A), Article 07, UDC)
(4) No up-lighting is permitted. Currently FCC600 (wall pack) shows that it will have up-lighting. Please change this fixture and resubmit new cut sheets.

M.11 Building Elevations:
(1) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In addition, a minimum of one (1) row of trees (i.e. four (4) more accent or canopy trees) shall be planted along the perimeter of the subject property to the rear of the building. (Subsection 06.02.C5, of Article 05, UDC).
(2) The proposed building does not meet the primary and secondary façade articulation requirements. Please provide an exhibit showing the correct calculations and conformance to the requirement, or this will require a variance to the four (4) sided architecture requirements.
(3) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. Remove windows and doors from percentage of materials. (Subsection 04.01, Article 05, UDC)
(4) Break out the percentage of stone and brick in separate calculations. A minimum of 20% natural stone is required.
(5) Each material should have its own calculation. EFIS is called out but not included. In addition, the total material calculation should equal 100%.
(6) The building does not appear to have the required minimum four (4) architectural elements listed in the General Overlay District Standards. Please provide a note indicating the four (4) elements.
(7) Provide a note indicating that the back side of the parapet walls will be finished in the same materials as the front side.
(8) Exterior walls should consist of 90% masonry materials and 20% stone excluding doors and windows. (Subsection 06.02.C, of Article 05, UDC)

M.12 Noise Study
(1) The L10 and L90 measurements meet.
(2) Please explain what causes the LMax peaks of 75.6 dBA and 85.5 dBA on locations ST1 and ST4.

M.13 Currently, the project has multiple variances and exceptions. According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. If there are any variances or exceptions requested, please provide a letter outlining those as well as the two compensatory measures associated with each.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on October 1, 2022 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 October 1, 2022; 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 November 15, 2022 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022.

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 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	10/19/2022	Needs Review

10/19/2022: - Must build left turn lane to City Standards.
- Fire lane radius to be 20' min.
- Remove sign from site plan.
- How will this be accessed by the trucks? Must be skewed 45 degrees from directly facing a public roadway.
- Potential water line location to remove some easements. (See markup)
- Maximum 60' median opening for John King.

The following items are informational for the engineering design phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No walls or signage in any easement
- Traffic Impact Analysis will be required.
- TXDOT permit required

Drainage Items:
- Detention is required. C-value is per zoning type, C=0.9, for entire site. No vertical walls allowed in detention easement
- Wetland permit may be needed for filling in the existing pond.
- Need WOTUS and Wetland determination

Water and Wastewater Items:
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Minimum public water or sewer to be 8".
- May need additional fire hydrants (check with the fire marshal's office)
- Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.
-Sewer pro-rata due = $1,924.04/acre

Roadway Paving Items:
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed without a turnaround.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Show all existing and proposed public water and sewer lines on landscape plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

10/20/2022: The inside radius for all fire lanes shall be 20 feet unless you request an alternative design approved by the Fire Marshal.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved w/ Comments

10/17/2022: Assigned address will be 1720 S. JOHN KING BLVD, ROCKWALL, TX 75032

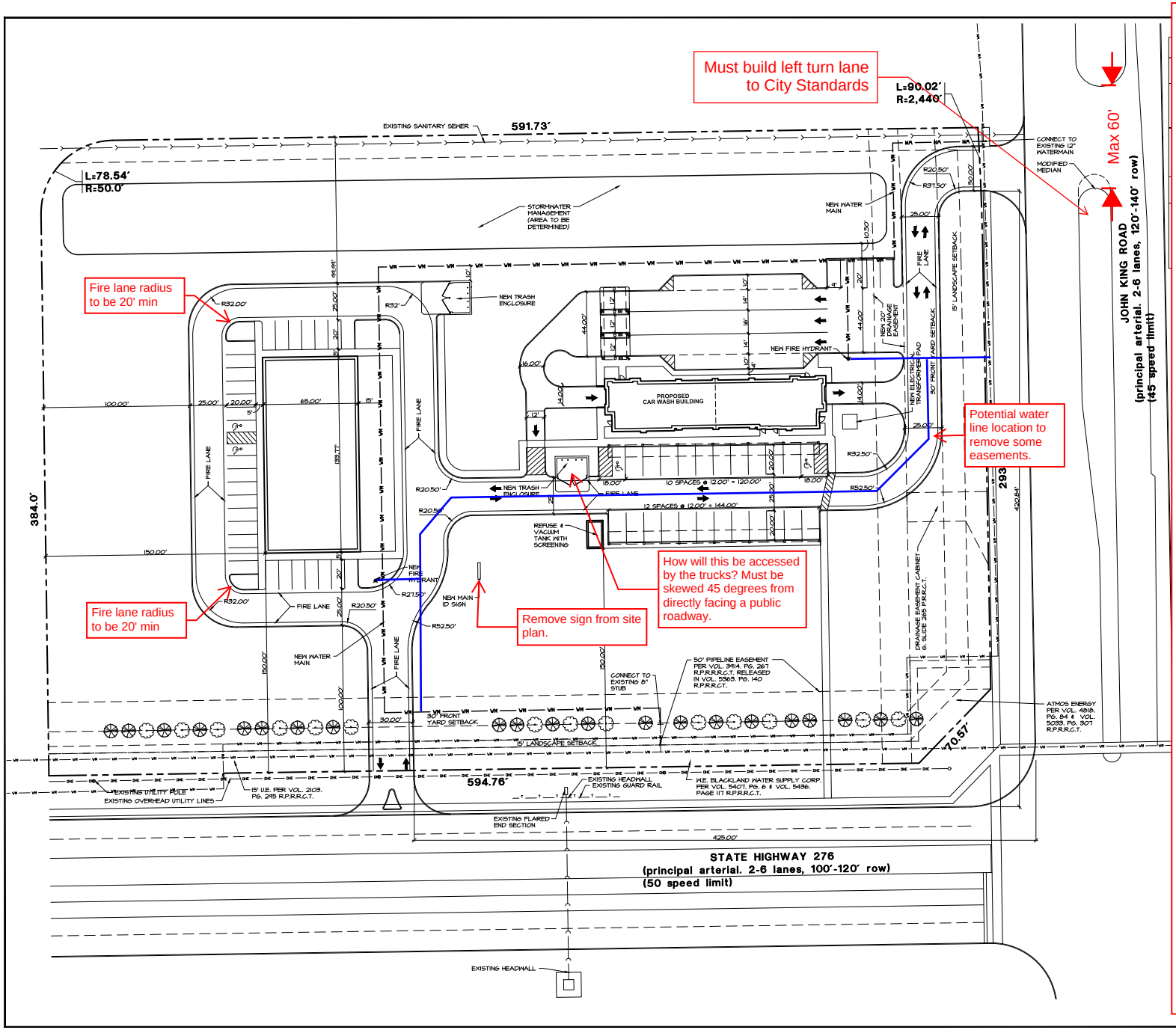
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved w/ Comments

10/17/2022: 1. Landscape Plan: all shade trees must be 4" caliper minimum

2. Tree Mitigation Plan: please provide legend with calculations



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No walls or signage in any easement
- Traffic Impact Analysis will be required.
- TXDOT permit required

Drainage Items:
- Detention is required. C-value is per zoning type, C=0.9, for entire site. No vertical walls allowed in detention easement
- Wetland permit may be needed for filling in the existing pond.
- Need WOTUS and Wetland determination

Water and Wastewater Items:
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Minimum public water or sewer to be 8".
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Roadway Paving Items:
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed without a turnaround.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Show all existing and proposed public water and sewer lines on landscape plan.

WT GROUP
Engineering with Precision, Place and Passion
2875 Patton Avenue | Hoffman Estates, IL 60192
P: (224) 293-1111 | F: (224) 293-1444
wtengineering.com
TX License No. 19410379 | 3410 | Exp. 04.30.2023
C:\CP\Plot\CP-3.0 1:30 PM 9/7/2022 | JACKSON, LEE

CAR WASH
N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS

ISSUE

TO	DATE
	9/7/22

CHECK:TOA
DRAWN:TEP
JOB: C2200058

CP-3.0
CONCEPTUAL SITE PLAN

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest Corner of SH276 & John King Boulevard				
SUBDIVISION	Mansions Family Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Central City				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercia, PD-10	CURRENT USE	Vacant Land, Zoned Commercial PD-10
PROPOSED ZONING	Commercial, PD-10 (same as current)	PROPOSED USE	Express Auto Spa (Car Wash)
ACREAGE	6.37	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	The Cambridge Companies, Inc.	☒ APPLICANT	Delayne Reamsbottom
CONTACT PERSON	Jim Melino	CONTACT PERSON	Alan Jacob (CWPD)
ADDRESS	8750 N. Central Expressway Suite 1735	ADDRESS	1837 Trail Drive
CITY, STATE & ZIP	Dallas, Texas 75231	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	(214)532-3924	PHONE	(801)815-2741
E-MAIL	jim@cambridgecos.com	E-MAIL	delaynereamsbottom@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Melino [*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 $ $250+$20/AC *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* October, 2022. *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."*

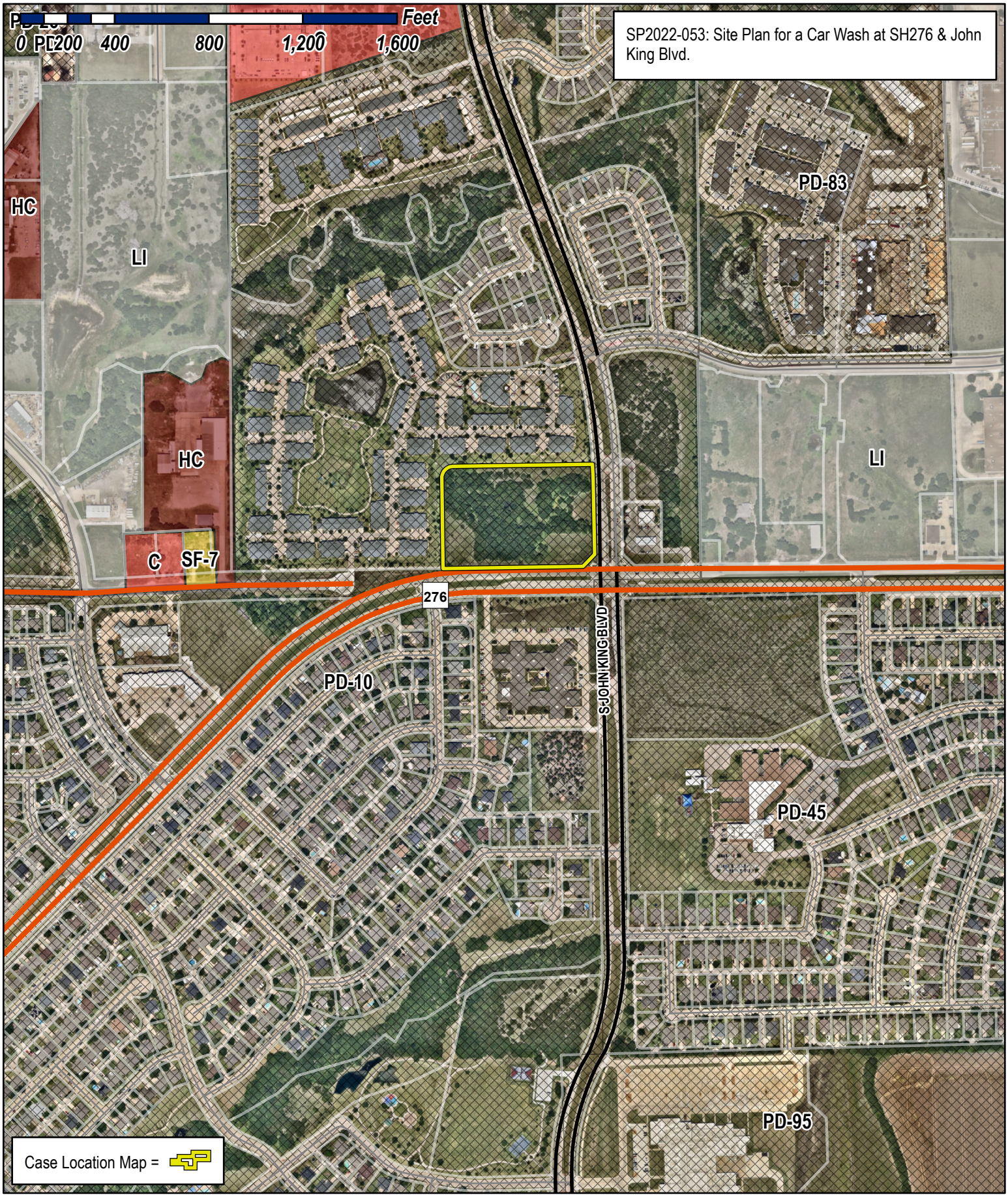
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* October, 2022.

OWNER'S SIGNATURE By: James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich

KELSEY ULRICH
Notary ID #133863336
My Commission Expires
July 18, 2026

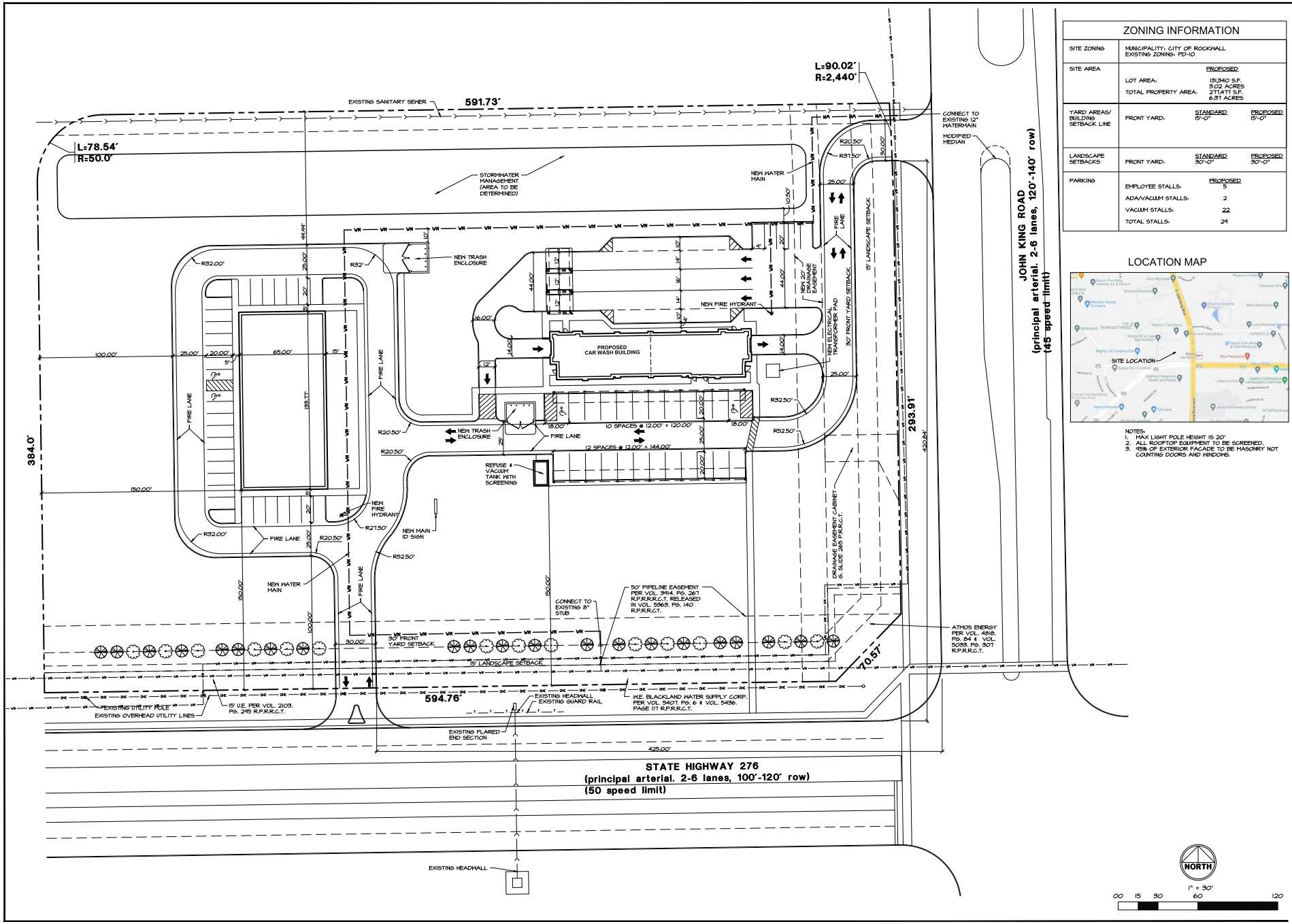
MY COMMISSION EXPIRES July 18, 2026



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.



ZONING INFORMATION			
SITE ZONING	MUNICIPALITY: CITY OF ROCKWALL EXISTING ZONING: PD-10		
SITE AREA		PROPOSED	
	LOT AREA:	191,340 S.F. 3.02 ACRES	
	TOTAL PROPERTY AREA:	271,471 S.F. 6.31 ACRES	
YARD AREAS/ BUILDING SETBACK LINE	FRONT YARD:	STANDARD 15'-0"	PROPOSED 15'-0"
LANDSCAPE SETBACKS	FRONT YARD:	STANDARD 30'-0"	PROPOSED 30'-0"
PARKING		PROPOSED	
	EMPLOYEE STALLS:	5	
	ADA/VACUUM STALLS:	2	
	VACUUM STALLS:	22	
	TOTAL STALLS:	29	

LOCATION MAP

NOTES:
1. MAX LIGHT POLE HEIGHT IS 20'
2. ALL ROOFTOP EQUIPMENT TO BE SCREENED.
3. 85% OF EXTERIOR FACADE TO BE MASONRY NOT COUNTING DOORS AND WINDOWS.

WT GROUP
Engineering with Precision, Pace and Passion
2975 Preston Avenue | Hoffman Estates, IL 60192
P (224) 772-2700 | F (224) 293-5454
wtengineering.com
IL License No. 184.007570-0015 Expires 04.30.2023
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CAR WASH
N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS

ISSUE

TO	DATE
	9/7/22

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

CHECK:TOA
DRAWN:TEP
JOB: C2200058

CP-3.0
CONCEPTUAL SITE PLAN



Main Elevation-South
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (64%)

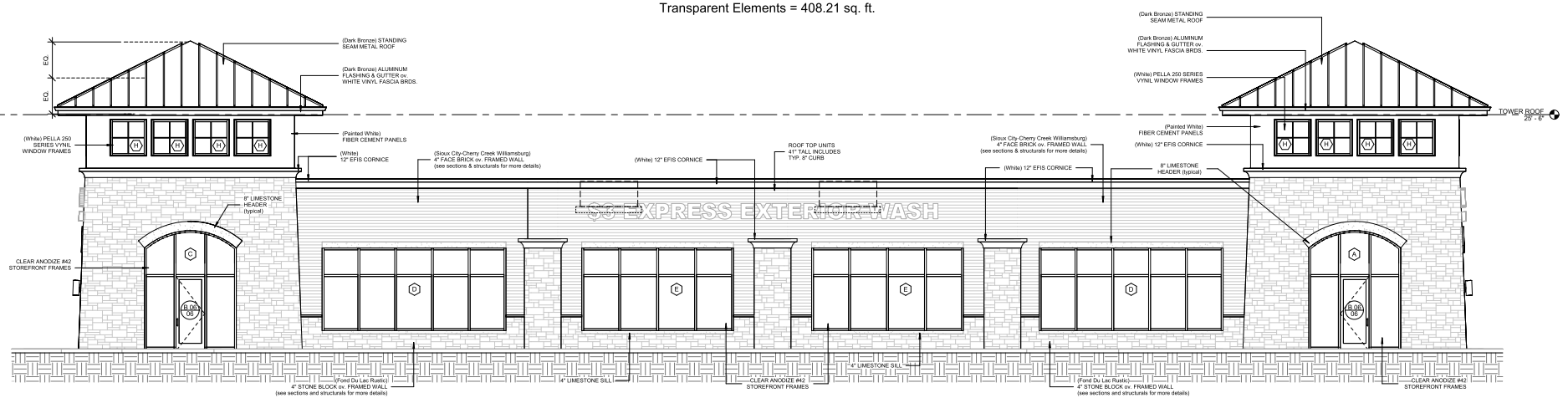
Accent Material
Fiber Cement Panels (8.6%)

A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 45% (of Ground Level)
Ground Level Zone = 903.94 sq. ft.
Transparent Elements = 408.21 sq. ft.

- **Tower Roofs**
Metal-(Dark Bronze)

- **Main Body of Building**
4" Face Brick - (Sioux City-Cherry Creek Williamsburg)
4"- 5" Stone Block (Fond Du Lac Rustic)

- **Accent Walls** - Upper Tower Walls
Fiber Cement Panels (White)



Side Elevation-North
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (57.4%)

Accent Material
Fiber Cement Panels (8.6%)

10/7/2022 1:15:28 PM

NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2034
DATE:	01/17/22

NEW AUTOMATED CARWASH FACILITY
N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

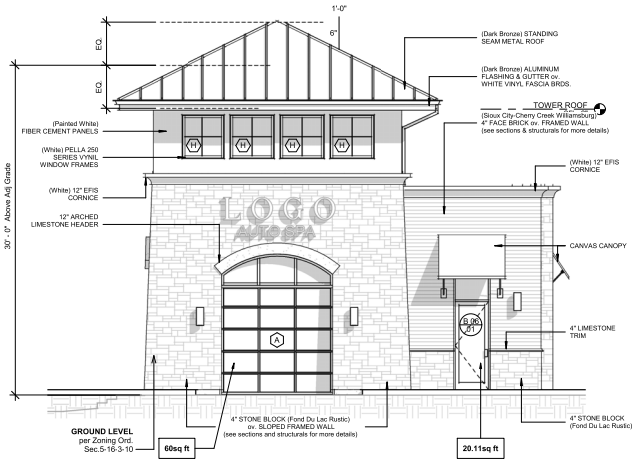
10/07/22	ZONING REVIEW
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	MAIN ELEVATIONS
SHEET NO.	A-5.0

Primary Materials

Face Brick & Stone Block (65.8%)

Accent Material

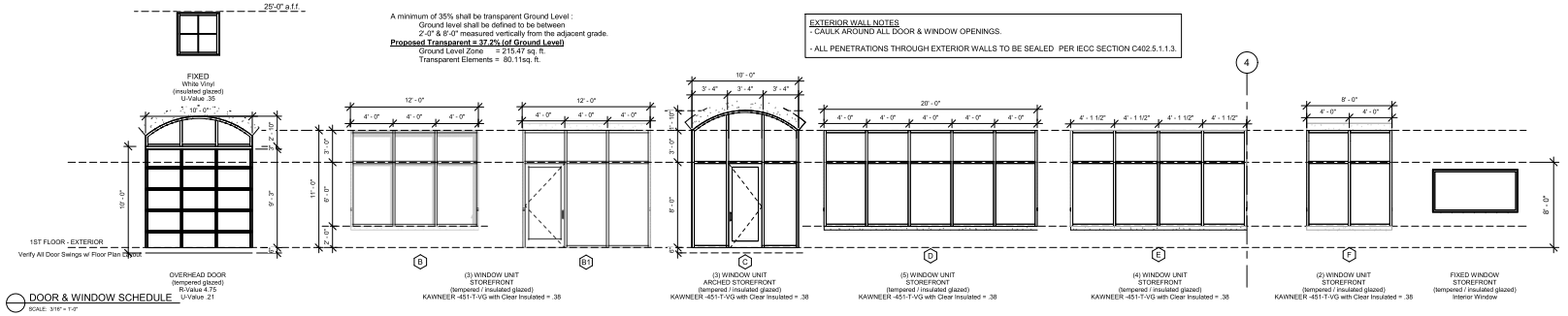
Fiber Cement Panels (15.9%)



1 A-5.1 Entry Elevation
SCALE: 3/16" = 1'-0"



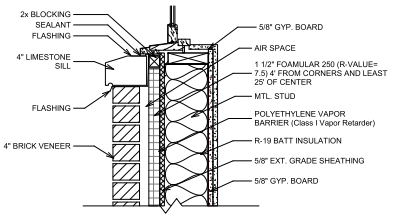
6 A-5.1 Exit Elevation
SCALE: 3/16" = 1'-0"



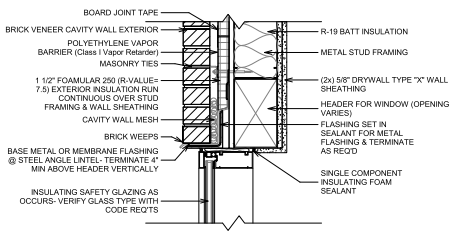
A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 37.2% (of Ground Level)
Ground Level Zone = 215.47 sq. ft.
Transparent Elements = 80.11sq. ft.

EXTERIOR WALL NOTES
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER IECC SECTION C402.5.1.1.3.

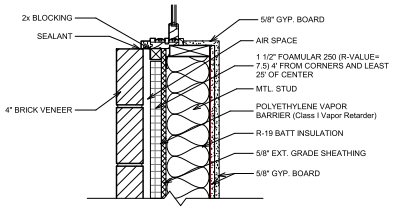
DOOR & WINDOW SCHEDULE
SCALE: 3/16" = 1'-0"



10 A-5.1 WINDOW SILL DETAIL -brick veneer
SCALE: 1 1/2" = 1'-0"

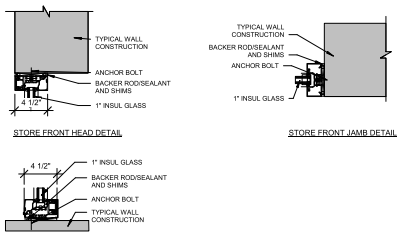


1 A-5.1 WINDOW HEADER DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"



1 A-5.1 WINDOW JAMB DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"

INTERIOR STOREFRONT DETAILS



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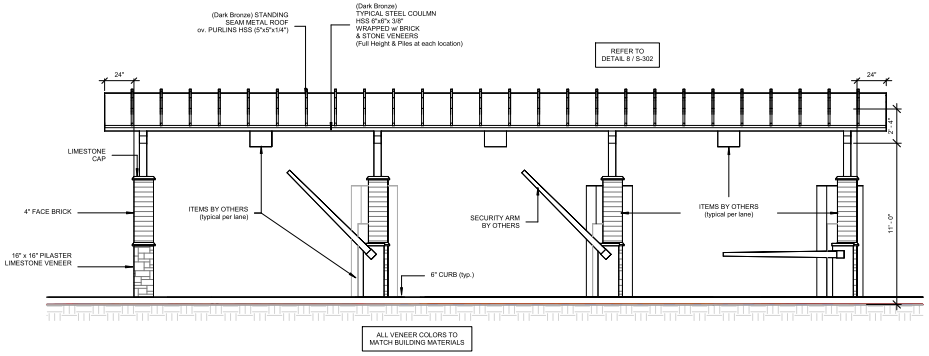
NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.6400

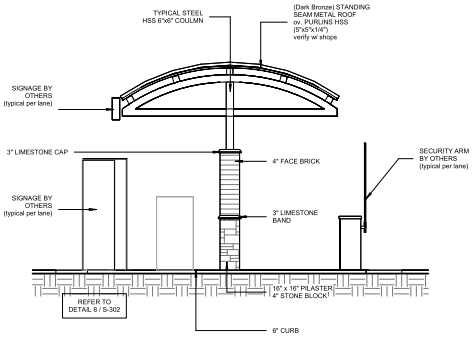
NEW AUTOMATED CARWASH FACILITY

N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

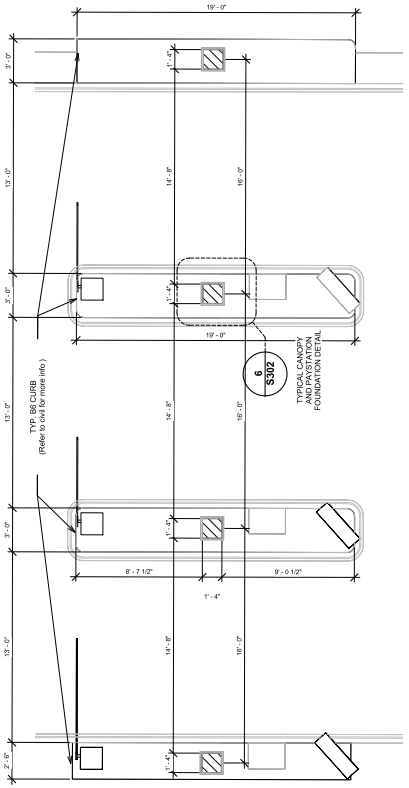
PROJECT #	2034
DATE:	01/17/22
10/07/22	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	MAIN ELEVATIONS & WINDOW SCHDL.
SHEET NO.	A-5.1



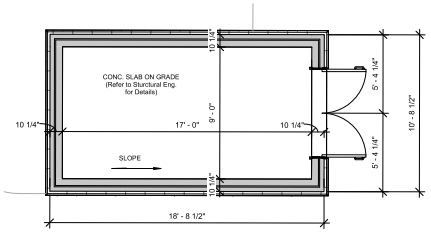
1 A-7.0 PAY STATION (side elevation)
SCALE: 1/4" = 1'-0"



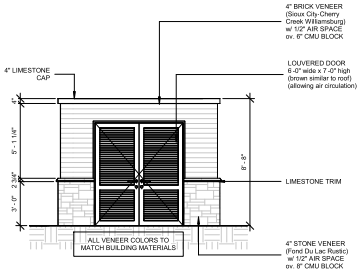
2 A-7.0 PAY STATION (front elevation)
SCALE: 1/4" = 1'-0"



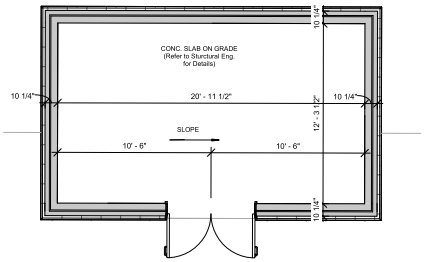
3 A-7.0 PAY STATION PLAN
SCALE: 1/4" = 1'-0"



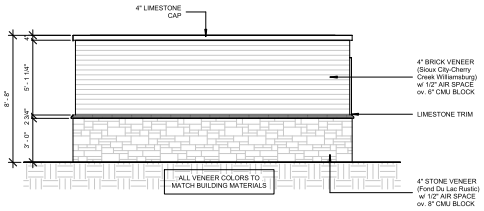
1 A-7.0 Refuse #1 Plan
SCALE: 1/4" = 1'-0"



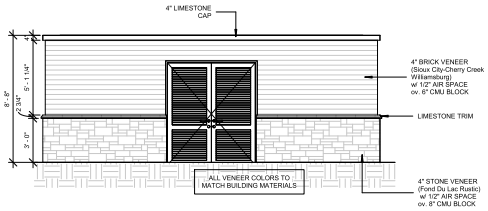
2 A-7.0 Refuse #1 (Entry)
SCALE: 1/4" = 1'-0"



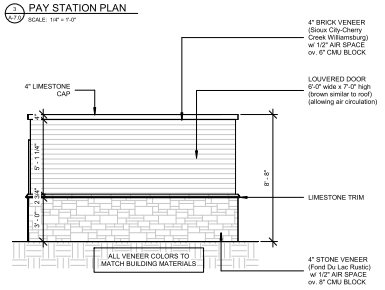
1 A-7.0 Refuse #2 Plan
SCALE: 1/4" = 1'-0"



1 A-7.0 Refuse #1 (Sides)
SCALE: 1/8" = 1'-0"

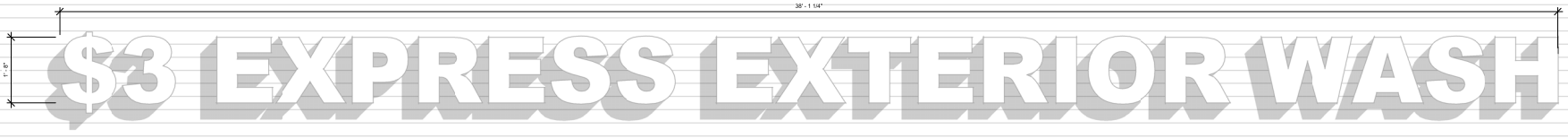


10 A-7.0 Refuse #2 (Entry)
SCALE: 1/4" = 1'-0"



5 A-7.0 Refuse #2 (Sides)
SCALE: 1/4" = 1'-0"

BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT
(Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)



6 A-7.0 $3 BUILDING SIGN
SCALE: 3/4" = 1'-0"

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NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
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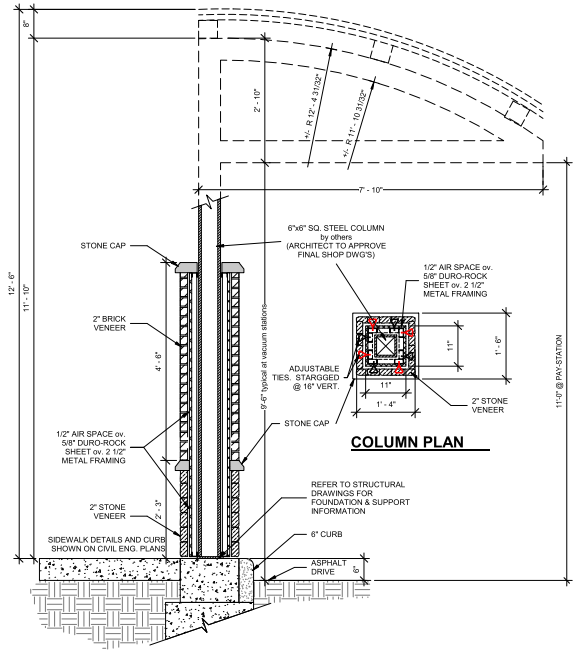
PROJECT #	2034
DATE:	01/17/22

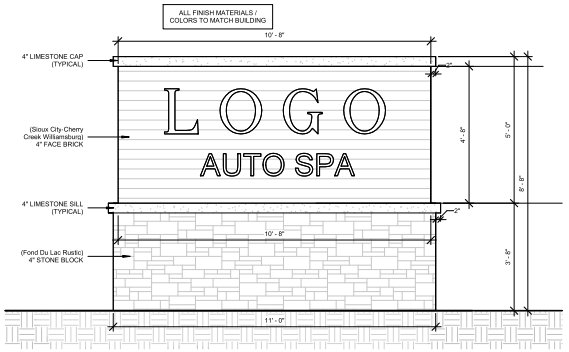
NEW AUTOMATED CARWASH FACILITY

N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

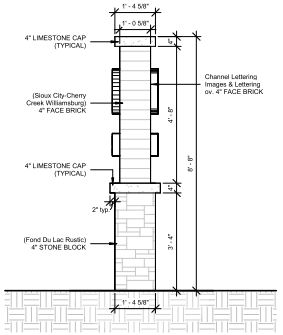
10/07/22	ZONING REVIEW
▲	**REVISIONS**
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	SIGNAGE, REFUSE, PAY STATION
SHEET NO.	A-7.0



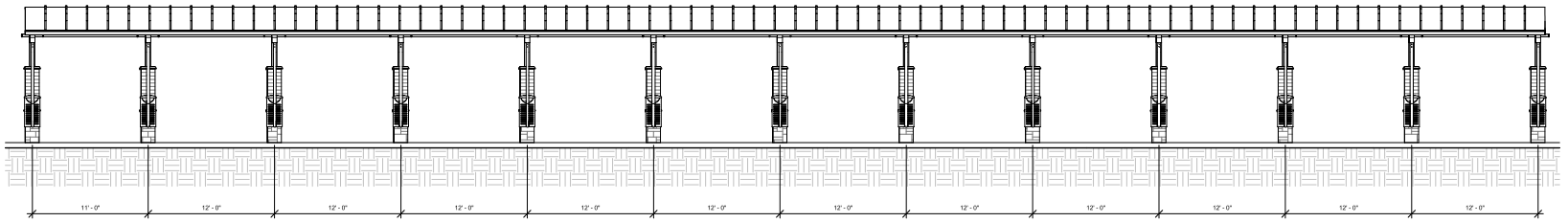
A-7.1 VENEER COLUMN DETAIL
SCALE: 3/4" = 1'-0"



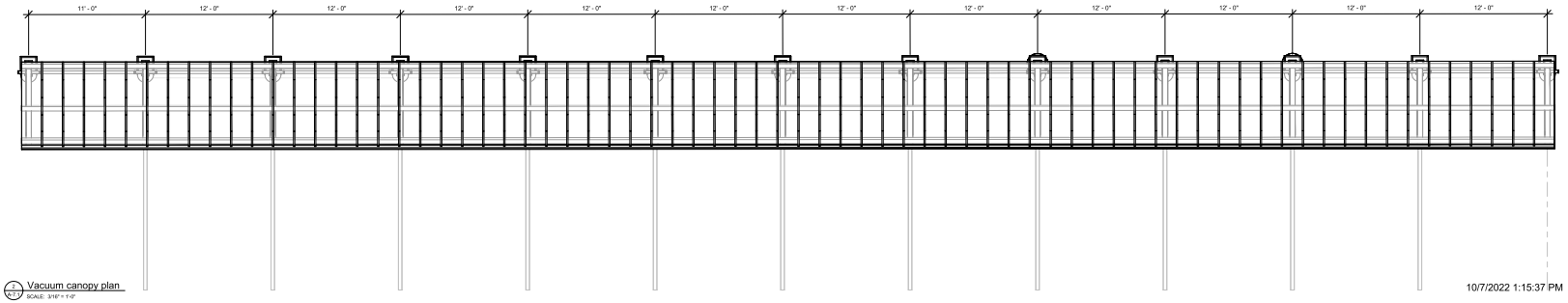
A-7.1 MONUMENT SIGN - FACE
SCALE: 1/2" = 1'-0"



A-7.1 MONUMENT SIGN - SIDE
SCALE: 1/2" = 1'-0"



A-7.1 Vacuum canopy elevation
SCALE: 3/16" = 1'-0"



A-7.1 Vacuum canopy plan
SCALE: 3/16" = 1'-0"

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NERI ARCHITECTS
6400 N NORTHWEST HWY
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TEL 847.825.9400

PROJECT #	2034
DATE:	01/17/22

NEW AUTOMATED CARWASH FACILITY

N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

10/07/22	ZONING REVIEW
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	VACUUM STATION/CANOPY, ~~MONUMENT SIGN~~
SHEET NO.	A-7.1



1 / Z-1 VIEW LOOKING NORTHWEST

SCALE: 12" = 1'-0"

2034

01/17/22

Z-1

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 / Z-2 VIEW LOOKING NORTHEAST

SCALE: 12" = 1'-0"

2034
01/17/22
Z-2

NERI ARCHITECTS
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SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 / Z-3 VIEW LOOKING SOUTHWEST

SCALE: 12" = 1'-0"

2034

01/17/22

Z-3

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



2034
01/17/22
Z-4

1 / Z-4 VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 / Z-5 VIEW LOOKING NORTHEAST w/ SIGN

SCALE: 12" = 1'-0"

2034

01/17/22

Z-5

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 / Z-6 AERIAL VIEW LOOKING SOUTH

SCALE: 12" = 1'-0"

2034

01/17/22

Z-6

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 **METAL ROOFING**
DARK BRONZE



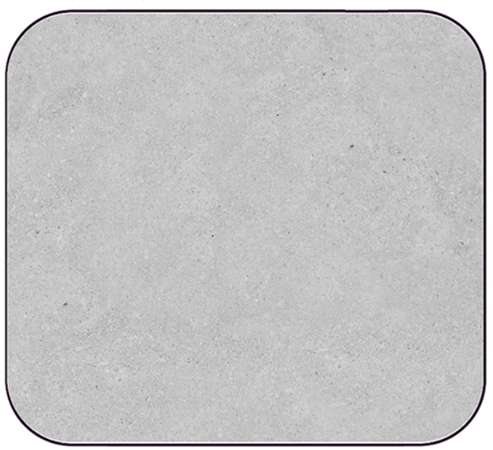
2 **GUTTERS/ DOWNSPOUTS**
DARK BRONZE



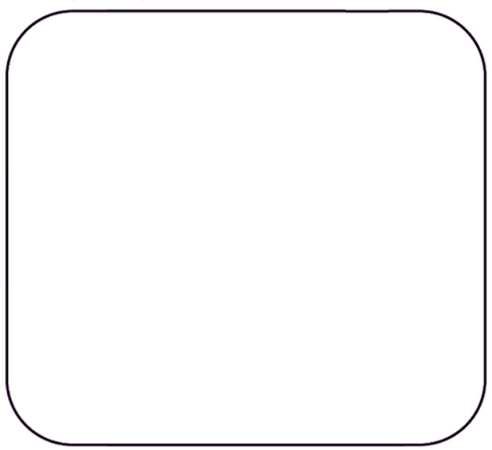
3 **STONE VENEER**
FOND DU LAC - RUSTIC



4 **BRICK VENEER**
SIOUX CITY-CHERRY CREEK WILLIAMSBURG



5 **SILLS & HEADERS**
CUT LIMESTONE



6 **UPPER WALL/ CORNICE**
PAINTED WHITE



7 **ALUMINUM STOREFRONTS**
CLEAR - ANNODIZED



APPLICANT

DELAYNE REAMSBOTTOM
1837 TRAIL DRIVE ROCKWALL, TX 75087
801.815.2741
delaynereamsbottom@gmail.com

OWNER

JIM MELINO
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPY. #1735 DALLAS, TX 75231
214.532.3924
jim@cambridgecos.com

NEW AUTOMATED CARWASH

NW STATE HWY 276 & JOHN KING ROCKWALL, TX 75087

CASE NUMBER

SUBMITTED ON 10.13.22

ARCHITECT

NERI ARCHITECTS
6400 N. NORTHWEST HWY. SUITE 4
CHICAGO, IL 60631
P. 847.825.9400
LICENSE # **1301070132**
EXPIRATION DATE: MARCH 02, 2023

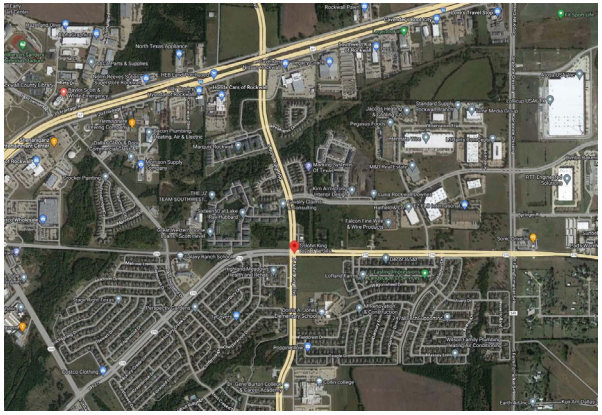
CONSULTANTS INFO:

CIVIL ENGINEER
TERRA CONSULTING GROUP, LTD.
600 BUSSE HWY, PARK RIDGE, IL 60068
Phone: 847-698-6400

MEP ENGINEER
GEOSOLAR ENERGY FARM
RENEWABLES DESIGN / BUILD
Phone: (630)936-7733
Email: gvalcour@geosolarenergyfarm.com

STRUCTURAL ENGINEER
Anax Engineering, Inc.
317 W. Colfax St., Suite105
Palatine, IL 60067
Phone: 847-461-9006
Email: vlad@anaxeng.com

EQUIPMENT DESIGNER
NCS WASH SOLUTIONS
Patrick De Prisco
VP System Sales
National Carwash Solutions
d: 602.267.1457 - m: 602.721.7760





ZONING & LOT DATA

ADDRESS: N.W. STATE HWY 276 & JOHN KIN
ROCKWALL, TEXAS 75087

PIN#:

ACREAGE: TOTAL = 131,340 s.f. (3.02 acres)

ZONING: PD-10

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL BUILDING

APPLICABLE CODES:
(Building codes have been adopted by the CITY OF ROCKWALL)
- 2015 INTERNATIONAL BUILDING CODE and local amendments
- 2015 INTERNATIONAL FIRE CODE and local amendments
- 2015 INTERNATIONAL FUEL GAS CODE and local amendments
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE and local amendments
- 2015 INTERNATIONAL MECHANICAL CODE and local amendments
- 2014 NATIONAL ELECTRICAL CODE and local amendments
- 2015 INTERNATIONAL PLUMBING CODE and local amendments

CLIMATE ZONE: 3A

EXISTING USE: COMMERCIAL BUILDING

BUILDING DESCRIPTION

USE GROUP: **"B" - COMMERCIAL CARWASH**

OCCUPANCY LOADS: **22**

BULDING AREA: **ONE STORY (30'-0")**

CONSTRUCTION TYPE: **IIB / Non-Sprinklered**

PROPOSED BUILDING AREA: **4,983 SQ. FT.**

PROJECT NOTES CODES, STANDARDS, AND PROCEDURES

1. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, OSHA, AND ZONING CODES, CITY OF ROCKWALL, STATE OF TEXAS, AND ALL OF THE UNITED STATES OF AMERICA FEDERAL AGENCY REQUIREMENTS.
2. BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GROUP". REQUEST AN ONSITE MEETING AND COORDINATION OF PROPOSED WORK. BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/ OR ELECTRIC SERVICE BEING MOVED AND/ OR UPGRADED.
3. BEFORE DOING ANY CONSTRUCTION, CONTACT J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-1-1 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION SERVICES. CALL JULIE'S TOLL-FREE NUMBER 1-800-892-0123.
4. ALL CARWASH EQUIPMENT SHALL BE PROVIDED BY **NATIONAL CARWASH SOLUTIONS (NCS)** AND COORDINATED w/ NERI ARCHITECTS' INFORMATION.
5. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS, REFERRED TO IN THE SPECIFICATIONS AND / OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.
6. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, AND PROCEDURES OF THE OWNER.
7. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
8. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
9. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
12. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
13. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
15. ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, AND / OR WATER SHOULD BE COORDINATED w/ NERI ARCHITECTS' INFORMATION.

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C-2B SPECIFICATIONS
C-3 EXISTING CONDITIONS & DEMOLITION PLAN
C-4 GEOMETRIC PLAN
C-5 GRADING PLAN
C-6 UTILITY PLAN
C-7 STORMWATER POLLUTION PREVENTION PLAN
C-8 STORMWATER POLLUTION PREVENTION DETAILS
C-9 DRAINAGE EXHIBIT
C-10 DETAILS
C-11 DETAILS
C-12 DETAILS
C-13 DETAILS

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G-1.2 SITE PLAN

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L1.1 LANDSCAPE DETAILS & NOTES
L1.2 LANDSCAPE PLAN

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A-2.1 FLOOR PLAN
A-2.2 CEILING PLAN
A-2.3 ROOF & TOWER PLANS
A-3.4 BATHROOM PLANS & ELEVATIONS
A-5.0 MAIN ELEVATIONS
A-5.1 MAIN ELEVATIONS & WINDOW SCHDL.
A-6.0 BUILDING SECTIONS
A-6.1 DETAIL SECTIONS
A-6.4 FIRESTOPPING DETAILS
A-7.0 SIGNAGE, REFUSE, PAY STATION
A-7.1 VACUUM STATION/CANOPY, MONUMENT SIGN
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M2-1 FLOOR & ROOF PLAN
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P3-4 AIR PIPING PLAN & RISER
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NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE4
CHICAGO, IL 60631
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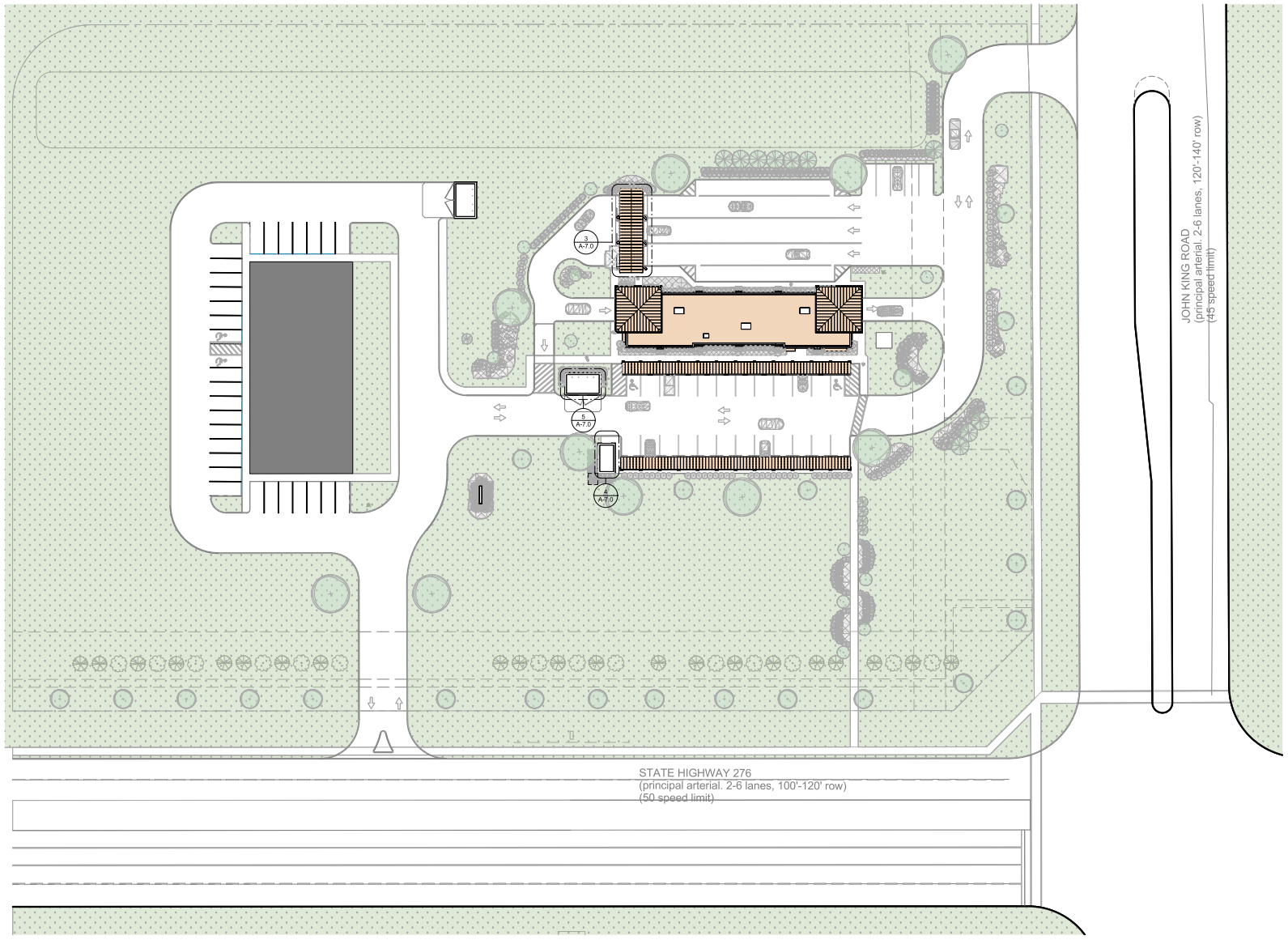
N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

	10/07/22	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	COVERSHEET & PROJECT INFO
SHEET NO.	T-1.0



1 SITE PLAN
G-1.2 SCALE: 1" = 30'-0"

N

10/7/2022 1:21:18 PM

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2034
DATE:	01/17/22

NEW AUTOMATED CARWASH FACILITY

N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS 75087

	10/07/22	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	SITE PLAN
SHEET NO.	G-1.2

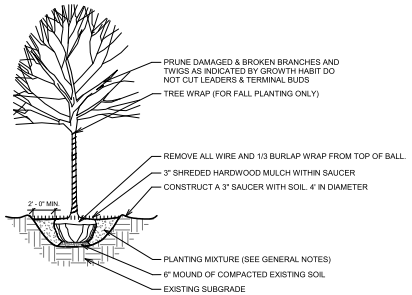
GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: PH 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

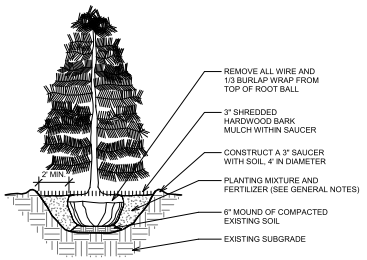
Planting Schedule per LANDSCAPE CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
SS	1	Salix Species	Willow Oak	3" caliper / 8' ht.	
MA	1	Morus Alba	White Mulberry	3" caliper / 8' ht.	
AR	2	Acer Rubrum	Red Maple	3" caliper / 8' ht.	
JP	2	Sophora Japonica	Japanese Pagoda	3" caliper / 8' ht.	
PC	2	Prunus Cerasifera	Purple Leaf Plum	3" caliper / 8' ht.	
SMALL GROWING TREES (Plant this size tree no closer than 10 feet from the center of pole line.)					
AB	4	Acer Buergeranum	Trident Maple	2.5" caliper / 8' ht.	
ZS	6	Zelkova Serrata	Japanese Zelkova	2.5" caliper / 8' ht.	Parkway Alt - used under power lines also
MS	5	Magnolia Stellata	Star Magnolia	2.5" caliper / 8' ht.	Parkway Alt - used under power lines also
GB	2	Ginkgo Biloba	Ginkgo (male cultivars only)	2.5" caliper / 8' ht.	Parkway Alt - used under power lines also
EVERGREEN TREES (Min. Size at planting 8' hgt.)					
PS	9	Pinus Strobus	Eastern White Pine	6' ht.	
TO	24	Thuja Occidentalis	White Cedar	6' ht.	mature height 8'-12'
JT	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht.	mature height 18'
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)					
TC	49	Taxus Canadensis	Canada Yew	30" spr. / 24" ht.	
BG	13	Buxus x 'Green Velvet'	Green Velvet Boxwood	30" spr. / 24" ht.	
TM	12	Taxus × media 'Hicksi'	Hicks Yew Hedge	30" spr. / 24" ht.	
DECIDUOUS SHRUBS (-Height at Time of planting dwarf shrubs – 18 inches / shrubs – 26 inches)					
MP	50	Myrica Pennsylvanica	Bayberry		4' to 6' mature height
SJ	46	Spirea Japonica	Little Princess Spirea		
VT	30	Viburnum Trilobum	American Cranberry Bush		
ORNAMENTAL GRASS					
CP	49	Carex Pensylvanica	Sedge	1ft spread / 1gal	ground cover
SA	37	Sesleria Autumnalis	Autumn Moor Grass		
TL	14	Typha Latifolia	Common Cattail		Use in Wetland Basin / Embankment
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
RL	tbd	Rudbeckia Laciniata	Green-headed Coneflower	2" pots	Use in Wetland Basin / Embankment
VM	306	Vinca minor	Periwinkle	18" spread / 2"pots	perennials mature height 18"
AT	195	Asclepias Tuberosa	Butterfly Weed	18" spread / 2"pots	perennials
EP	132	Echinacea purpurea	Purple Coneflower	18" spread / 2"pots	perennials
WF	95	Waldsteinia Fragarioides	Barren Strawberry	18" spread / 2"pots	perennials
RS	185	Rudbeckia Speciosa	Black-eyed Susan	18" spread / 2"pots	perennials
PT	34	Pycnanthemum Tenuifolium	Slender Mountain Mint		ground cover

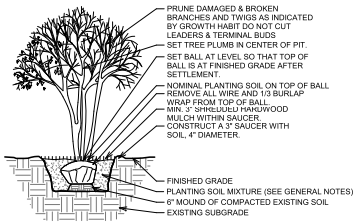
NOTES:
IRRIGATION. LANDSCAPE DESIGN PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER SHALL RECOGNIZE THE NEED FOR IRRIGATION AND WATER CONSERVATION. SPRINKLER IRRIGATION SYSTEMS MAY BE REQUIRED FOR CERTAIN LANDSCAPED AREAS, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE NEED FOR SPRINKLER IRRIGATION SYSTEMS SHALL BE DETERMINED BY THE TYPE OF PLANT MATERIAL AND THE CONDITION/GROWING MEDIUM THAT THEY ARE INSTALLED IN. FOR INSTANCE, WHETHER THERE IS A PERMANENT MEANS AVAILABLE TO WATER PLANT MATERIAL, SUCH AS HOSE BIBS, SHALL BE A CONSIDERATION. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.



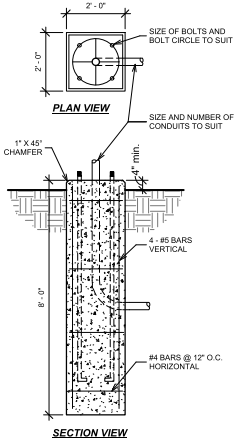
L1.1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"



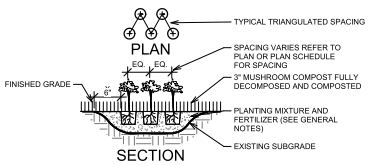
L1.1 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



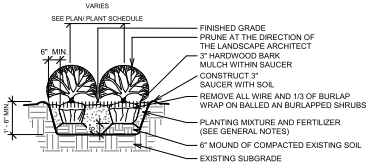
L1.1 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



L1.1 Light Post Foundation
SCALE: 1/2" = 1'-0"



L1.1 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



L1.1 SMALL SHRUB PLANTING DETAIL
SCALE: 3/8" = 1'-0"

10/7/2022 1:15:23 PM

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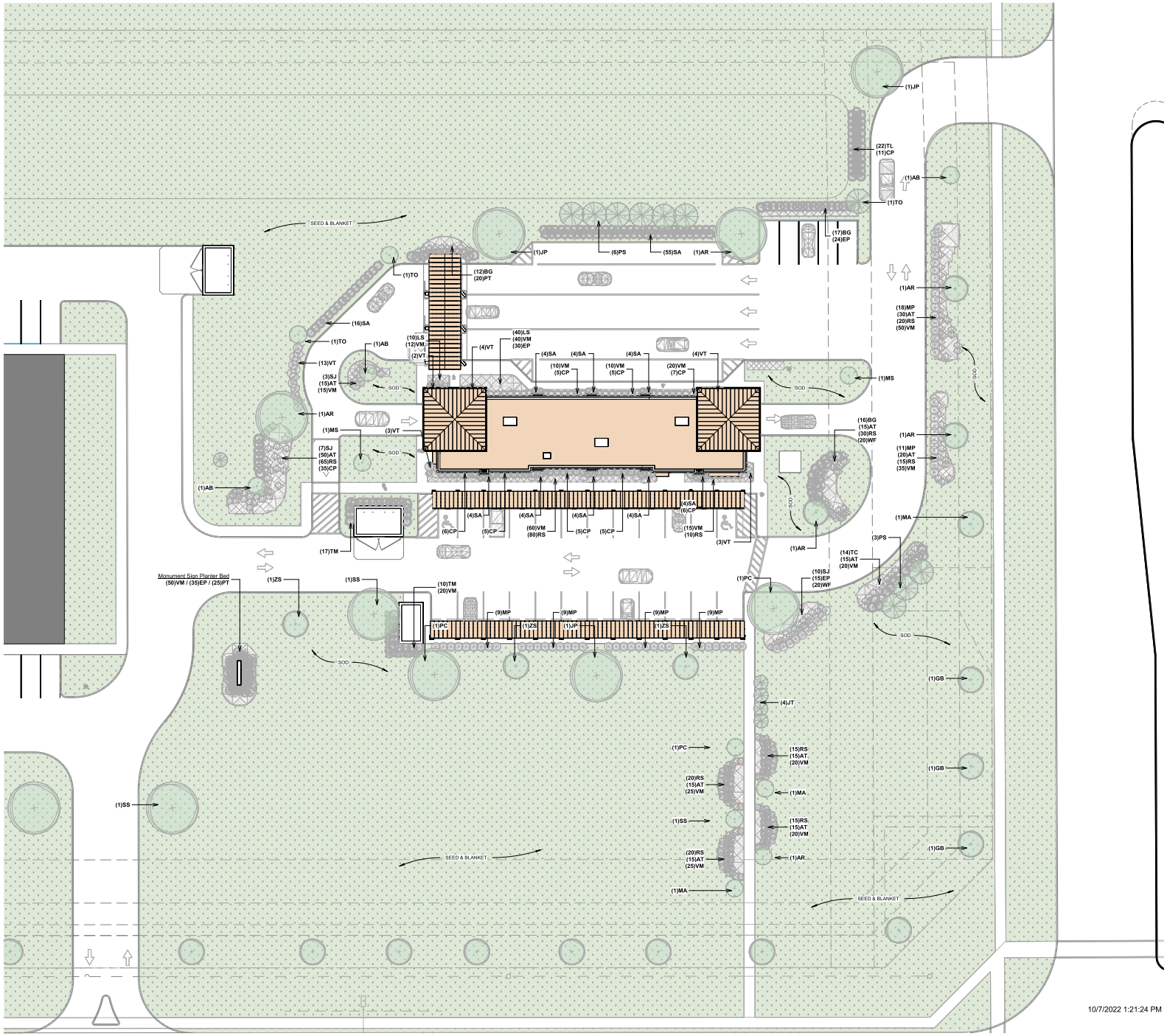
PROJECT #	2034
DATE:	01/17/22
10/07/22	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE DETAILS & NOTES
SHEET NO.	L1.1



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

N

10/7/2022 1:21:24 PM

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6400 N NORTHWEST HWY
SUITE 4
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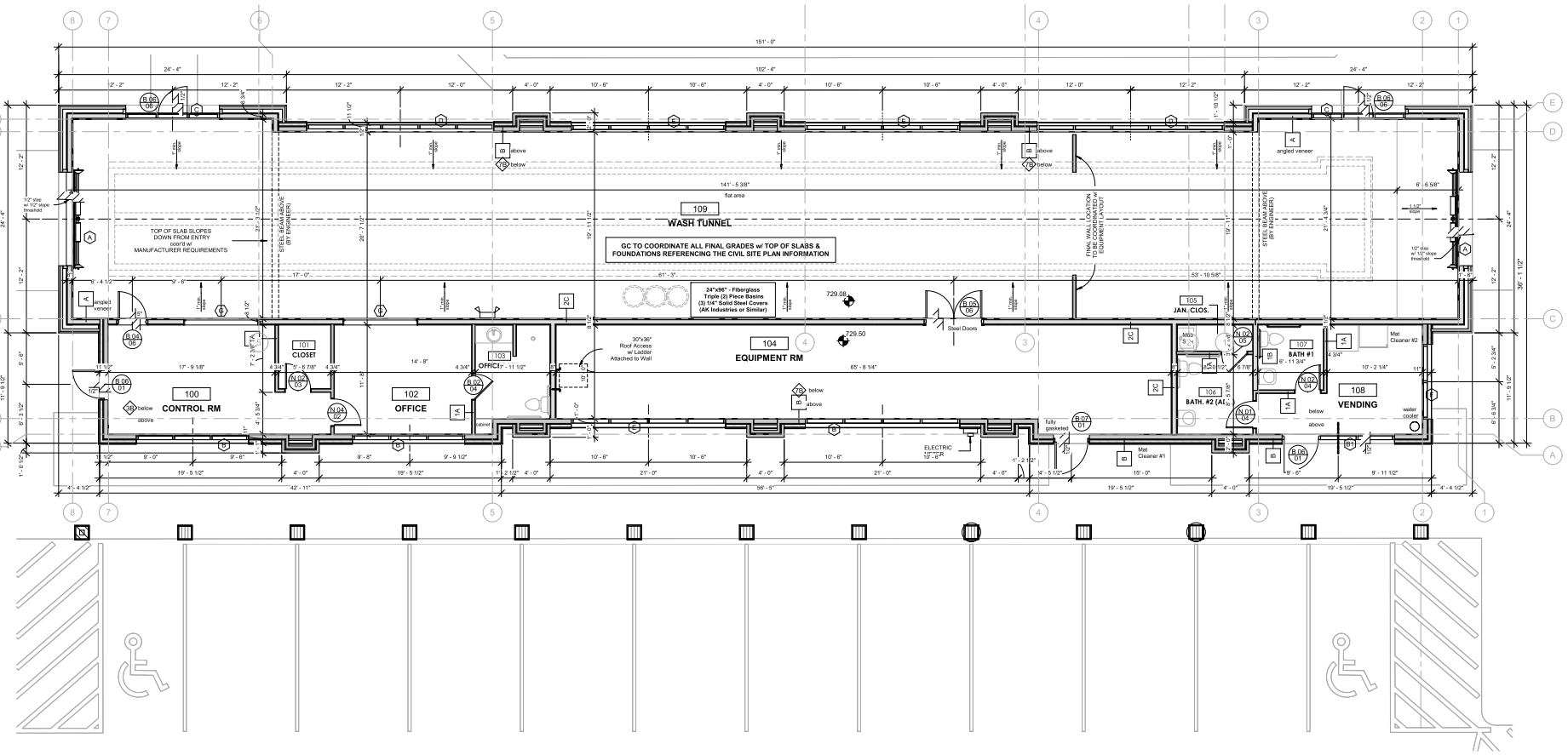
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.2



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

10/7/2022 1:15:24 PM

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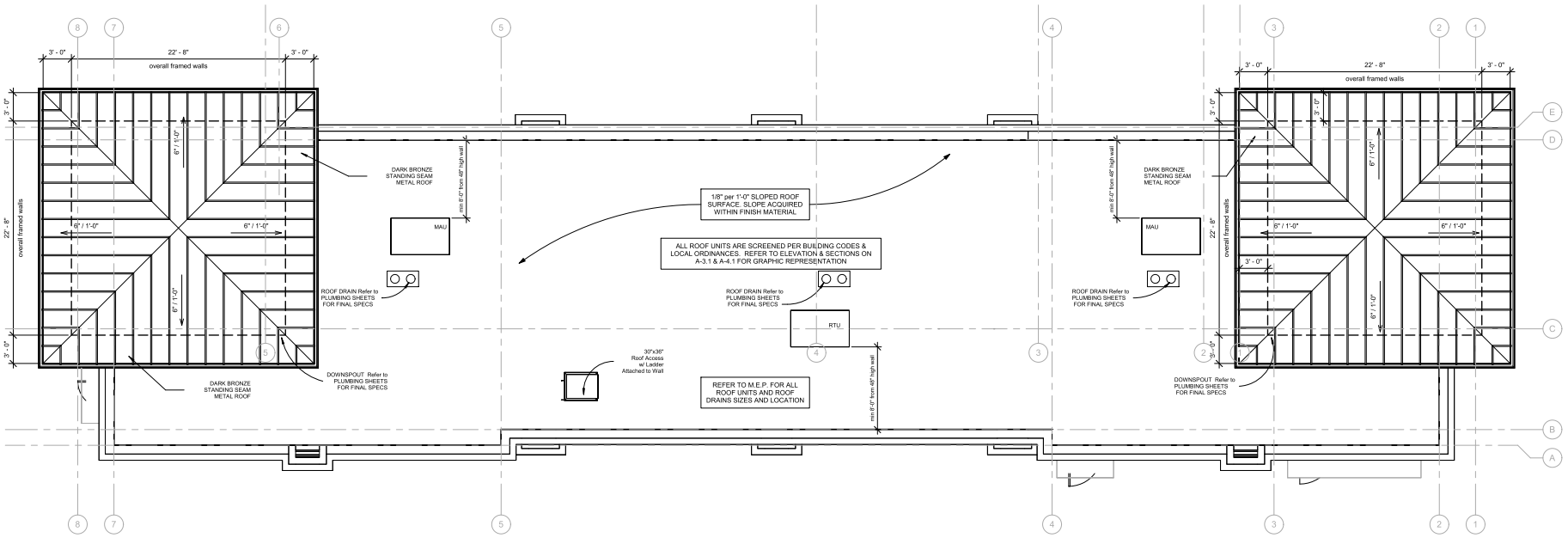
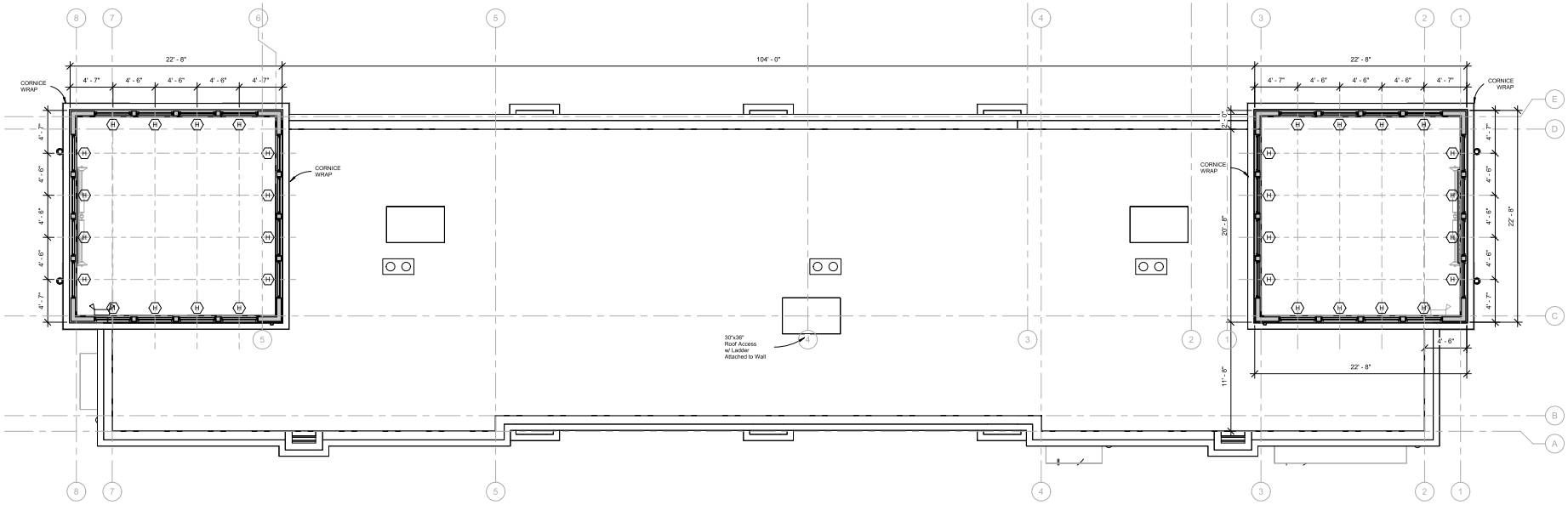
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	FLOOR PLAN
SHEET NO.	A-2.1



ROOF PLAN
SCALE: 3/16" = 1'-0"

N



TOWER PLAN
SCALE: 3/16" = 1'-0"

N

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6400 N NORTHWEST HWY
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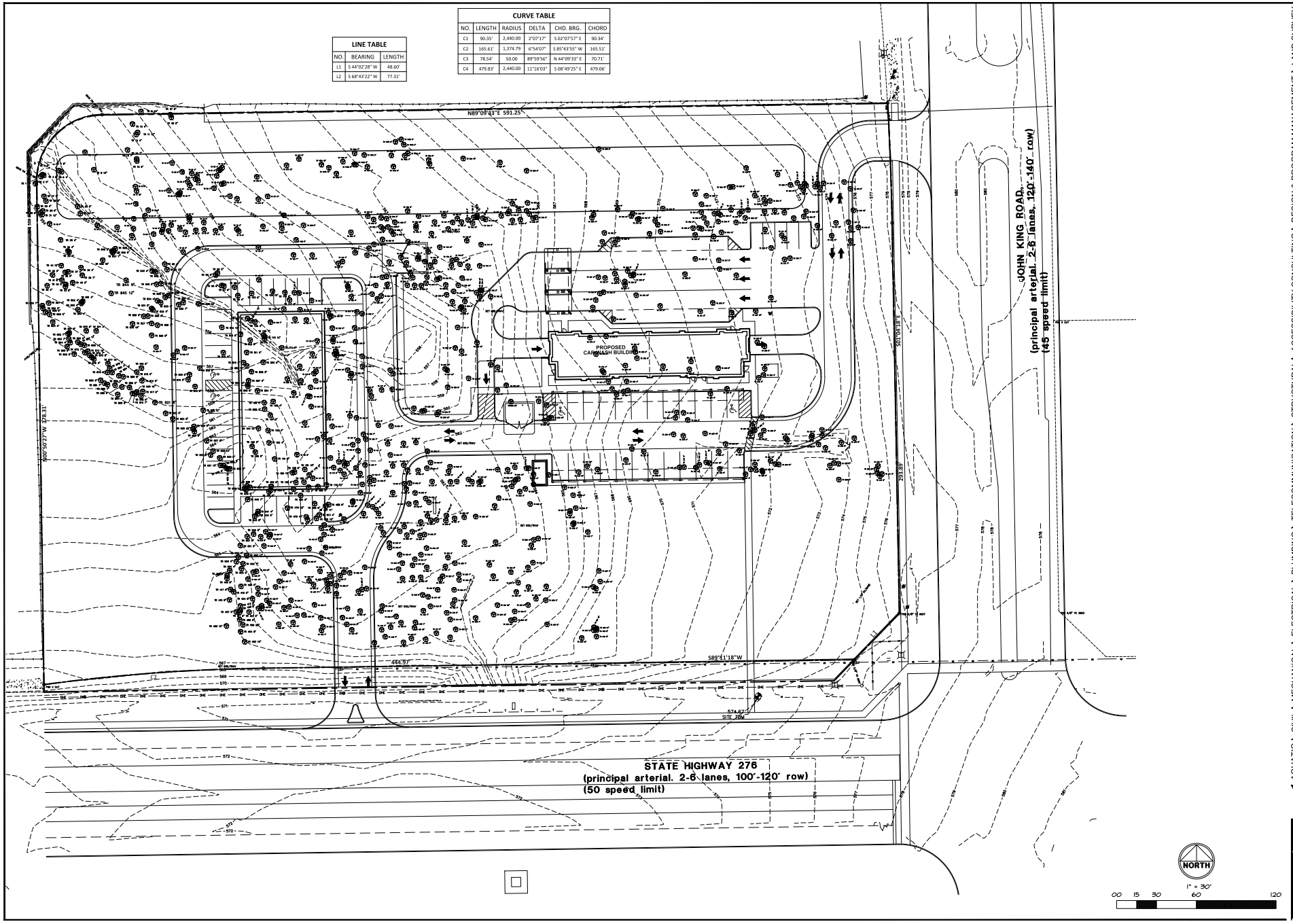
10/07/22	ZONING REVIEW
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	ROOF & TOWER PLANS
SHEET NO.	A-2.3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 44°02'28" W	48.60'
L2	S 68°43'22" W	77.31'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	90.35'	2,440.00	2°07'17"	S 02°07'57" E	90.34'
C2	165.61'	1,374.79	6°54'07"	S 85°43'55" W	165.51'
C3	78.54'	50.00	89°59'56"	N 44°09'33" E	70.71'
C4	479.83'	2,440.00	11°16'03"	S 08°49'25" E	479.06'



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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CAR WASH
N.W. STATE HWY 276 & JOHN KING
ROCKWALL, TEXAS

ISSUE

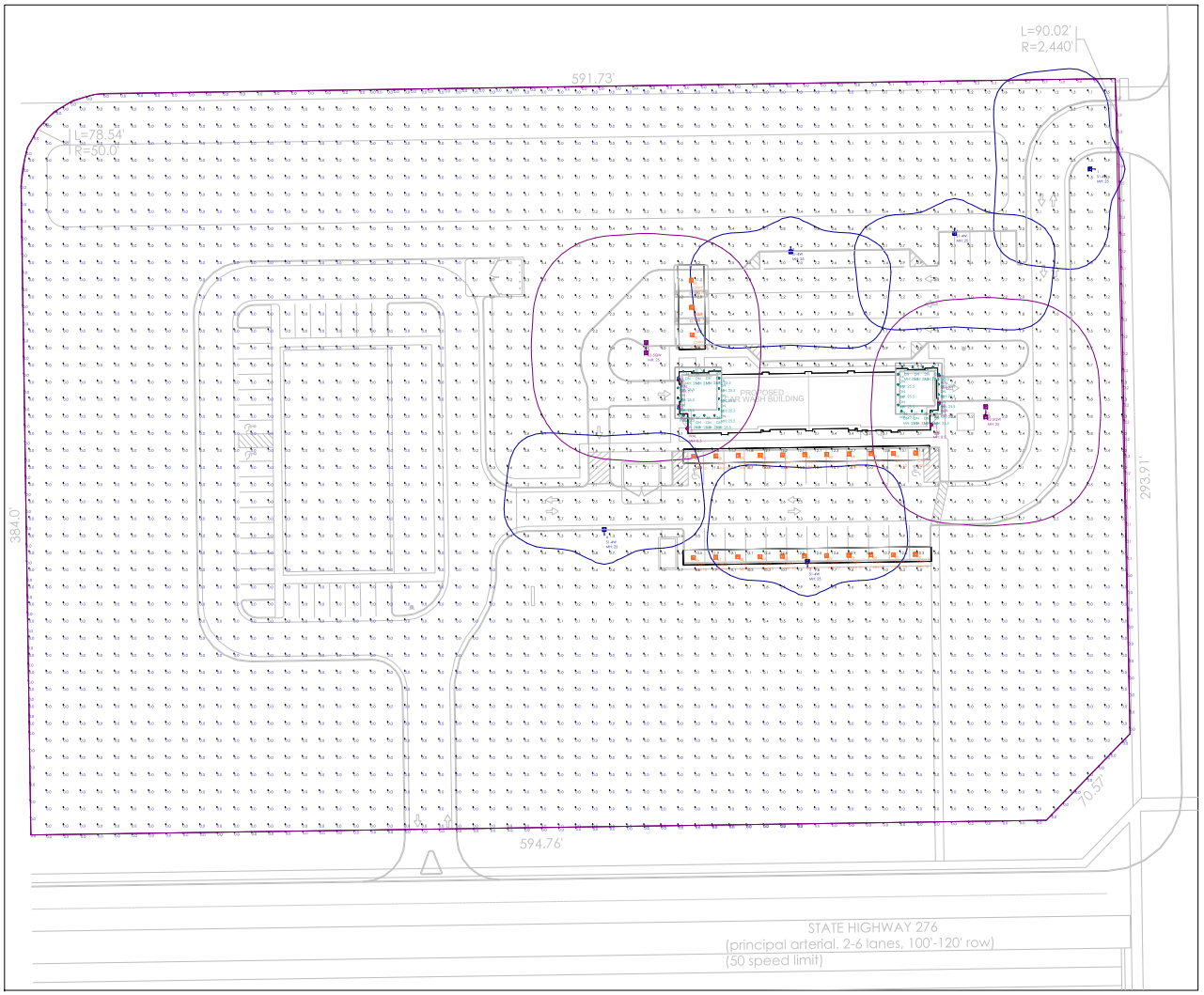
TO	DATE
	10//7/22

CHECK:TOA
DRAWN:TEP
JOB: C2200058

TP-1.0
TREE PLAN

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	25	CNPY	Single	4450	4450	38	38	0.900	HUBBELL	VSH-30-4K7-UNV
	32	DN	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	5	S1-4W	SINGLE	15232	15232	109.7	109.7	0.900	HUBBELL OUTDOOR	ASL1-160L-115-4K7-4W-UNV-AX-X
	2	S2-5QW	Back-Back	15632	31264	109.7	219.4	0.900	HUBBELL OUTDOOR	ASL1-160L-115-4K7-5QW-UNV-AX-X (2@180)
	6	WAL	GROUP	N.A.	2240	N.A.	14	0.450	FC Lighting	FCC612W-UNV-940-05-05L-X-D40-U40-LD

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PROPERTY LINES	Illuminance	Fc	0.05	0.8	0.0	N.A.	N.A.	READINGS @ GRADE
PROPERTY_Planar	Illuminance	Fc	0.78	13.3	0.0	N.A.	N.A.	READINGS @ GRADE
CAR WASH PARKING & DRIVES	Illuminance	Fc	2.83	11.0	0.6	18.33	4.72	READINGS @ GRADE



Not to Scale

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.						

PROJECT NAME:
ROCKWALL TX CAR WASH- NW STATE HWY 276 & JOHN KING RD

CLIENT NAME:
NERI ARCHITECTS

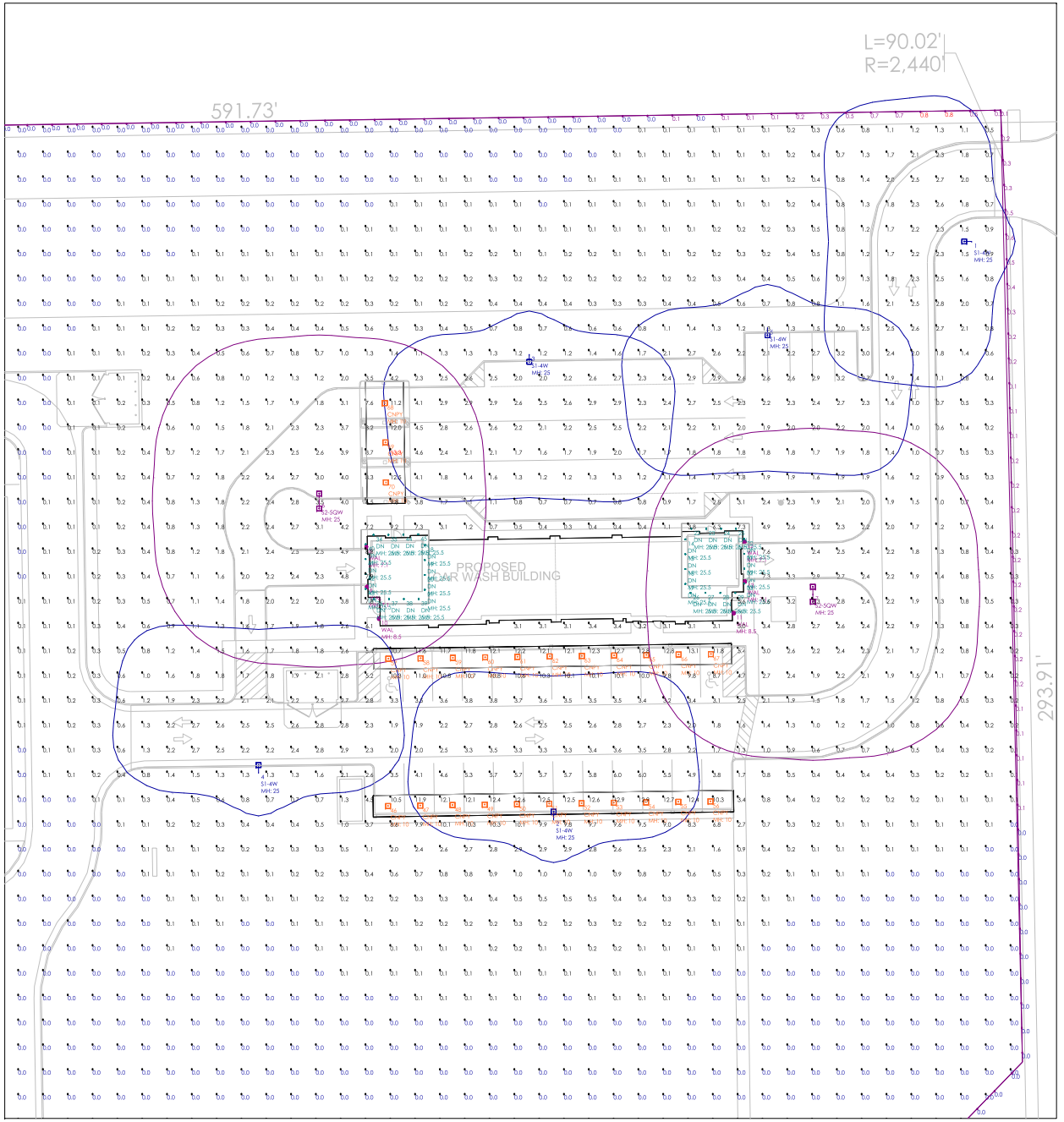
REVISIONS
1
2
3

PG CONTACT:
Patti Geier
Patti.Geier@pg-enlighten.com
847.228.1199

DRAWN BY:
Joeli Collins
joeli.collins@pg-enlighten.com
847.228.1199

Date:10/5/2022

Luminaire Location Summary					
LumNo	Tag (Qty)	Label	Mtg Ht	Orient	Tilt
1	S1-4W (1)	ASL1-160L-115-4K7-4W	25	180	0
2	S1-4W (1)	ASL1-160L-115-4K7-4W	25	90	0
3	S1-4W (1)	ASL1-160L-115-4K7-4W	25	270	0
4	S1-4W (1)	ASL1-160L-115-4K7-4W	25	90	0
5	S1-4W (1)	ASL1-160L-115-4K7-4W	25	270	0
6	S2-5QW (2)	ASL1-160L-115-4K7-5QW_2	25	90	0
7	S2-5QW (2)	ASL1-160L-115-4K7-5QW_2	25	90	0
8		FCC612W-940-05-05L-D40-U40	7.1	90	0
9		FCC612W-940-05-05L-D40-U40	7.1	90	0
10		FCC612W-940-05-05L-D40-U40	8.5	90	0
11		FCC612W-940-05-05L-D40-U40	8.5	90	0
12		FCC612W-940-05-05L-D40-U40	7.1	90	0
13		FCC612W-940-05-05L-D40-U40	7.1	90	0
14	DN (1)	RGR4	25.5	90	0
15	DN (1)	RGR4	25.5	90	0
16	DN (1)	RGR4	25.5	90	0
17	DN (1)	RGR4	25.5	90	0
18	DN (1)	RGR4	25.5	90	0
19	DN (1)	RGR4	25.5	90	0
20	DN (1)	RGR4	25.5	90	0
21	DN (1)	RGR4	25.5	90	0
22	DN (1)	RGR4	25.5	90	0
23	DN (1)	RGR4	25.5	90	0
24	DN (1)	RGR4	25.5	90	0
25	DN (1)	RGR4	25.5	90	0
26	DN (1)	RGR4	25.5	90	0
27	DN (1)	RGR4	25.5	90	0
28	DN (1)	RGR4	25.5	90	0
29	DN (1)	RGR4	25.5	90	0
30	DN (1)	RGR4	25.5	90	0
31	DN (1)	RGR4	25.5	90	0
32	DN (1)	RGR4	25.5	90	0
33	DN (1)	RGR4	25.5	90	0
34	DN (1)	RGR4	25.5	90	0
35	DN (1)	RGR4	25.5	90	0
36	DN (1)	RGR4	25.5	90	0
37	DN (1)	RGR4	25.5	90	0
38	DN (1)	RGR4	25.5	90	0
39	DN (1)	RGR4	25.5	90	0
40	DN (1)	RGR4	25.5	90	0
41	DN (1)	RGR4	25.5	90	0
42	DN (1)	RGR4	25.5	90	0
43	DN (1)	RGR4	25.5	90	0
44	DN (1)	RGR4	25.5	90	0
45	DN (1)	RGR4	25.5	90	0
46	CNPY (1)	VSH-30-4K7	10	90	0
47	CNPY (1)	VSH-30-4K7	10	90	0
48	CNPY (1)	VSH-30-4K7	10	90	0
49	CNPY (1)	VSH-30-4K7	10	90	0
50	CNPY (1)	VSH-30-4K7	10	90	0
51	CNPY (1)	VSH-30-4K7	10	90	0
52	CNPY (1)	VSH-30-4K7	10	90	0
53	CNPY (1)	VSH-30-4K7	10	90	0
54	CNPY (1)	VSH-30-4K7	10	90	0
55	CNPY (1)	VSH-30-4K7	10	90	0
56	CNPY (1)	VSH-30-4K7	10	90	0
57	CNPY (1)	VSH-30-4K7	10	90	0
58	CNPY (1)	VSH-30-4K7	10	90	0
59	CNPY (1)	VSH-30-4K7	10	90	0
60	CNPY (1)	VSH-30-4K7	10	90	0
61	CNPY (1)	VSH-30-4K7	10	90	0
62	CNPY (1)	VSH-30-4K7	10	90	0
63	CNPY (1)	VSH-30-4K7	10	90	0
64	CNPY (1)	VSH-30-4K7	10	90	0
65	CNPY (1)	VSH-30-4K7	10	90	0
66	CNPY (1)	VSH-30-4K7	10	90	0
67	CNPY (1)	VSH-30-4K7	10	90	0
68	CNPY (1)	VSH-30-4K7	10	0	0
69	CNPY (1)	VSH-30-4K7	10	0	0
70	CNPY (1)	VSH-30-4K7	10	0	0



Scale: 1 inch= 20 Ft.

enlighten

PROJECT NAME:
ROCKWALL TX CAR WASH- NW STATE HWY 276 & JOHN KING RD

CLIENT NAME:
NERI ARCHITECTS

DRAWN BY:
Joeli Collins
joeli.collins@pg-enlighten.com
847.228.1199

PG CONTACT:
Patti Geier
patti.Geier@pg-enlighten.com
847.228.1199

REVISIONS	
1	
2	
3	

Date:10/5/2022

Page 2 of 2

BEACON
design . performance . technology

Vanish

EDGE-LIT CANOPY

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VANISH EDGE-LIT



FEATURES

- Edge-Lit technology for even illumination
- Low profile 2.1" depth design virtually disappears into the canopy
- Illuminates without distraction and glare
- Pendant or surface mounted with ¾" conduit
- Universal retrofit solution for HID replacements for various sizes
- IP65 rating to keep water and insects out
- Cast Aluminum with integral heat sink to maintain optimal thermal performance for long LED life Cast aluminum

IP66 DLC LISTED DLC LISTED PREMIUM UL CERTIFIED

SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum, low profile housing
- New construction or retrofit solution
- Canopy and soffit applications
- Easy installation
- Driver and optical chamber serviceable from below canopy
- Powder coat finish
- Heat sink design to disperse heat away from fixture
- Suitable for wet locations

OPTICS

- Acrylic Lens
- Type V distribution
- Comfort lens for low glare
- Light Guide Edge-Lit technology

INSTALLATION

- Surface or pendant mounted
- Easy installation and serviceable below the canopy deck
- Hinge for hanging during service

ELECTRICAL

- Universal 120-277 , 347, 480 Input Voltage
- Power Factor > 0.9 at full load
- Total Harmonic Distortion < 20% at full load
- 10 kV Surge Protection
- 0-10 Volt Dimmable Driver
- Operating temperature: -40°C to +40°C

CERTIFICATIONS

- UL Certified
- DesignLights Consortium™ 5.1 qualified
- Wet Location Listed
- IP66
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year warranty

ORDERING GUIDE

Example: VSH-85-5K7-UNV-WHS

CATALOG #

VSH – – –

Series		Size	Color Temp	Voltage		Finish	
VSH	Vanish	30[1]	4K7	UNV	Universal	BLT	Black Matte Textured
		55	5K7	347	347V	BLS	Black Gloss Smooth
		85		480	480V	DBT	Dark Bronze Matte Textured
		140				DBS	Dark Bronze Gloss Smooth
						GTT	Graphite Matte Textured
						LGS	Light Grey Gloss Smooth
						LGT	Light Grey Matte Textured
						PSS	Platinum Silver Smooth
						WHT	White Matte Textured
						WHS	White Gloss Smooth
						VGT	Verde Green Textured
						Color Option	
						CC	Custom Color

Notes:
1 Only available in Universal Voltage

KEY DATA	
Lumen Range	4,500 – 20,200
Wattage Range	30 – 140 Watts
Efficacy Range (LPW)	138 – 157
Reported Life (Hours)	>60,000

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Vanish

EDGE-LIT CANOPY

PERFORMANCE DATA

Product	Lumens	B	U	G	LPW	CRI	CCT
VSH-30-4K7	4564	2	0	1	150	70	4000K
VSH-30-5K7	4793	2	0	1	157	70	5000K
VSH-55-4K7	8846	3	0	2	153	70	4000K
VSH-55-5K7	9069	3	0	2	157	70	5000K
VSH-85-4K7	13296	3	0	2	152	70	4000K
VSH-85-5K7	13666	3	0	2	157	70	5000K
VSH-140-4K7	19649	4	0	3	138	70	4000K
VSH-140-5K7	20196	4	0	3	142	70	5000K

Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.94	0.92	0.90	0.81	>170,000
40°C / 104°F	0.99	0.94	0.92	0.89	0.80	>160,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

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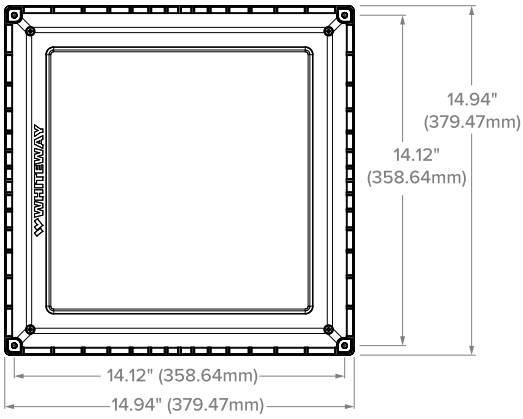
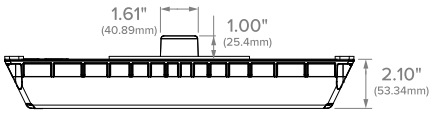
Vanish

EDGE-LIT CANOPY

DIMENSIONS



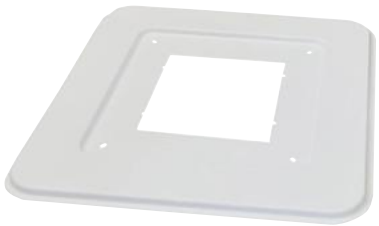


MOUNTING ACCESSORIES

Accessories (order separately)			
☐	**93133148**	WHITEWAY 15 IN CVR PLT WHT VSH/GSY	Retrofit cover plate for LSI Encore 15” square-replacement for 10” opening
☐	**93133149**	WHITEWAY DECORATIVE CVR PLT VSH/GSY	26” Decorative Beauty Plate for Canopy Retrofits
☐	**93133151**	WHITEWAY HID RETRFT KIT WHT VSH/GSY (fits any square HID housing between 21” & 23” square.)	Universal HID retrofit kit
☐	**93133177**	WHITEWAY STEM AND JUNCTION BOX	

93133148

93133149



93133151

- Measure outside dimension of existing housing



93133177



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EXO
OUTDOOR LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a universal mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 1.5G rated for high vibration applications including bridges and overpasses



C US

BUY AMERICAN SOLUTIONS
See Certification Specifications

DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS™

wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90˚ increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚ C to 40˚ C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- DLC (DesignLights Consortium Qualified),with some Premium Qualified configurations.Please refer to the DLC website for specificproduct qualifications at www.designlights.org
- 1.5G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 Year warranty

KEY DATA	
Lumen Range	3,200–36,000
Wattage Range	25–255
Efficacy Range (LPW)	118–148
Weight lbs. (kg)	14.5–17.5 (6.6–8.0)

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EXO
OUTDOOR LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PRMD-40F

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Distribution	Rotation/Orientation	Voltage	Mounting
ASL1 ASL Microstrike Series	**80L-25** 3,000 lm	**3K7** 3000K, 70 CRI	**2** Type II	**L** Optic rotation left	**UNV** Universal 120-277V	**ASQU** Arm Square w/ Universal Mount
	80L-39 4,500 lm	**4K7** 4000K, 70 CRI	**3** Type III	**R** Optic rotation right	**120** 120V	**A3** AS with 3.5-4.13" OD RPA3 & UM
	80L-50 6,000 lm	**5K7** 5000K, 70 CRI	**4W** Type 4W		**208** 208V	**A4** AS with 4.18-5.25" OD RPA4 & U
	160L-70 9,000 lm		**5QW** Type 5QW		**240** 240V	**A5** AS with 5.5-6.5" OD RPA5 & UM
	160L-100 12,000 lm				**277** 277V	**MAF** Mast Arm Fitter for 2-3/8" OD
	160L-115 15,000 lm				**347** 347V	
	160L-135 18,000 lm				**480** 480V	
ASL2 ASL Microstrike Series	**320L-145** 21,000 lm					
	320L-170 24,000 lm					
	320L-185 27,000 lm					
	320L-210 30,000 lm					
	320L-235 33,000 lm					
	320L-255 35,000 lm					

Control Options Network	
NXSPW30F[1]	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSP30F[1]	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXWE[1]	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
Stand Alone Sensors	
SCP-8F[5,6]	Remote control programmable line voltage sensor
SCP-40F[5,6]	Remote control programmable line voltage sensor
Control Options Other	
7PR	7 Pin Receptacle
7PR-SC	7 Pin Receptacle with shorting cap
7PR-MD8F	7 pin receptacle with low voltage sensor at 8' mounting for external control accessory
7PR-MD40F	7 pin receptacle with low voltage sensor at 40' mounting for external control accessory
7PR-TL	7 Pin Receptacle with Photocontrol
ADD	AutoDim timer based dimming
ADT	AutoDim time of day dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens[7]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [8]

Options	
F[3]	Fusing
BC	Backlight Control
TB[4]	Terminal Block
TE	Tooless Entry
SSF	Stainless Steel Fasteners

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Notes:

1 Not compatible with 80L configurations
2 Not compatible with 480V configurations
3 Must specify voltage
4 Not available with a combination or 347/480 and fusing
5 Must specify voltage, 120V or 277V only
6 Order at least one SPC--REMOTE per project location to program and control the occupancy sensor
7 Replace "_" with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
8 Replace "_" with "12" for up to 12' mounting height

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

CONTROL ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**SCP-Remote**	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
☐	**WIR-RME-L**	wiSCAPE External Fixture Module
☐	**NXOFM-1R1D-UNV**	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming

ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**ASL1-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL1-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL1-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL1-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL1-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL1-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL1-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL2-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL2-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL2-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL2-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL2-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL2-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL2-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
☐	**SETA2-XX**[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
☐	**RETA2-XX**[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CL1S-RPA4-ACC-XX for each luminaire
☐	**RARBC80L**	Backlight Control 80L
☐	**RARBC160L**	Backlight Control 160L
☐	**RARBC320L**	Backlight Control 320L
☐	**RARBC480L**	Backlight Control 480L
☐	**CL1S-RPA4-ACC-XX**[1]	Round Pole Adapter (* denotes pole diameter; 3 = 3 ¼" -3 ¾"; 4* = 3 7/8" – 6")
☐	**ASL-ARMMTG-XX1**[1]	Arm mounting kit for side of pole attachment
☐	**WB-AREA-XX**[1]	Wall bracket, Compatible with standard arm mount option
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms

1 Replace XX or XXX with color choice, eg.: DB for Dark Bronze or BLT for Black Matte Textured

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EXO OUTDOOR LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL1	25	25.4	2	3430	135	2	0	2	3413	134	2	0	2	3225	127	2	0	2
			3	3465	136	2	0	2	3448	136	2	0	2	3259	128	2	0	2
			4W	3401	134	2	0	3	3384	133	2	0	3	3198	126	2	0	3
			5QW	3483	137	4	0	2	3466	136	4	0	2	3274	129	4	0	2
	39	38.0	2	5237	138	3	0	3	5211	137	3	0	3	4924	130	3	0	3
			3	5292	139	2	0	2	5265	139	2	0	2	4976	131	2	0	2
			4W	5193	137	2	0	3	5168	136	2	0	3	4883	129	2	0	3
			5QW	5318	140	4	0	2	5292	139	4	0	2	4999	132	4	0	2
	50	49.7	2	6294	127	2	0	2	6263	126	2	0	2	5918	119	2	0	2
			3	6360	128	2	0	2	6328	127	2	0	2	5980	120	2	0	2
			4W	6242	126	2	0	3	6211	125	2	0	3	5869	118	2	0	3
			5QW	6392	129	4	0	2	6360	128	4	0	2	6008	121	4	0	2
	70	68.4	2	9461	138	3	0	3	9414	138	3	0	3	8897	130	3	0	3
			3	9560	140	2	0	2	9513	139	2	0	2	8989	131	2	0	2
			4W	9383	137	2	0	3	9336	136	2	0	3	8822	129	2	0	3
			5QW	9608	140	4	0	2	9560	140	4	0	2	9032	132	4	0	2
	100	88.0	2	11945	136	2	0	2	11886	135	2	0	2	11232	128	2	0	2
			3	12070	137	2	0	2	12010	136	2	0	2	11349	129	2	0	2
			4W	11846	135	2	0	3	11787	134	2	0	3	11139	127	2	0	3
			5QW	12131	138	4	0	2	12070	137	4	0	2	11403	130	4	0	2
	115	109.7	2	15683	143	2	0	2	15605	142	2	0	2	14977	137	2	0	2
			3	15486	141	2	0	2	15411	140	2	0	2	14819	135	2	0	2
			4W	15305	140	2	0	3	15232	139	2	0	3	14646	134	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	18089	136	3	0	3	17999	135	3	0	3	17275	130	3	0	3
			3	17861	134	2	0	2	17776	133	2	0	2	17092	128	2	0	2
			4W	17653	132	2	0	3	17569	132	2	0	3	16893	127	2	0	3
			5QW	18155	136	4	0	2	18064	136	4	0	2	17338	130	4	0	2

ASL2 Performance Data on next page

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL2	145	143.0	2	21007	147	3	0	4	20902	146	3	0	4	20061	140	3	0	4
			3	20842	146	3	0	4	20738	145	3	0	4	19904	139	3	0	4
			4W	20595	144	3	0	5	20492	143	3	0	5	19668	138	3	0	5
			5QW	21130	148	5	0	4	21024	147	5	0	4	20179	141	5	0	4
	170	168.0	2	24447	146	3	0	4	24325	145	3	0	4	23347	139	3	0	4
			3	24256	144	3	0	4	24134	144	3	0	4	23164	138	3	0	4
			4W	23968	143	3	0	5	23848	142	3	0	5	22889	136	3	0	5
			5QW	24591	146	5	0	4	24468	146	5	0	4	23484	140	5	0	4
	185	185.0	2	26651	144	4	0	5	26518	143	4	0	5	25452	138	4	0	5
			3	26442	143	3	0	4	26310	142	3	0	4	25252	136	3	0	4
			4W	26129	141	4	0	5	25998	141	4	0	5	24953	135	4	0	5
			5QW	26808	145	5	0	5	26674	144	5	0	5	25602	138	5	0	5
	210	210.0	2	29880	142	3	0	4	29731	142	3	0	4	28535	136	3	0	4
			3	29646	141	3	0	4	29497	140	3	0	4	28312	135	3	0	4
			4W	29294	139	3	0	5	29148	139	3	0	5	27976	133	3	0	5
			5QW	30056	143	5	0	4	29905	142	5	0	4	28703	137	5	0	4
	235	235.0	2	32959	140	3	0	4	32794	140	3	0	4	31475	134	3	0	4
			3	32700	139	3	0	4	32537	138	3	0	4	31229	133	3	0	4
			4W	32312	137	3	0	5	32151	137	3	0	5	30858	131	3	0	5
			5QW	33152	141	5	0	4	32987	140	5	0	4	31661	135	5	0	4
	255	261.2	2	36218	139	4	0	5	36037	138	4	0	5	34588	132	4	0	5
			3	35934	138	3	0	4	35754	137	3	0	4	34317	131	3	0	4
			4W	35508	136	4	0	5	35330	135	4	0	5	33910	130	4	0	5
			5QW	36431	139	5	0	5	36249	139	5	0	5	34792	133	5	0	5

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

ELECTRICAL DATA

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
SLING (ASL1)	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
		347	0.07	
		480	0.05	
	39	120	0.32	38
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.41	49.7
		208	0.24	
		240	0.21	
		277	0.18	
		347	0.14	
		480	0.10	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
		347	0.20	
		480	0.14	
	100	120	0.73	88
		208	0.42	
		240	0.37	
		277	0.32	
		347	0.25	
		480	0.18	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	
SLING (ASL2) Next Page				

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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ELECTRICAL DATA (CONT'D)

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
SLING (ASL2)	145	120	1.19	143.0
		208	0.69	
		240	0.60	
		277	0.52	
		347	0.41	
		480	0.30	
	170	120	1.40	168.0
		208	0.81	
		240	0.70	
		277	0.61	
		347	0.48	
		480	0.35	
	185	120	1.54	185.0
		208	0.89	
		240	0.77	
		277	0.67	
		347	0.53	
		480	0.39	
	210	120	1.75	210.0
		208	1.01	
		240	0.88	
		277	0.76	
		347	0.61	
		480	0.44	
	235	120	1.96	235.0
		208	1.13	
		240	0.98	
		277	0.85	
		347	0.68	
		480	0.49	
	255	120	2.18	261.2
		208	1.26	
		240	1.09	
		277	0.94	
		347	0.75	
		480	0.54	

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EXO
OUTDOOR LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11[1] L96 60,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

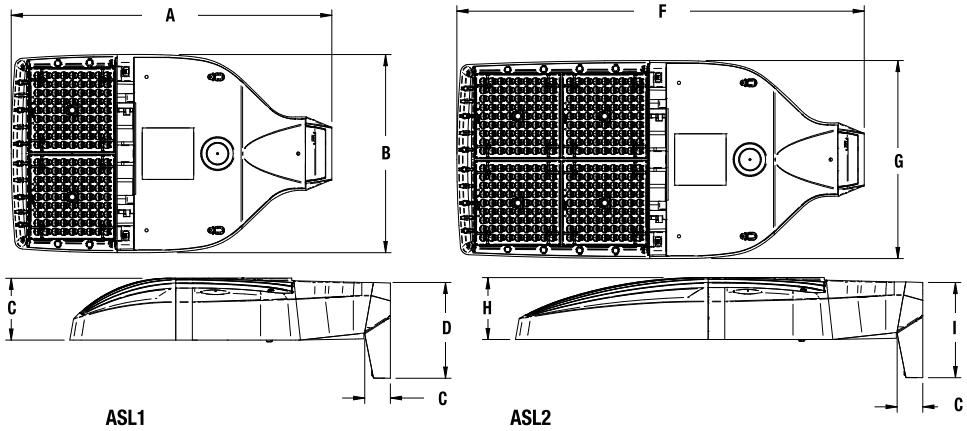
1. Projected per IESNA TM-21-11 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97
50° C	122° F	0.94

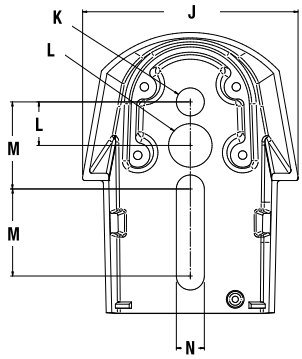
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS



	Weight
ASL1	14.47 lbs (6.56 kgs)
ASL2	17.47 lbs (7.92 kgs)

A	B	C	D	E	F	G	H	I	ASL1 EPA@0°	ASL2 EPA@0°	ASL1 w/ HSS	ASL2 w/ HSS
18.9"	11.7"	3.7"	5.65"	1.5"	24.0"	11.7"	3.7"	5.62"	.46 ft.^{2}	.56 ft.^{2}	.73 ft.^{2}	1.01 ft.^{2}
480mm	297mm	94mm	144mm	38mm	610mm	297mm	94mm	143mm	.14 m^2	.17 m^2	.22 m^2	.31 m^2

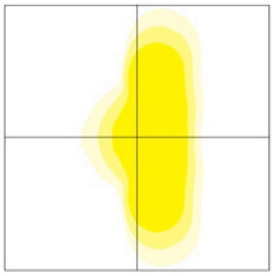


J	K	L	M	N
4.33"	.562"	.875"	1.75"	.562"
480mm	297mm	94mm	610mm	297mm

PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type II



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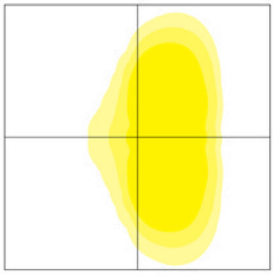

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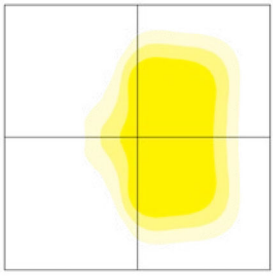

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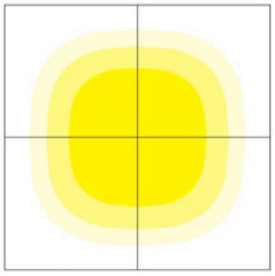

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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ADDITIONAL INFORMATION (CONT'D)

OCCUPANCY SENSOR

- Individual fixture control
- Dims product when space is not occupied



7-PIN RECEPTACLE

- Compatible with 3-pin, 5-pin or 7-pin photocontrols
- Turns fixture on when sun sets, off when sun rises
- Wireless networked solution
- For use with a variety of control platforms

*Additional accessories required.



NX

NX LIGHTING CONTROLS™

NX Lighting Conrols™ platform delivers a lighting control solution capable of seamlessly connecting exterior and interior applications.

- Standalone or networked fixture control
- Astronomical time schedules
- BACnet building networking
- Connects with indoor wired, wireless or hybrid networks
- Wireless setup via app
- Occupancy Sensor option dims product when space is not occupied



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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

ADDITIONAL INFORMATION (CONT'D)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

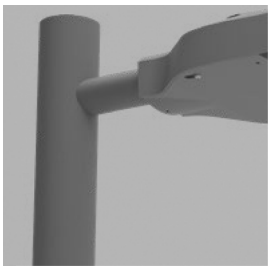
EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Outdoor S2 drill pattern.



MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.

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DATE: LOCATION:

TYPE: PROJECT:

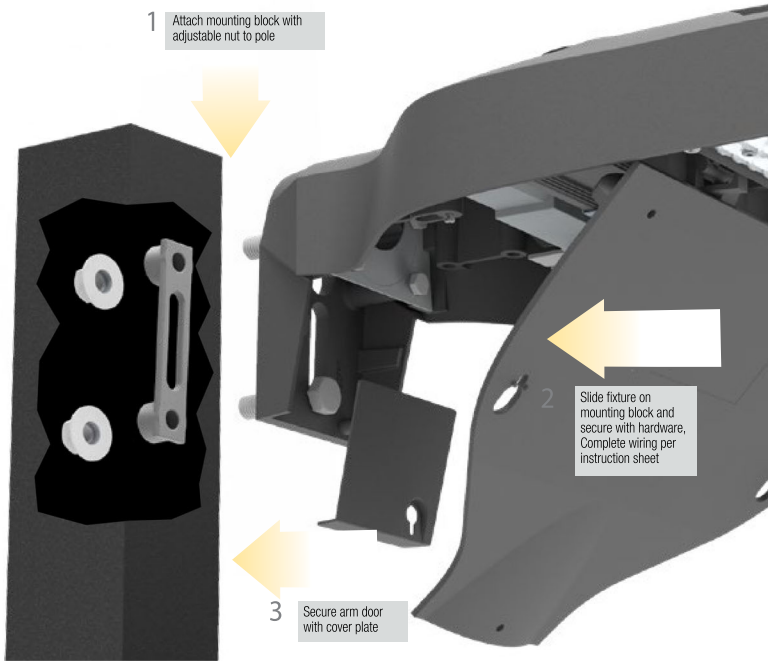
CATALOG #:

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

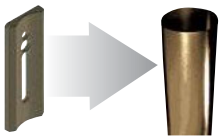
ADDITIONAL INFORMATION (CONT'D)

MOUNTING (CONT'D)



Universal Mount – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

ACCESSORY



ROUND POLE ADAPTER



WB-AREA-XX



SPOKE BRACKET (single arm shown) Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SH Spoke Pole Top Brackets for ordering information.

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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

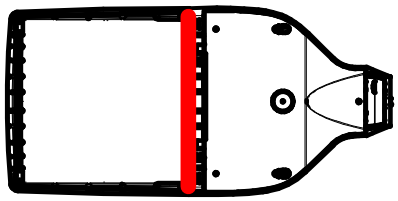
TYPE: PROJECT:

CATALOG #:

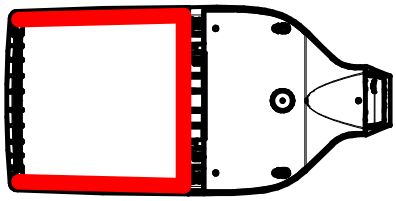
ADDITIONAL INFORMATION (CONT'D)

CONFIGURATIONS

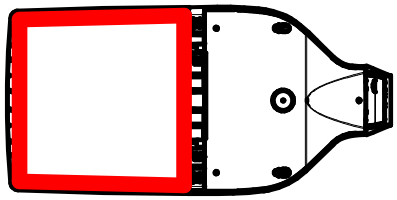
ASLx HSS-90-B-xx



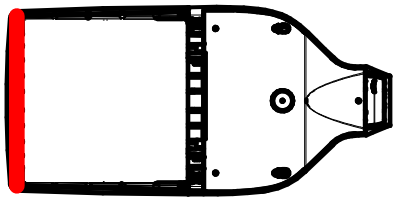
ASLx HSS-270-BSS-xx



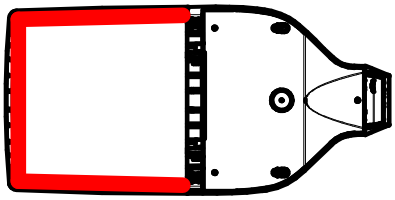
ASLx HSS-360-xx



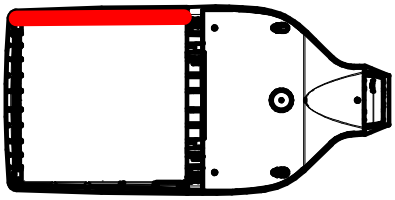
ASLx HSS-90-F-xx



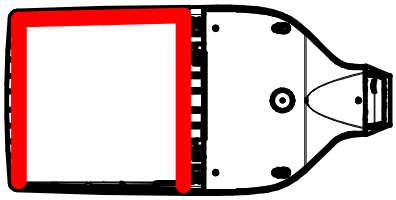
ASLx HSS-270-FSS-xx



ASLx HSS-90-S-xx



ASLx HSS-270-FSB-xx



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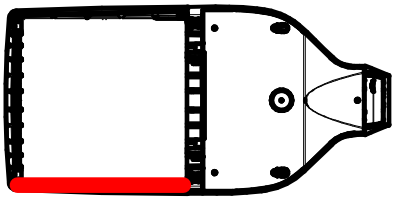

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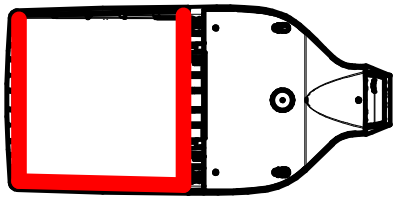

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Smooth baffle, round

When choosing a recessed fixture, eliminating glare is a priority. The unique positioning of the LED module in this series of downlights will meet that important need.

WET

LOW-GLARE

ENERGY STAR

Intertek

IC RATED

JA8 CERTIFIED

2700k 3000k 3500k 4000k 5000k

COLOR TEMPERATURE



Model	Size	Watts	Delivered lumens	LED lumens	CRI	Color °T	Voltage
RGR2-CC	2"	8 W	600 lm	750 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
RGR4-CC	4"	14 W	990 lm	1200 lm	90		120 V
RGR6-CC	6"	20 W	1600 lm	1900 lm	90		120 V

Specifications

Every fixture includes a junction box with integrated dimmable driver

Can be daisy chained

Superior LED performance and lifespan

Regressed light source

Minimal heat emission

Aluminum construction

Switch-selectable CCT: 2700K/3000 K/3500 K/4000 K/5000 K

IC certification (suitable for direct contact with insulation)

Air-tight certified as per ASTM E283-04

40° beam angle

Suitable for wet locations

JA8 Certified

Refer to website for dimmer compatibility

Ideal operating temperature: -20° to 40° C

5-year warranty

Finish

- **BK** Black
- **SN** Satin Nickel
- **WH** White

Accessories

RFP-UNI
Universal rough-in plate

RFP-23
Rough-in plate for 2" and 3" models

RFP-46
Rough-in plate for 4" and 6" models

Order example

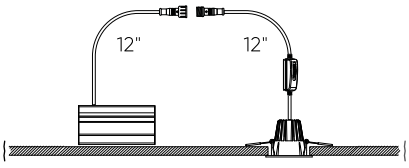
RGR4-CC-BK
Dimmable RGR4-CC 4" round regressed LED fixture in a black finish

Note
Other Color °T and Finishes available, but may require MOQ's and longer lead times. Please contact your DALS representative for more information.

RGR2- CC Ø2 ¾"



Ø3 ⅛"

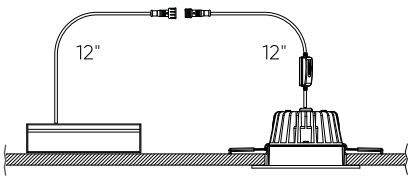


4 13/16" x 2" x 2"

RGR4-CC Ø4"



Ø4 ½"

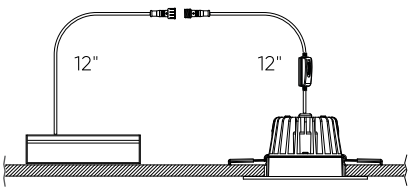


5 ⅜" x 3" x 1 ¼"

RGR6-CC Ø6 ½"



Ø7"



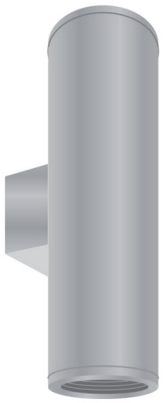
5 ⅜" x 3" x 1 ¼"

FC OUTDOOR LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCC600 Up/Down or Up, Standard Drivers without Battery Backup

6” Round wall mount up/down or up only cylinder outdoor



Intertek CE NOM

Made in USA with domestic & globally sourced components

FEATURES

- Up to 5000 lm, Up to 100 LPW
- Numerous mounting capabilities
- Clear anti-glare tempered glass lens (IK09)
- Multiple color finishes with AAMA 2605 option (10 yr. paint warranty)
- 0-10V 1% Dimming (Standard)
- 1.5G Vibration Tested
- 95 CRI with 2 SDCM

PERFORMANCE

Beam Spread: 15° | 25° | 40° | 50° | 72°
CCT Options: 2700K | 3000K | 3500K | 4000K
CRI: 93 CRI
Consistency: 2 SDCM (Fixture to Fixture)
Lumens: 5000 lm
Lifetime: > 70,000 hours / L70 or better

PHYSICAL

Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allow unit to be attached directly to mounting surface.
Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. AAMA 2605 optional w/ 10 yr. paint warranty.
Warranty: 5-Year limited warranty (refer to website for details)
Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
Lens: IK09 impact compliant, clear anti-glare tempered glass
Vibration Resistance: Compliant with 1.5G ANSI C136.31, Seismic rated AC-156
Weight: 8-12 lbs (Depending on Length)
Operating Temperature: -22°F to 122°F (-30°C to 50°C)

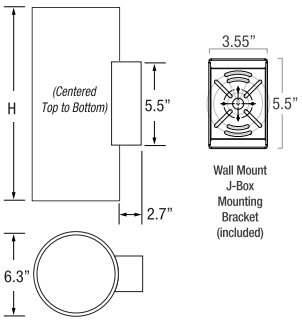
ELECTRICAL

Voltage: Universal 120–277V AC standard, 347V optional
Power Supply: Integral Class II, electronic high-power factor >.90, THD < 20%, FCC Title 47 Part 15 Class A. EldoLED & Lutron optional
Power Consumption: Up to 53W (5000 lm)
Dimming: Standard: 0-10V, 1% Dimming, Optional: ELV, TRIAC, dim to off, DMX, DALI
Certification: CEC Title 24 - JA8 Compliant (93 CRI Only)
Standards: cETLus Listed, CE, NOM, and RoHS Compliant. Wet location listed for wall or ceiling mount IP65 Ingress protection. 1.5G (ANSI C136.31) Vibration resistance rated. IK09 (IEC6226) Impact resistance rated. IESNA LM79 Photometric testing by NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciation projection to >70,000hrs.

PHYSICAL DIMENSIONS

Fixture	Height (H)
FCC610W	10.95” Height (1 Integral Driver Only)
FCC612W	12.95” Height (1 Integral Driver Only)
FCC614W	14.95” Height (1 Integral Driver Only)
FCC616W	16.95” Height (1 Integral Driver Only)
FCC618W	18.95” Height
FCC620W	20.95” Height
	(All above are Wall Mount Standard)

Wall Mount (WM)



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OUTDOOR LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCC600 Up/Down or Up, Standard Drivers without Battery Backup

PRODUCT CODE

EXAMPLE: FCC610W-UNV-927-0505L-BKE-D15U15-ET

MODEL	LENGTH	MOUNTING	VOLTAGE	COLOR	LUMENS	FINISH	DOWNLIGHT OPTICS	UPLIGHT OPTICS	DIMMING	OPTIONS	BATTERY
			-	-	-	-	-		-	-	-

MODEL

FCC610W	10.95" Height (1 Integral Driver Only)
FCC612W	12.95" Height (1 Integral Driver Only)
FCC614W	14.95" Height (1 Integral Driver Only)
FCC616W	16.95" Height (1 Integral Driver Only)
FCC618W	18.95" Height
FCC620W	20.95" Height
	(All above are Wall Mount Standard)

VOLTAGE

UNV	Universal 120-277 Volt AC
347V	347 Volt AC

COLOR

927	(93CRI) 2700K
930	(93CRI) 3000K
935	(93CRI) 3500K
940	(93CRI) 4000K

DOWN LUMENS (nominal) UP LUMENS

NO	No Light Option	
05	500 lm	**05L**
10	1000 lm	**10L**
15	1500 lm	**15L**
20	2000 lm	**20L**
25	2500 lm	**25L**
30	3000 lm	**30L**
35	3500 lm	**35L**
40	4000 lm	**40L**
45	4500 lm	**45L**
50	5000 lm	**50L**

(50L Max Total output) (Standard Lumen Output Split 50% Up / 50% Down) (Additional driver needed for unequal output selections)

FINISH

BKE	Black (AAMA 2604)
BRE	Bronze (AAMA 2604)
SLE	Silver (AAMA 2604)
WHE	White (AAMA 2604)
CCE	Custom Color (AAMA 2604)
BKED	Black (AAMA 2605)
BRED	Bronze (AAMA 2605)
SLED	Silver (AAMA 2605)
WHED	White (AAMA 2605)
CCED	Custom Color (AAMA 2605)

DOWN LIGHT OPTICS (nominal) UPLIGHT OPTICS

D15	Spot (15°) (15L Max)	**U15**
D25	Narrow Flood (25°)	**U25**
D40	Mid Flood (40°)	**U40**
D50	Flood (50°)	**U50**
D72	Wide Flood (72°)	**U72**

WITH SOFT FIELD LENS (Below)

D15S	Spot (15°) (15L Max)	**U15S**
D25S	Narrow Flood (25°)	**U25S**
D40S	Mid Flood (40°)	**U40S**
D50S	Flood (50°)	**U50S**
D72S	Wide Flood (72°)	**U72S**

DIMMING

ET	ELV or TRIAC Driver (120V Phase Dimming w/ UNV Driver) (20L-45L Only)
LD	0-10V Dimming, 1% (Standard)
ET2	ELV or TRIAC Drivers (Qty. 2) (120V Phase Dimming w/ UNV Drivers) (20L-45L Only)
LD2	0-10V Dimming, 1% (Qty. 2)

OPTIONS

CV	Cut-Off Visor (Down Only)

BATTERY

N/A	(Leave Blank)

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FCC600 Up/Down or Up, Standard Drivers without Battery Backup

LUMENS nominal

Model	Watts	940
FCC6	5W (Min)	500 lm (Min)
	53W (Max)	5000 lm (Max)

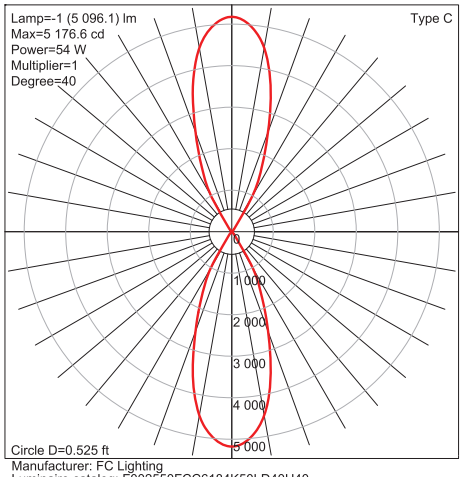
IES Multiplier	
Color	Multiplier
927	0.93
930	0.97
935	0.99
940	1.00

**83CRI≤1.15 Consult factory.*

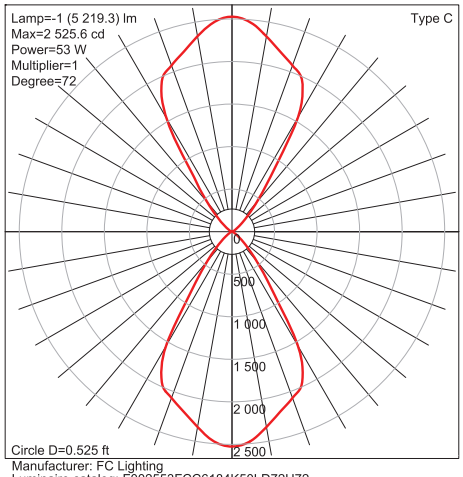
TRIAC & ELV Approved Dimmer List	
Manufacturer	Manufacturer Part Number
Lutron	Glyder GLV-600
	Diva DVLV-600P
	Diva DV-600P
	Diva DVELV-600P(303)
	Maestro MALV-600
	Nova T NT-1000
	Nova T NTELV-600
	Skylark SLV-600P
	RadioRA2-10ND
Leviton	SureSlide 6633
	Illumatech IPE04

0-10V Approved Dimmer List	
Manufacturer	Manufacturer Part Number
Lutron	Diva DVSTV-XX
	Diva DVSTV-453PH-WH1
Leviton	Illumatech 010-IP710-DLZ

PHOTOMETRICS



Manufacturer: FC Lighting
Luminaire catalog: F002550FCC6184K50LD40U40



Manufacturer: FC Lighting
Luminaire catalog: F002553FCC6184K50LD72U72

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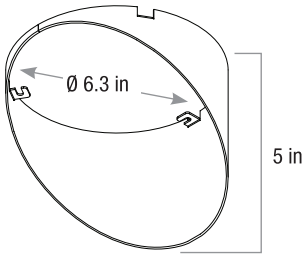
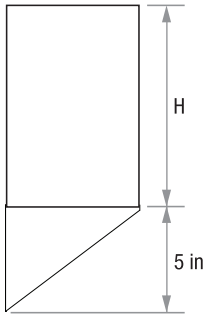
FCC600 Up/Down or Up, Standard Drivers without Battery Backup

MORE DIMENSIONS

Cutt-Off Visor (CV) *(Down Only)*



Bottom View



Side View

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September 14, 2022

Mr. Nick Spallone
Car Wash Pro Designers (CWPD)
6400 N Northwest Hwy, Unit 4
Chicago, IL 60631

Subject: S John King Blvd Car Wash Facility–Noise Impact Study–Rockwall, TX

Dear Mr. Spallone:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located near the northwest corner of S John King Blvd and TX 276 in the City of Rockwall, TX. This assessment reviews the projected car wash operational noise levels and compares them to the City's noise ordinance. The project proposes a covered car wash tunnel with 24 vacuum stations on approximately 3.02 acres.

1.0 Assessment Overview

This assessment evaluates the projections of operational noise and compares them to the relevant noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

2.0 Local Acoustical Requirements

The Code of Ordinances of Rockwall, Texas Chapter 16 Section 16-183 states the following:

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level (L_1) greater than 15 dBA above the ambient sound pressure level (L_{90}) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L_{10}) or a 90th percentile sound level (L_{90}) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

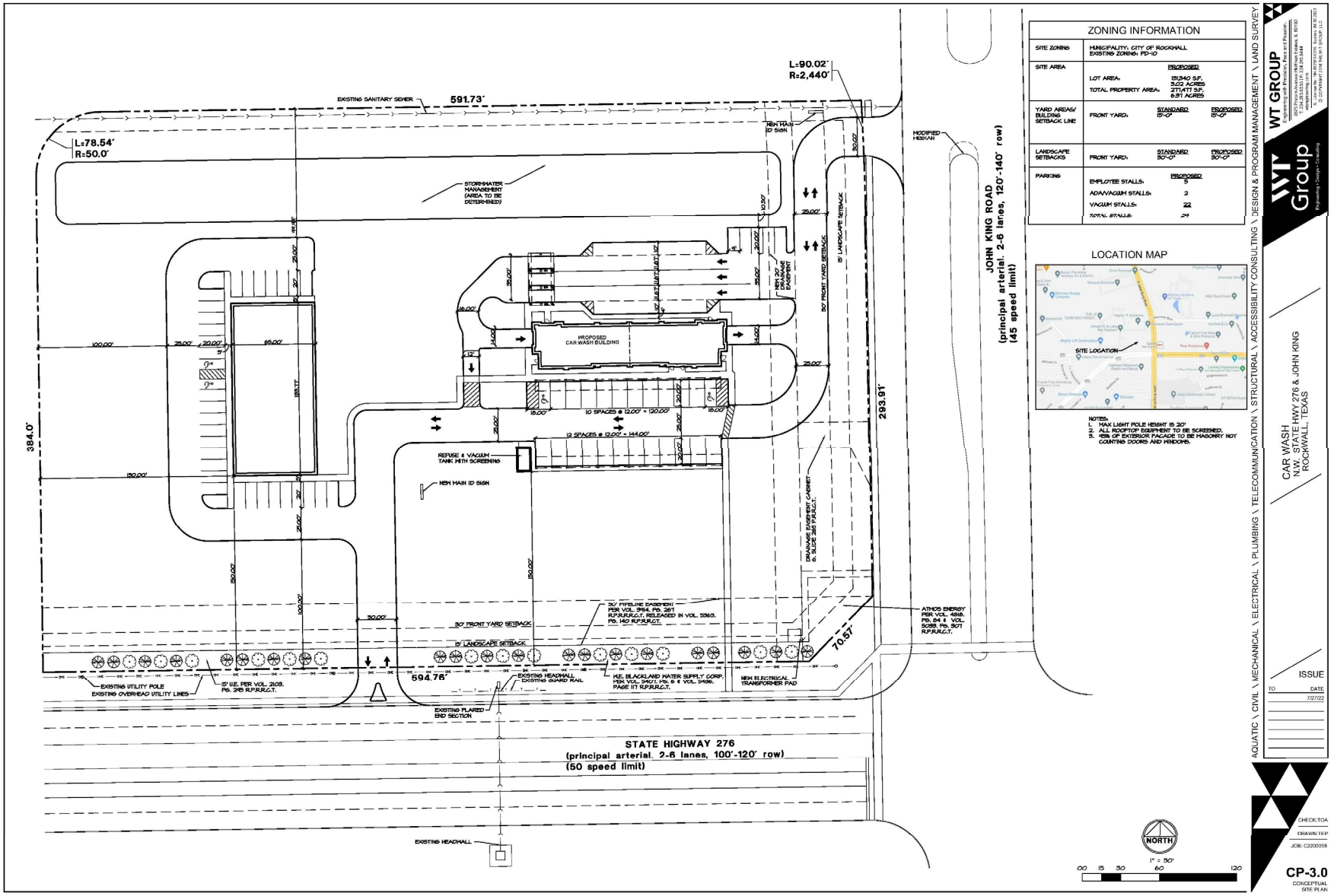
Table 1: Rockwall Noise Limits

Land Use District	*Tenth Percentile (L_{10})*	*Ambient, or 90th Percentile (L_{90})*
Residential:		
7:00 a.m.—10:00 p.m.	*65 dBA*	*55 dBA*
10:00 p.m.—7:00 a.m.	*60 dBA*	*50 dBA*
Commercial/Agriculture:		
7:00 a.m.—10:00 p.m.	*72 dBA*	*62 dBA*
10:00 p.m.—7:00 a.m.	*67 dBA*	*57 dBA*
Industrial:		
7:00 a.m.—10:00 p.m.	*85 dBA*	*75 dBA*
10:00 p.m.—7:00 a.m.	*85 dBA*	*75 dBA*

Exhibit A
Location Map



Exhibit B
Site Plan



3.0 Study Method and Procedure

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has an 8-foot-tall by 10-foot-wide exit opening and is covered by a solid roof. The blowers (120 HP IDC Predator system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B.

The SP model assumes a total of 24 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model's inputs and outputs.

4.0 Existing Ambient Noise Levels

Five short-term (11 to 15-min) ambient noise measurements were performed on September 9 to September 10, 2022, to determine the existing ambient noise levels at the project site. Appendix A contains the locations of each measurement and the recorded data. The results of the short-term noise measurements are presented in Table 2.

Table 2: Short-Term Measurement Ambient Noise Data (dBA)[1]

Location	Date	Start Time	Leq	Lmax	Lmin	L1	L10	L25	L50	L90
ST1	9/9/2022	3:56 PM	60.9	75.6	48.2	71.2	64.3	60.1	57.0	52.6
ST2	9/9/2022	4:18 PM	54.0	62.9	45.8	60.8	57.3	55.0	52.1	48.9
ST3	9/9/2022	4:42 PM	52.7	64.9	46.1	59.2	54.7	53.1	51.5	48.7
ST4	9/10/2022	2:02 PM	66.0	85.5	49.3	75.0	68.6	64.9	61.6	54.3

Notes:
1. Measurement locations are indicated in Appendix A.

These locations represent the levels at the adjacent properties. ST1 represents the residential properties to the south. ST2 represents the residential properties to the west. ST3 represents the residential properties to the north. ST4 represents the commercial property to the east.

The data indicates the ambient noise levels at nearby land uses range between 53 to 66 dBA Leq during operational hours. The measured noise levels and field notes indicate that traffic noise along SR-276 is the main source of noise impacting the project site.

A long-term measurement was also performed to determine the overall trend in the area throughout the day.

Table 3: Long-Term Measurement Ambient Noise Data (dBA)[1]

Time	dB(A)							
	L_{EQ}	L_{MAX}	L_{MIN}	L_1	L_5	L_{10}	L_{50}	L_{90}
5PM-6PM	60.3	74.6	50.6	64.2	63.5	62.6	59.7	57.5
6PM-7PM	60.0	74.7	49.8	63.6	62.9	62.5	59.1	57.4
7PM-8PM	62.1	76.3	51.1	68.8	67.4	66.2	60.1	56.4
8PM-9PM	58.1	63.7	56.3	63.6	62.8	61.4	56.5	54.3
9PM-10PM	60.0	82.9	49.6	68.4	65.1	62.0	57.0	53.8
10PM-11PM	58.1	76.2	48.4	66.0	63.8	60.3	55.9	53.4
11PM-12AM	56.1	74.8	47.0	63.5	59.6	56.6	54.0	52.1
12AM-1AM	55.3	75.8	46.6	63.7	58.5	56.5	53.4	51.8
1AM-2AM	52.8	75.8	43.5	63.4	55.7	53.6	50.3	46.8
2AM-3AM	51.7	76.7	40.4	62.7	55.9	51.9	47.4	43.7
3AM-4AM	52.4	72.3	39.1	62.2	59.4	55.8	46.5	42.2
4AM-5AM	53.4	78.0	39.4	64.8	57.4	55.5	47.5	43.9
5AM-6AM	56.1	74.4	41.9	63.9	62.0	60.2	52.7	49.2
6AM-7AM	58.3	77.8	47.8	64.8	63.3	61.3	56.1	52.4
7AM-8AM	61.0	79.9	51.1	67.2	65.9	62.6	59.9	56.9
8AM-9AM	61.1	76.3	48.7	66.3	65.5	64.6	60.0	56.4
9AM-10AM	58.9	80.4	45.4	65.9	62.8	61.3	57.3	54.6
10AM-11AM	59.8	78.7	46.1	67.1	64.1	63.9	57.7	55.2
11AM-12PM	59.7	83.5	47.0	68.3	63.7	61.7	56.7	54.3
12PM-1PM	57.7	74.7	45.3	62.8	60.9	60.6	57.0	53.3
1PM-2PM	57.4	77.1	45.0	64.8	61.0	58.8	55.9	53.4
CNEL	64.7							

Notes:
[1.] Appendix A for measured noise data.

The long-term data indicate that the afternoon is the quietest time of day during operational hours.

5.0 Findings and Recommendations

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels near the project site. In Exhibit C, a yellow dot denotes a receptor. Receptors 1, 2, and 4 represent areas that must meet the residential noise standard, and receptor 3 must meet the commercial noise standard. All yellow dots represent the property line of the project site.

Table 4 presents the project's predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L_{90} noise level. The model assumes that the car wash is operating continuously as a worst-case scenario. With this assumption, the L_{90} levels would

have the potential to increase the most due to the project. Therefore, if increases to the L_{90} levels are within code and insignificant, increases to L_{10} and L_1 levels will be as well.

Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L_{90})[1]

Receptor[1]	Existing Ambient Noise Level[2]	Project Noise Level[3]	Rockwell Texas Ambient Limit 7 AM to 10 PM	Total Combined Noise Level	Change in Noise Level as Result of Project
1	49	41	55	50	1
2	49	39	55	49	0
3	54	50	62	55	1
4	53	46	55	54	1

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 39-46 dBA and meets the residential standard of 55 dBA L_{90}. The project noise level at the nonresidential properties is 50 dBA L_{90} and meets the nonresidential standard of 62 dBA Leq.

The L_{10} and L_1 levels will therefore change by less than 1 dB as a result of the project, as the project levels are at least 10 dB quieter than the existing levels.

The overall noise level will increase by 0-1 dB as a result of the project. Table 5 provides the characteristics associated with changes in noise levels.

Table 5: Change in Noise Level Characteristics[1]

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

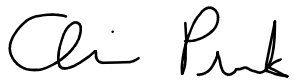
The noise level increase due to the project would fall within the “not perceptible” noise level characteristics at the receptors.

6.0 Conclusions

MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

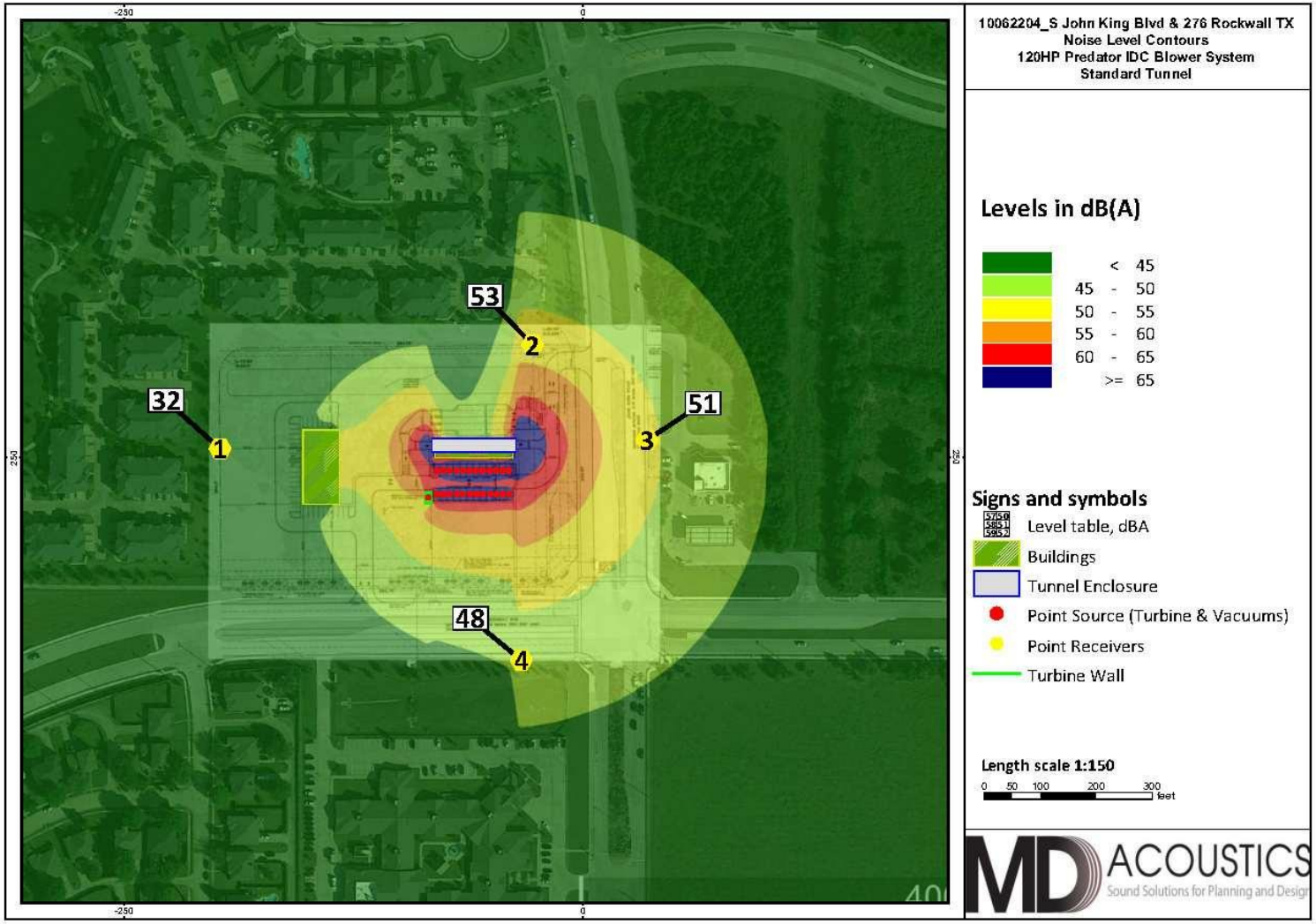
MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Acoustical Consultant

Exhibit C
Operational Noise Levels



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Chandler, AZ 85249

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Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Date: 9/9/22-9/10/22
Field Tech/Engineer: Brandon Skinner

Site Observations: Medium traffic. Load insects at location 2. Location 4 contains trucks, motorcycles, horns, and birds.

General Location:
Sound Meter: Piccolo **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 15-minute interval

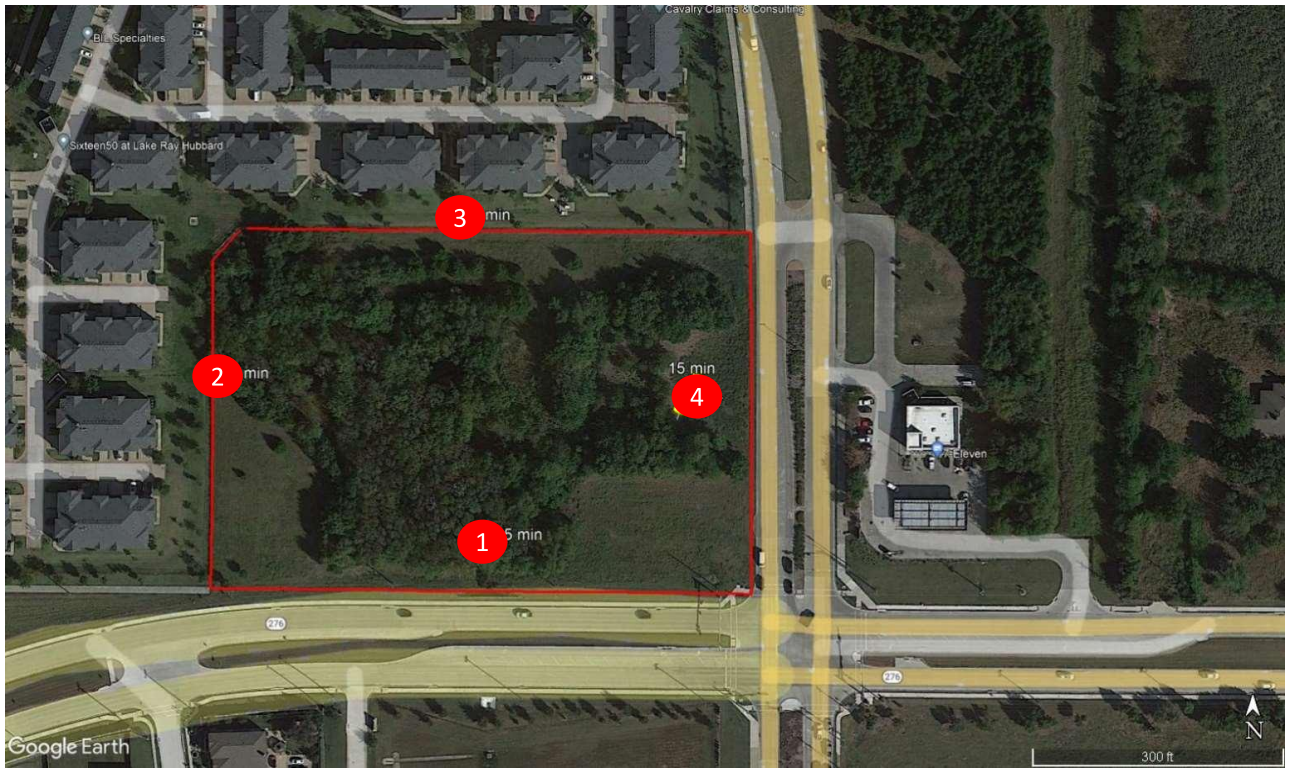
Site Topo: Flat
Ground Type: Soft site conditions

Site ID: ST-1 thru ST-4

Noise Source(s) w/ Distance:

1 - 35' north of 276 at midpoint of small railing
2 -20' west of east PL
3 - near middle of north PL
4 - 12' from John King curb

Figure 1: Monitoring Locations



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10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Site ID: ST-1 thru ST-4

Table 1: Morning - Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L1	L10	L25	L50	L90
1	1:56 PM	2:11 PM	60.9	75.6	48.2	71.2	64.3	60.1	57.0	52.6
2	2:18 PM	2:33 PM	54.0	62.9	45.8	60.8	57.3	55.0	52.1	48.9
3	2:42 PM	2:56 PM	52.7	64.9	46.1	59.2	54.7	53.1	51.5	48.7
4	12:02 PM	12:13 PM	66.0	85.5	49.3	75.0	68.6	64.9	61.6	54.3

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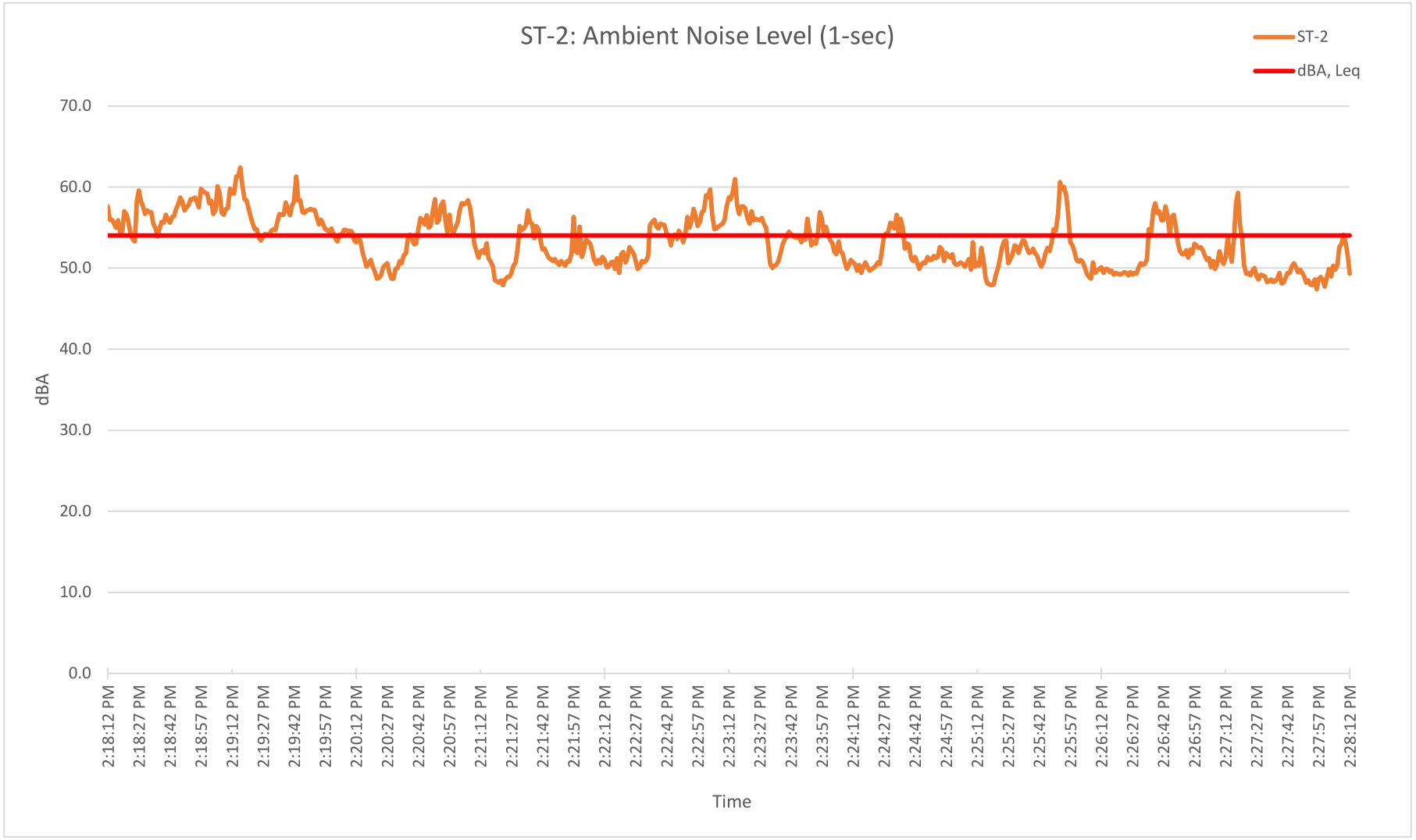
10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Site ID: ST-2



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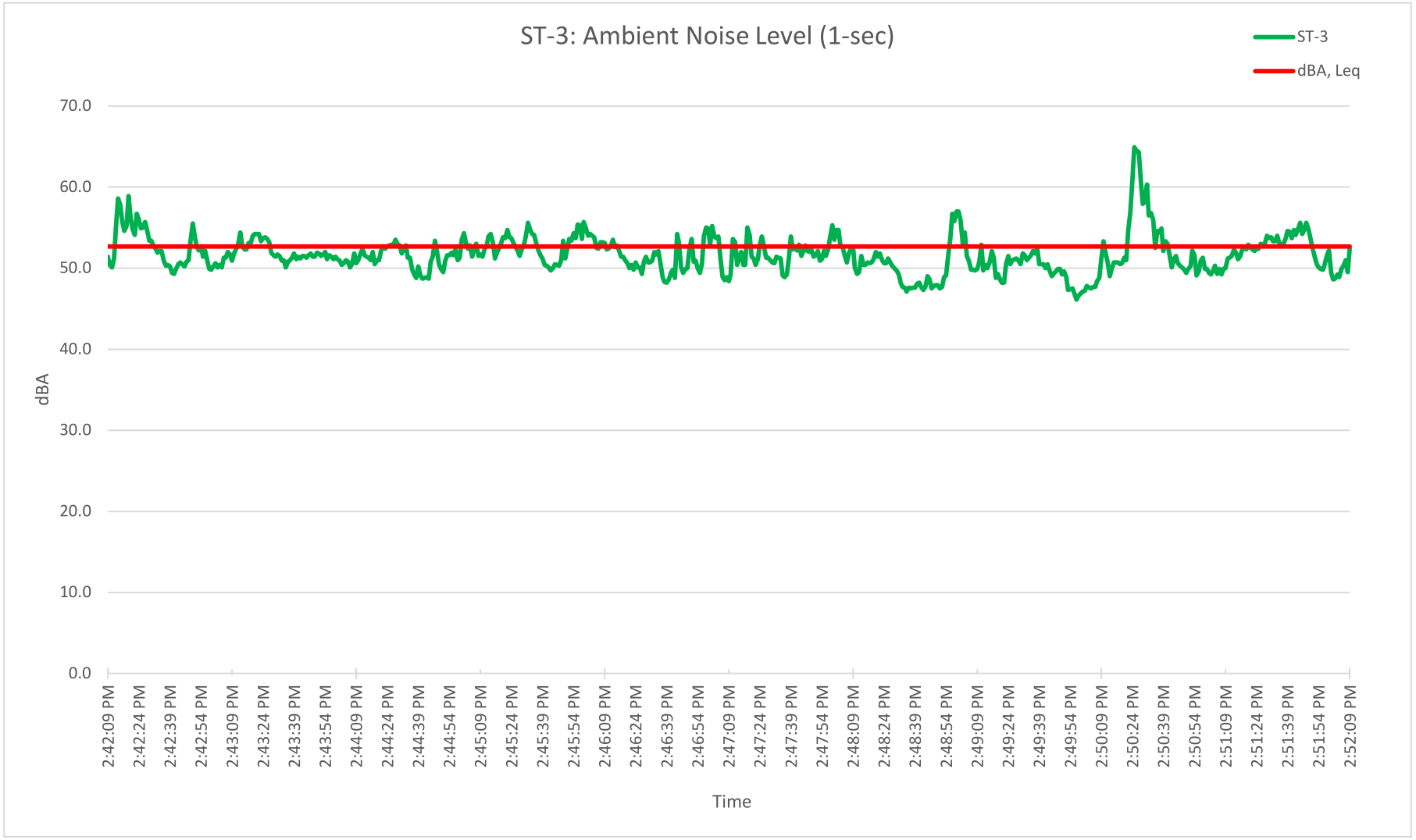
10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Site ID: ST-3



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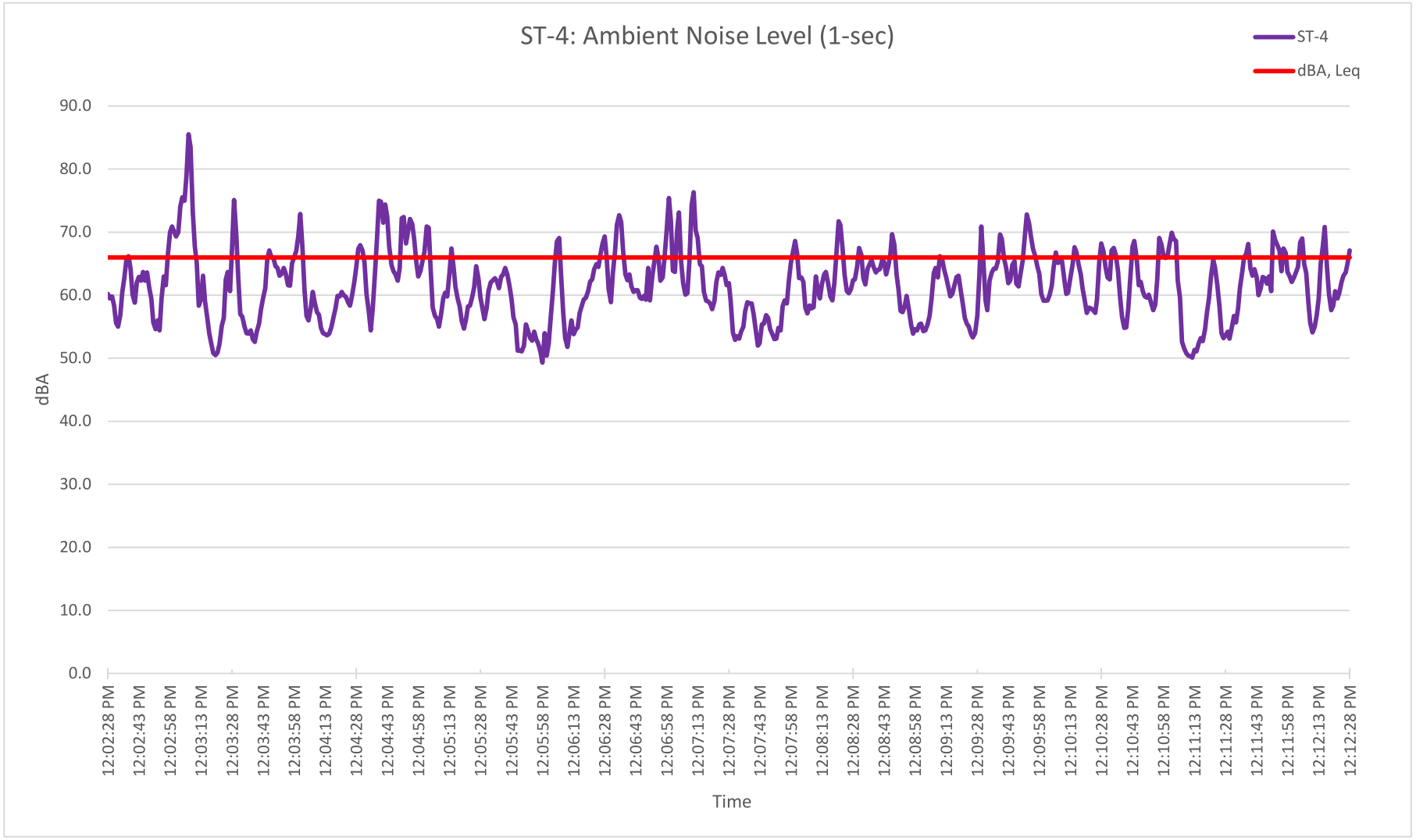
10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Site ID: ST-4



Appendix A

Noise Measurement Field Sheets

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24-Hour Continuous Noise Measurement Datasheet

Project: S John King Blvd Car Wash
Site Address/Location: S John King Blvd & TX 276
Date: 9/9/22-9/10/22
Field Tech/Engineer: Brandon Skinner

Site Observations: Heavy traffic southbound King when measurement started. Trucks, motorcycles, horns, crows.

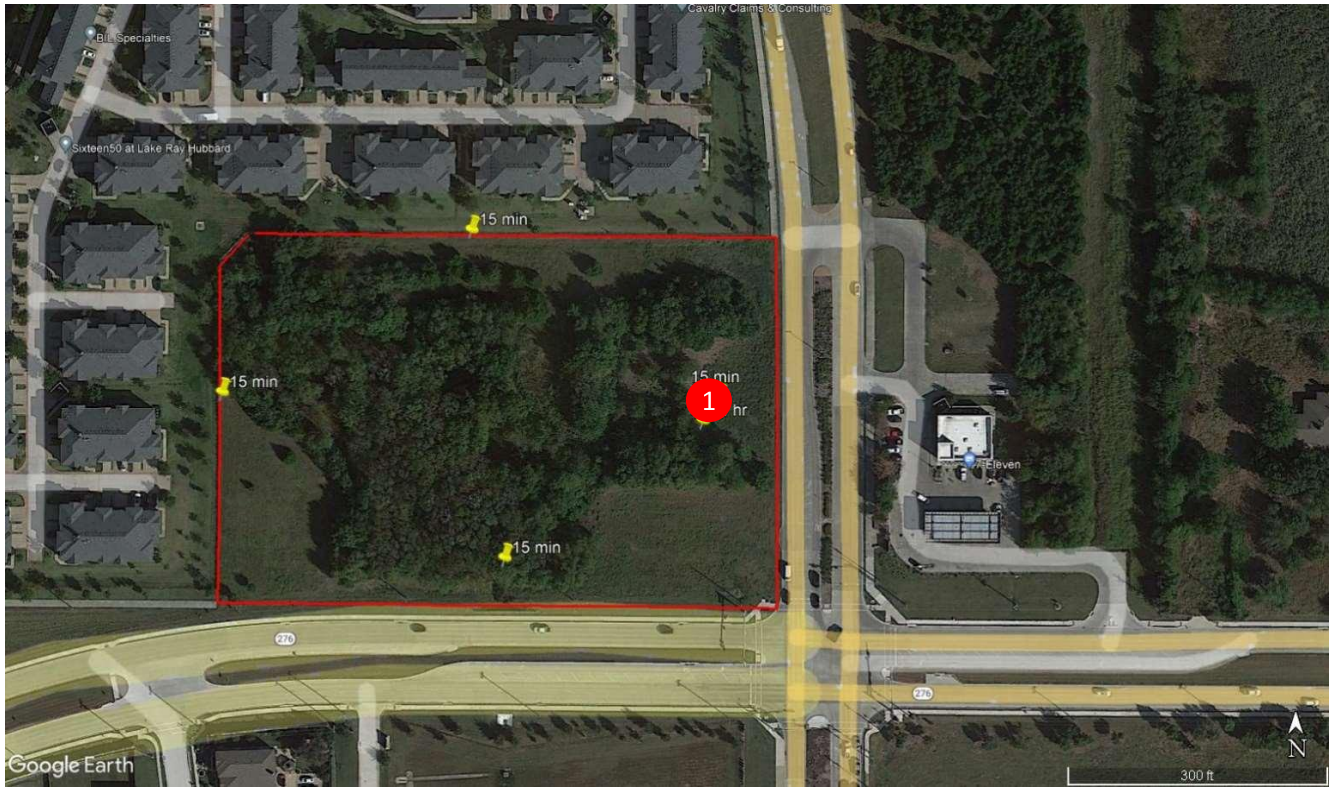
General Location:
Sound Meter: Piccolo **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 15-minute interval

Site ID: LT-1

Site Topo: Flat
Ground Type: Soft site, Open raw ground with a road

Noise Source(s) w/ Distance:
75' from John King

Figure 1: LT-1 Monitoring Location



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24-Hour Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash **Day:** 1 of 1
Site Address/Location: S John King Blvd & TX 276
Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L1	L5	L10	L50	L90
9/9/2022	3:00 PM	4:00 PM	60.3	74.6	50.6	64.2	63.5	62.6	59.7	57.5
9/9/2022	4:00 PM	5:00 PM	60.0	74.7	49.8	63.6	62.9	62.5	59.1	57.4
9/9/2022	5:00 PM	6:00 PM	62.1	76.3	51.1	68.8	67.4	66.2	60.1	56.4
9/9/2022	6:00 PM	7:00 PM	58.1	63.7	56.3	63.6	62.8	61.4	56.5	54.3
9/9/2022	7:00 PM	8:00 PM	60.0	82.9	49.6	68.4	65.1	62.0	57.0	53.8
9/9/2022	8:00 PM	9:00 PM	58.1	76.2	48.4	66.0	63.8	60.3	55.9	53.4
9/9/2022	9:00 PM	10:00 PM	56.1	74.8	47.0	63.5	59.6	56.6	54.0	52.1
9/9/2022	10:00 PM	11:00 PM	55.3	75.8	46.6	63.7	58.5	56.5	53.4	51.8
9/9/2022	11:00 PM	12:00 AM	52.8	75.8	43.5	63.4	55.7	53.6	50.3	46.8
9/10/2022	12:00 AM	1:00 AM	51.7	76.7	40.4	62.7	55.9	51.9	47.4	43.7
9/10/2022	1:00 AM	2:00 AM	52.4	72.3	39.1	62.2	59.4	55.8	46.5	42.2
9/10/2022	2:00 AM	3:00 AM	53.4	78.0	39.4	64.8	57.4	55.5	47.5	43.9
9/10/2022	3:00 AM	4:00 AM	56.1	74.4	41.9	63.9	62.0	60.2	52.7	49.2
9/10/2022	4:00 AM	5:00 AM	58.3	77.8	47.8	64.8	63.3	61.3	56.1	52.4
9/10/2022	5:00 AM	6:00 AM	61.0	79.9	51.1	67.2	65.9	62.6	59.9	56.9
9/10/2022	6:00 AM	7:00 AM	61.1	76.3	48.7	66.3	65.5	64.6	60.0	56.4
9/10/2022	7:00 AM	8:00 AM	58.9	80.4	45.4	65.9	62.8	61.3	57.3	54.6
9/10/2022	8:00 AM	9:00 AM	59.8	78.7	46.1	67.1	64.1	63.9	57.7	55.2
9/10/2022	9:00 AM	10:00 AM	59.7	83.5	47.0	68.3	63.7	61.7	56.7	54.3
9/10/2022	10:00 AM	11:00 AM	57.7	74.7	45.3	62.8	60.9	60.6	57.0	53.3
9/10/2022	11:00 AM	12:00 PM	57.4	77.1	45.0	64.8	61.0	58.8	55.9	53.4

CNEL: 64.7

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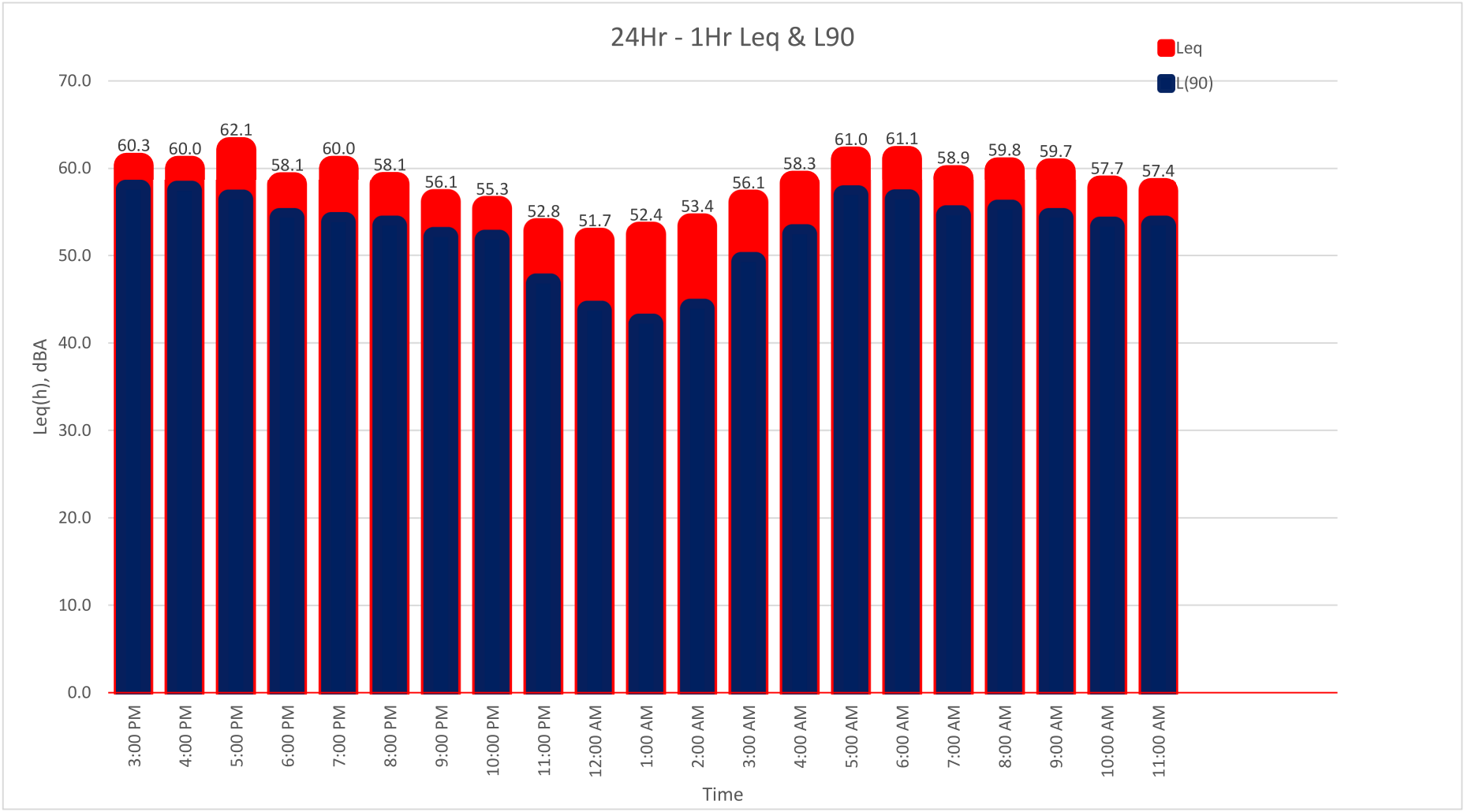
24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: S John King Blvd Car Wash **Day:** 1 of 1
Site Address/Location: S John King Blvd & TX 276
Site ID: LT-1



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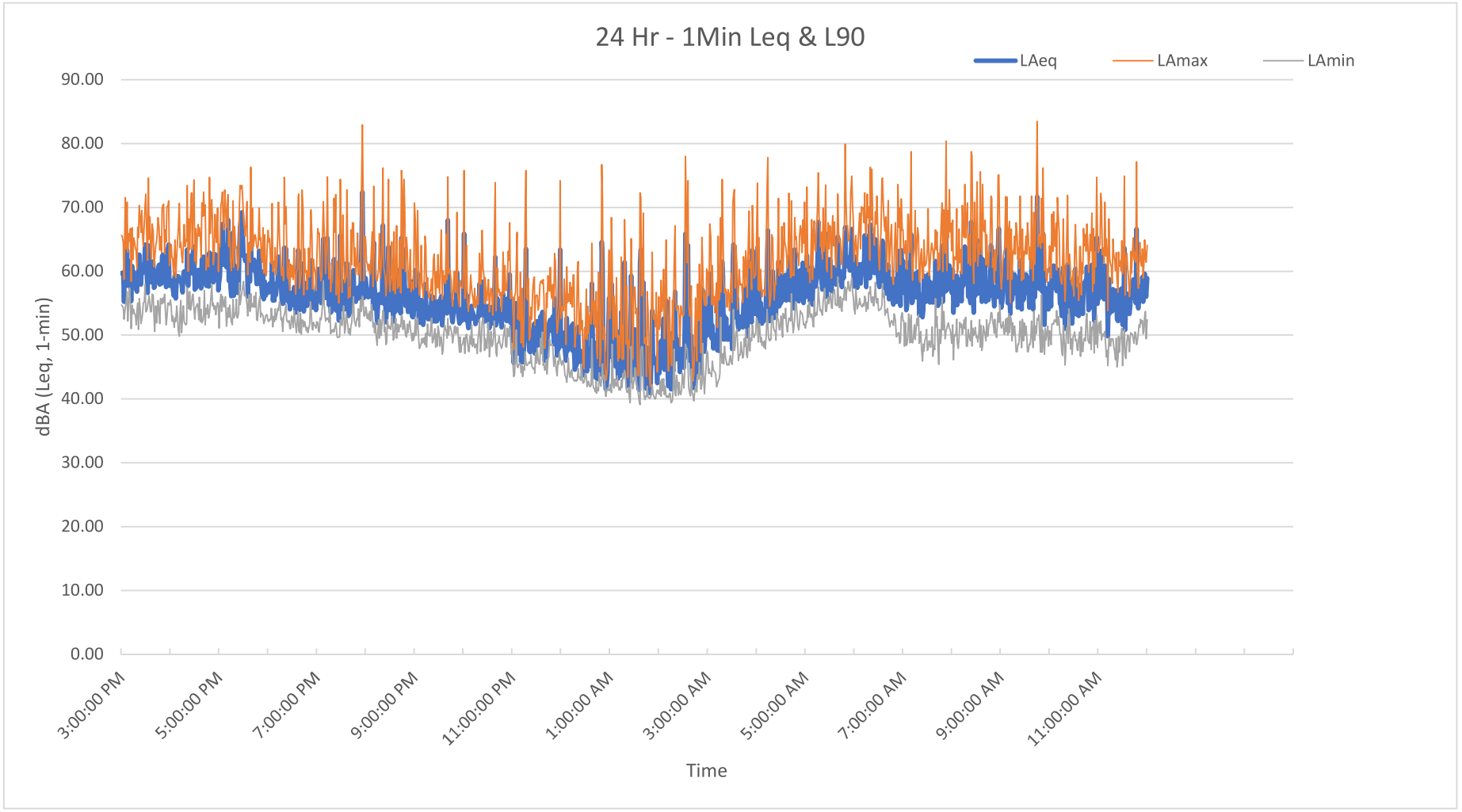

Appendix B

Sound Reference Data

80hp Predator Quiet Dryer System Specifications

Center Band Sound Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz	**Total Sound** 60 Hz Results	
Final Sound Pressure Level	49.6	58.4	71.5	73.2	70.7	69.2	63.1	53.0	77.6	dBA at Q=1, 5 feet
Final Sound Pressure Level	47.0	55.5	68.6	70.1	67.6	66.2	60.1	49.6	74.6	dBA at Q=1, 10 feet
Final Sound Pressure Level	45.4	53.8	66.9	68.2	65.8	64.4	58.4	47.6	72.8	dBA at Q=1, 15 feet
Final Sound Pressure Level	44.0	52.3	65.5	66.7	64.3	62.9	56.9	46.0	71.3	dBA at Q=1, 20 feet
Final Sound Pressure Level	42.8	51.1	64.2	65.4	63.0	61.6	55.6	44.6	70.0	dBA at Q=1, 25 feet
Final Sound Pressure Level	41.6	49.9	63.0	64.3	61.8	60.4	54.4	43.5	68.9	dBA at Q=1, 30 feet
Final Sound Pressure Level	40.6	48.9	62.0	63.2	60.8	59.4	53.4	42.4	67.9	dBA at Q=1, 35 feet
Final Sound Pressure Level	39.7	48.0	61.1	62.3	59.9	58.5	52.5	41.5	66.9	dBA at Q=1, 40 feet
Final Sound Pressure Level	38.9	47.2	60.3	61.5	59.0	57.6	51.6	40.6	66.1	dBA at Q=1, 45 feet
Final Sound Pressure Level	38.1	46.4	59.5	60.7	58.3	56.9	50.9	39.8	65.3	dBA at Q=1, 50 feet
Final Sound Pressure Level	37.4	45.7	58.8	60.0	57.6	56.2	50.2	39.1	64.6	dBA at Q=1, 55 feet
Final Sound Pressure Level	36.8	45.0	58.2	59.3	56.9	55.5	49.5	38.5	64.0	dBA at Q=1, 60 feet
Final Sound Pressure Level	36.2	44.4	57.5	58.7	56.3	54.9	48.9	37.9	63.4	dBA at Q=1, 65 feet
Final Sound Pressure Level	35.6	43.8	57.0	58.2	55.7	54.3	48.3	37.3	62.8	dBA at Q=1, 70 feet
Final Sound Pressure Level	35.1	43.3	56.4	57.6	55.2	53.8	47.8	36.7	62.2	dBA at Q=1, 75 feet
Final Sound Pressure Level	34.6	42.8	55.9	57.1	54.7	53.3	47.3	36.2	61.7	dBA at Q=1, 80 feet

Sound pressure values are approximated from outdoor propagation equation for planes waves given the sound power values.

* All information provided by MD Acoustics, LLC via tests performed in Cary, IL IDC facilities.

Sound Power Values

									Lw_eq
Predator Side Column	55.6	66.9	79.7	82.9	80.2	78.6	72.4	64.0	86.9
Predator Hogger Single	67.8	75.8	88.9	89.8	87.4	86.1	80.1	68.3	94.5

INTERNATIONAL DRYING
CORPORATION

STEALTH PREDATOR DRYING SYSTEM



THE FIRST "ULTRA QUIET" DRYING SYSTEM

- ✔Patent pending Reverse flow technology
- ✔Producers construced from 304 surgical stainless steel
- ✔Over 11,000 cubic feet per minute (CFM) per 10HP motor
- ✔Meets or exceeds most U.S. and International sound regulations
- ✔Sound & Performance studies done in reverberant sound room ISO 3741:2010, 3747:2010

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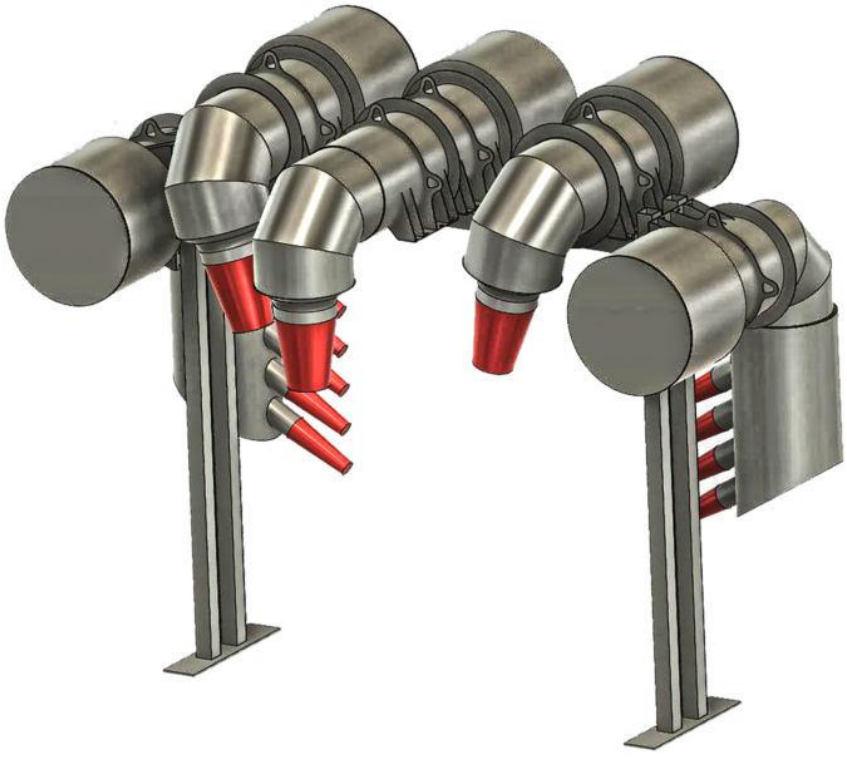
Cary, IL 60013

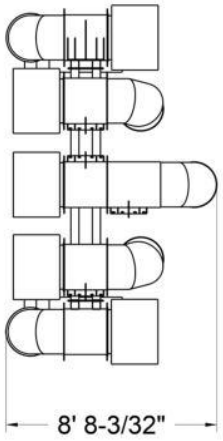
Stealth Predator Ultra-Quiet Drying System Specifications

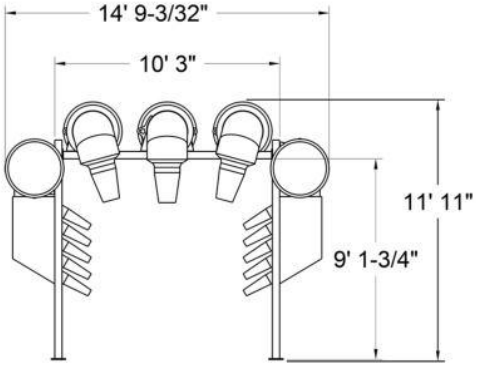
30HP System - Total Sound 60Hz		80HP System - Total Sound 60Hz	
Q = sound source			
65	dBA at Q=1, 30 feet	69.4	dBA at Q=1, 30 feet
61.8	dBA at Q=1, 45 feet	66.5	dBA at Q=1, 45 feet
60.2	dBA at Q=1, 55 feet	64.9	dBA at Q=1, 55 feet

Meets OSHA Sound Exposure Requirements

✓ **The Stealth Predator features patent pending "Reverse flow air technology" which creates the first "Ultra-Quiet Dryer" and is the most powerful Ultra Quiet Dryer ever designed.**







INTERNATIONAL DRYING CORPORATION

SPECIFICATIONS

15' 2" Bay Width
12' 0" Ceiling Height
96" Standard Clearance

Closed cell foam nozzles available in red, blue, black

Ducts-Stainless Steel
Molded Aluminum Impellors
Stainless Steel Motor Housings

Slotted flanges for adjustability of air outlet and air intake direction

SOUND LEVEL METER READINGS

MODEL: FT-DD-T340HP4 (40hp VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

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EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

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Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

Site Observations:
Clear sky, measurements were performed within 1.5ft of source. Measurements were performed while the vacuum was positiioned at three (3) different positions. Holstered, unholstered and inside a car. This data is utilized for acoustic modeling purposes and represents an average sound level at a vacuum station.

Table 1: Summary Measurement Data

Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutech (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	51	52	53	52	52	50	52	53	50	47	47	48	45	39	30
Vacutech (Unholstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55
Vacutech (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	57	57	55	54	51	48	46	42	36
Average Level*	Vacuum	76.3	13	24	28	34	38	41	45	47	49	51	56	57	53	52	56	54	56	56	59	61	64	66	69	70	68	64	62	60	58	55	50

* Refers to the logarithmic average of all measurements. This measurement represents an average of the multiple vacuum positions.

Figure 1: Example Measurement Position

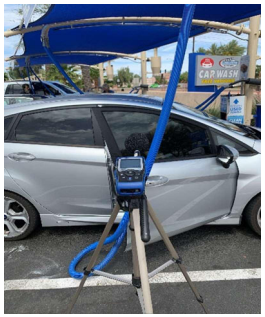
Figure 1: Holstered

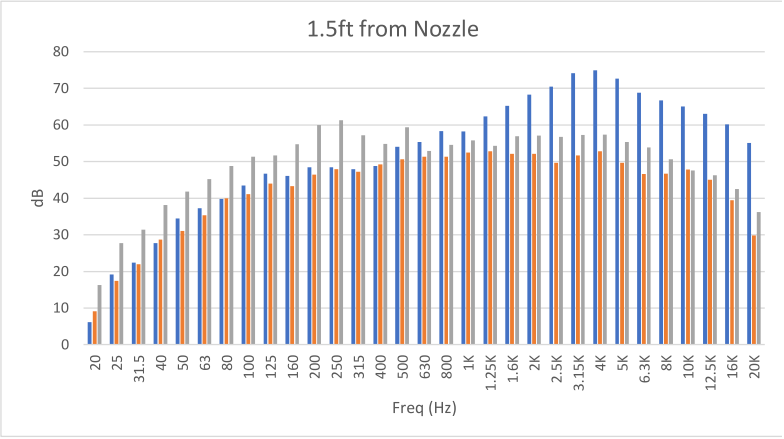


Figure 2: Unholstered



Figure 3: Inside Car





Vacutech sound levels

Appendix C
SoundPLAN Inputs/Outputs

Source	Source group	Source type	Tr. lane	Leq,d dB(A)	A dB	
Receiver R1 Fl G Lr,lim dB(A) Leq,d 32.1 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Vac	Default industrial noise	Point		15.4	0.0	
Vac	Default industrial noise	Point		15.4	0.0	
Vac	Default industrial noise	Point		15.3	0.0	
Vac	Default industrial noise	Point		15.2	0.0	
Vac	Default industrial noise	Point		15.1	0.0	
Vac	Default industrial noise	Point		15.0	0.0	
Vac	Default industrial noise	Point		14.9	0.0	
Vac	Default industrial noise	Point		14.8	0.0	
Vac	Default industrial noise	Point		14.6	0.0	
Vac	Default industrial noise	Point		14.5	0.0	
Vac	Default industrial noise	Point		14.4	0.0	
Vac	Default industrial noise	Point		14.3	0.0	
Vac	Default industrial noise	Point		12.4	0.0	
Vac	Default industrial noise	Point		15.2	0.0	
Vac	Default industrial noise	Point		15.1	0.0	
Vac	Default industrial noise	Point		15.0	0.0	
Vac	Default industrial noise	Point		14.9	0.0	
Vac	Default industrial noise	Point		14.8	0.0	
Vac	Default industrial noise	Point		14.7	0.0	
Vac	Default industrial noise	Point		14.6	0.0	
Vac	Default industrial noise	Point		14.5	0.0	
Vac	Default industrial noise	Point		14.4	0.0	
Vac	Default industrial noise	Point		14.3	0.0	
Vac	Default industrial noise	Point		14.2	0.0	
Turbine	Default industrial noise	Point		-0.9	0.0	
001 - 120HP IDC Standard Tunnel-Roof 01	Default industrial noise	Area		2.1	0.0	
001 - 120HP IDC Standard Tunnel-Facade 01	Default industrial noise	Area		-2.2	0.0	
001 - 120HP IDC Standard Tunnel-Facade 02	Default industrial noise	Area		-10.8	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		22.7	0.0	
001 - 120HP IDC Standard Tunnel-Facade 03	Default industrial noise	Area		0.3	0.0	
001 - 120HP IDC Standard Tunnel-Facade 04	Default industrial noise	Area		-7.1	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		28.4	0.0	
Receiver R2 Fl G Lr,lim dB(A) Leq,d 52.9 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Vac	Default industrial noise	Point		14.5	0.0	
Vac	Default industrial noise	Point		14.4	0.0	
Vac	Default industrial noise	Point		14.4	0.0	
Vac	Default industrial noise	Point		14.6	0.0	

Source	Source group	Source type	Tr. lane	Leq,d dB(A)	A dB	
Vac	Default industrial noise	Point		14.7	0.0	
Vac	Default industrial noise	Point		14.9	0.0	
Vac	Default industrial noise	Point		15.1	0.0	
Vac	Default industrial noise	Point		15.4	0.0	
Vac	Default industrial noise	Point		15.8	0.0	
Vac	Default industrial noise	Point		16.4	0.0	
Vac	Default industrial noise	Point		17.8	0.0	
Vac	Default industrial noise	Point		21.9	0.0	
Vac	Default industrial noise	Point		21.0	0.0	
Vac	Default industrial noise	Point		20.9	0.0	
Vac	Default industrial noise	Point		20.5	0.0	
Vac	Default industrial noise	Point		20.4	0.0	
Vac	Default industrial noise	Point		20.4	0.0	
Vac	Default industrial noise	Point		20.3	0.0	
Vac	Default industrial noise	Point		20.4	0.0	
Vac	Default industrial noise	Point		20.4	0.0	
Vac	Default industrial noise	Point		17.9	0.0	
Vac	Default industrial noise	Point		19.3	0.0	
Vac	Default industrial noise	Point		21.4	0.0	
Vac	Default industrial noise	Point		29.7	0.0	
Turbine	Default industrial noise	Point		3.3	0.0	
001 - 120HP IDC Standard Tunnel-Roof 01	Default industrial noise	Area		12.9	0.0	
001 - 120HP IDC Standard Tunnel-Facade 01	Default industrial noise	Area		8.2	0.0	
001 - 120HP IDC Standard Tunnel-Facade 02	Default industrial noise	Area		11.3	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		52.9	0.0	
001 - 120HP IDC Standard Tunnel-Facade 03	Default industrial noise	Area		17.0	0.0	
001 - 120HP IDC Standard Tunnel-Facade 04	Default industrial noise	Area		-5.0	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		28.9	0.0	
Receiver R3 Fl G Lr,lim dB(A) Leq,d 50.9 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Vac	Default industrial noise	Point		26.6	0.0	
Vac	Default industrial noise	Point		26.8	0.0	
Vac	Default industrial noise	Point		27.1	0.0	
Vac	Default industrial noise	Point		27.4	0.0	
Vac	Default industrial noise	Point		27.7	0.0	
Vac	Default industrial noise	Point		28.1	0.0	
Vac	Default industrial noise	Point		28.4	0.0	
Vac	Default industrial noise	Point		28.7	0.0	
Vac	Default industrial noise	Point		29.1	0.0	

Source	Source group	Source type	Tr. lane	Leq,d dB(A)	A dB	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		29.9	0.0	
Vac	Default industrial noise	Point		30.3	0.0	
Vac	Default industrial noise	Point		28.0	0.0	
Vac	Default industrial noise	Point		26.6	0.0	
Vac	Default industrial noise	Point		26.9	0.0	
Vac	Default industrial noise	Point		27.2	0.0	
Vac	Default industrial noise	Point		27.5	0.0	
Vac	Default industrial noise	Point		27.8	0.0	
Vac	Default industrial noise	Point		28.1	0.0	
Vac	Default industrial noise	Point		28.5	0.0	
Vac	Default industrial noise	Point		28.8	0.0	
Vac	Default industrial noise	Point		29.2	0.0	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		29.9	0.0	
Turbine	Default industrial noise	Point		8.2	0.0	
001 - 120HP IDC Standard Tunnel-Roof 01	Default industrial noise	Area		8.0	0.0	
001 - 120HP IDC Standard Tunnel-Facade 01	Default industrial noise	Area		9.1	0.0	
001 - 120HP IDC Standard Tunnel-Facade 02	Default industrial noise	Area		8.8	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		50.3	0.0	
001 - 120HP IDC Standard Tunnel-Facade 03	Default industrial noise	Area		9.6	0.0	
001 - 120HP IDC Standard Tunnel-Facade 04	Default industrial noise	Area		-11.7	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		20.3	0.0	
Receiver R3 Fl G Lr,lim dB(A) Leq,d 47.6 dB(A) Sigma(Leq,d) 0.0 dB(A)						
Vac	Default industrial noise	Point		28.6	0.0	
Vac	Default industrial noise	Point		29.6	0.0	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		28.9	0.0	
Vac	Default industrial noise	Point		29.3	0.0	
Vac	Default industrial noise	Point		29.2	0.0	
Vac	Default industrial noise	Point		29.2	0.0	
Vac	Default industrial noise	Point		29.3	0.0	
Vac	Default industrial noise	Point		29.4	0.0	
Vac	Default industrial noise	Point		29.4	0.0	
Vac	Default industrial noise	Point		29.4	0.0	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		28.8	0.0	
Vac	Default industrial noise	Point		28.9	0.0	

Source	Source group	Source type	Tr. lane	Leq,d dB(A)	A dB	
Vac	Default industrial noise	Point		29.1	0.0	
Vac	Default industrial noise	Point		29.2	0.0	
Vac	Default industrial noise	Point		29.3	0.0	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		29.5	0.0	
Vac	Default industrial noise	Point		29.6	0.0	
Vac	Default industrial noise	Point		29.7	0.0	
Vac	Default industrial noise	Point		29.7	0.0	
Vac	Default industrial noise	Point		29.8	0.0	
Vac	Default industrial noise	Point		29.8	0.0	
Turbine	Default industrial noise	Point		11.2	0.0	
001 - 120HP IDC Standard Tunnel-Roof 01	Default industrial noise	Area		4.9	0.0	
001 - 120HP IDC Standard Tunnel-Facade 01	Default industrial noise	Area		3.2	0.0	
001 - 120HP IDC Standard Tunnel-Facade 02	Default industrial noise	Area		4.3	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		45.6	0.0	
001 - 120HP IDC Standard Tunnel-Facade 03	Default industrial noise	Area		0.2	0.0	
001 - 120HP IDC Standard Tunnel-Facade 04	Default industrial noise	Area		-7.9	0.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Default industrial noise	Area		26.7	0.0	

S John King Blvd & 276 Rockwall TX
Octave spectra of the sources in dB(A) - 001 - 120HP IDC - Standard: Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
001 - 120HP IDC Standard Tunnel-Facade 01	Area	251.57	86.1	57.0	37.5	61.5	0.0	0.0		3	100%/24h	17_Facade 01_	54.1	48.2	59.2	53.9	41.1	34.6	24.3	11.7	
001 - 120HP IDC Standard Tunnel-Facade 02	Area	32.63	88.7	57.0	39.6	54.7	0.0	0.0		3	100%/24h	18_Facade 02_	47.7	41.9	52.1	47.5	35.7	29.6	19.5	7.8	
001 - 120HP IDC Standard Tunnel-Facade 03	Area	251.57	86.1	57.0	37.5	61.5	0.0	0.0		3	100%/24h	19_Facade 03_	54.1	48.2	59.2	53.9	41.1	34.6	24.3	11.7	
001 - 120HP IDC Standard Tunnel-Facade 04	Area	32.63	81.7	57.0	34.5	49.6	0.0	0.0		3	100%/24h	20_Facade 04_	40.8	34.5	48.1	40.9	22.5	6.5	-13.6		
001 - 120HP IDC Standard Tunnel-Roof 01	Area	333.18	85.7	57.0	37.2	62.4	0.0	0.0		0	100%/24h	15_Roof 01_	54.9	49.1	60.1	54.8	42.0	35.4	25.2	12.7	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Area	7.43	88.9	0.0	88.9	97.6	0.0	0.0		3	100%/24h	53_Transmissive area 01_	71.4	79.7	91.9	93.3	90.5	88.4	81.4	68.0	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Area	7.43	81.6	0.0	81.6	90.3	0.0	0.0		3	100%/24h	54_Transmissive area 01_	64.2	71.9	87.6	86.4	77.0	65.1	48.0	26.7	
Turbine	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech Turbine	47.3	57.5	54.5	51.9	55.8	59.5	66.1	69.3	65.0
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2

S John King Blvd & 276 Rockwall TX
Octave spectra of the sources in dB(A) - 001 - 120HP IDC - Standard: Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2

S John King Blvd & 276 Rockwall TX
Contribution spectra - 001 - 120HP IDC - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Receiver R1 Fl G Lr,lim dB(A) Leq,d 32.1 dB(A) Sigma(Leq,d) 0.0 dB(A)																													
001 - 120HP IDC Standard Tunnel-Facade 01	Leq,d	-2.2					-4.0			-15.9			-8.2			-16.2			-30.6			-39.3			-53.7			-78.0	
001 - 120HP IDC Standard Tunnel-Facade 02	Leq,d	-10.8					-12.1			-24.3			-18.0			-25.1			-38.2			-46.2			-60.9			-86.4	
001 - 120HP IDC Standard Tunnel-Facade 03	Leq,d	0.3					-0.8			-13.3			-7.9			-15.5			-29.2			-37.9			-52.8			-77.4	
001 - 120HP IDC Standard Tunnel-Facade 04	Leq,d	-7.1					-9.9			-21.5			-11.2			-21.2			-41.5			-59.7			-85.6				
001 - 120HP IDC Standard Tunnel-Roof 01	Leq,d	2.1					-1.1			-11.0			-1.8			-9.4			-24.2			-33.9			-50.1			-76.7	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	22.7					10.4			11.6			17.8			17.1			14.9			12.4			1.3			-25.9	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	28.4					13.8			15.5			26.6			22.3			10.7			-2.6			-25.7			-58.8	
Turbine	Leq,d	-0.9				-24.9	-18.5	-12.2	-12.7	-10.6	-10.2	-12.7	-14.2	-15.5	-18.5	-21.0	-18.1	-17.9	-16.7	-14.2	-13.5	-14.0	-16.9	-13.3	-13.3	-15.0	-16.3	-19.9	-28.8
Vac	Leq,d	14.6	-13.9	-11.3	-4.7	-1.2	1.3	4.7	2.2	2.4	4.4	7.2	7.2	2.2	-0.8	2.1	-4.9	-3.6	-3.6	-6.8	-3.3	-4.7	-6.4	-8.4	-11.0	-16.6	-22.4	-31.7	-43.3
Vac	Leq,d	14.7	-13.8	-11.1	-4.6	-1.0	1.4	4.8	2.4	2.5	4.5	7.3	7.3	2.3	-0.8	2.2	-4.8	-3.5	-3.6	-6.7	-3.3	-4.6	-6.3	-8.3	-10.9	-16.3	-22.1	-31.2	-42.5
Vac	Leq,d	14.8	-13.6	-11.0	-4.4	-0.9	1.5	4.9	2.5	2.6	4.6	7.4	7.4	2.4	-0.7	2.3	-4.7	-3.4	-3.5	-6.6	-3.2	-4.6	-6.2	-8.2	-10.7	-16.1	-21.8	-30.5	-41.6
Vac	Leq,d	14.9	-13.5	-10.9	-4.3	-0.8	1.7	5.0	2.7	2.8	4.8	7.5	7.5	2.4	-0.6	2.4	-4.6	-3.3	-3.4	-6.6	-3.1	-4.5	-6.1	-8.0	-10.6	-15.9	-21.4	-29.9	-40.8
Vac	Leq,d	14.2	-14.5	-11.8	-5.2	-1.7	0.8	4.2	1.7	1.8	3.9	6.8	6.8	1.8	-1.2	1.8	-5.2	-3.8	-3.9	-7.1	-3.6	-5.1	-6.8	-8.9	-11.7	-17.5	-23.7	-34.1	-46.5
Vac	Leq,d	14.3	-14.3	-11.7	-5.1	-1.6	0.9	4.3	1.8	2.0	4.1	6.9	6.9	1.9	-1.1	1.9	-5.1	-3.8	-3.8	-7.0	-3.5	-5.0	-6.7	-8.8	-11.5	-17.2	-23.4	-33.6	-45.7
Vac	Leq,d	14.4	-14.2	-11.6	-5.0	-1.4	1.0	4.4	1.9	2.1	4.2	7.0	7.0	2.0	-1.0	2.0	-5.0	-3.7	-3.8	-6.9	-3.5	-4.9	-6.6	-8.7	-11.4	-17.0	-23.1	-33.0	-44.9
Vac	Leq,d	14.5	-14.0	-11.4	-4.8	-1.3	1.2	4.5	2.1	2.2	4.3	7.1	7.1	2.1	-0.9	2.1	-5.0	-3.6	-3.7	-6.9	-3.4	-4.8	-6.5	-8.5	-11.2	-16.8	-22.7	-32.4	-44.1
Vac	Leq,d	15.1	-13.2	-10.6	-4.1	-0.6	1.9	5.2	2.9	2.9	4.9	7.6	7.6	2.5	-0.5	2.4	-4.6	-3.2	-3.3	-6.5	-3.0	-4.4	-6.0	-7.9	-10.4	-15.7	-21.1	-29.5	-40.3
Vac	Leq,d	15.0	-13.4	-10.8	-4.2	-0.7	1.7	5.1	2.7	2.8	4.8	7.5	7.5	2.4	-0.6	2.4	-4.7	-3.3	-3.4	-6.5	-3.1	-4.5	-6.1	-8.0	-10.6	-15.9	-21.6	-30.1	-41.1
Vac	Leq,d	14.9	-13.5	-10.9	-4.3	-0.8	1.6	5.0	2.6	2.7	4.7	7.4	7.4	2.3	-0.7	2.3	-4.7	-3.4	-3.5	-6.6	-3.2	-4.5	-6.2	-8.2	-10.7	-16.2	-21.9	-30.7	-42.0
Vac	Leq,d	14.8	-13.6	-11.0	-4.4	-0.9	1.5	4.9	2.5	2.6	4.6	7.3	7.3	2.2	-0.8	2.2	-4.8	-3.4	-3.5	-6.7	-3.2	-4.6	-6.3	-8.3	-10.9	-16.4	-22.2	-31.3	-42.8
Vac	Leq,d	15.4	-12.7	-10.1	-3.6	-0.1	2.3	5.6	3.4	3.4	5.3	8.0	7.9	2.8	-0.2	2.7	-4.3	-3.0	-3.1	-6.2	-2.8	-4.1	-5.7	-7.5	-9.9	-14.9	-19.2	-27.0	-37.0
Vac	Leq,d	15.4	-12.8	-10.2	-3.7	-0.2	2.2	5.5	3.3	3.3	5.3	7.9	7.8	2.7	-0.3	2.7	-4.4	-3.1	-3.1	-6.3	-2.8	-4.2	-5.7	-7.6	-10.0	-15.1	-19.7	-27.6	-37.8
Vac	Leq,d	15.3	-12.9	-10.3	-3.8	-0.3	2.1	5.4	3.1	3.2	5.2	7.8	7.7	2.7	-0.4	2.6	-4.5	-3.1	-3.2	-6.3	-2.9	-4.2	-5.8	-7.7	-10.1	-15.3	-20.1	-28.2	-38.6
Vac	Leq,d	15.2	-13.1	-10.5	-3.9	-0.4	2.0	5.3	3.0	3.1	5.0	7.7	7.7	2.6	-0.4	2.5	-4.5	-3.2	-3.3	-6.4	-3.0	-4.3	-5.9	-7.8	-10.3	-15.5	-20.6	-28.9	-39.5
Vac	Leq,d	12.4	-14.0	-11.7	-5.6	-2.5	-0.5	2.5	0.1	0.1	2.1	4.7	4.7	-0.3	-3.2	-0.2	-7.3	-5.8	-5.9	-9.0	-5.6	-6.9	-8.5	-9.6	-11.1	-15.3	-19.5	-27.4	-37.5
Vac	Leq,d	15.2	-13.0	-10.4	-3.9	-0.4	2.0	5.3	3.1	3.1	5.1	7.8	7.7	2.7	-0.4	2.6	-4.5	-3.2	-3.2	-6.4	-2.9	-4.3	-5.8	-7.7	-10.1	-15.3	-20.0	-28.0	-38.3
Vac	Leq,d	15.1	-13.1	-10.6	-4.0	-0.5	1.9	5.2	3.0	3.0	5.0	7.7	7.7	2.6	-0.4	2.5	-4.5	-3.2	-3.3	-6.4	-3.0	-4.3	-5.9	-7.8	-10.2	-15.5	-20.4	-28.6	-39.1
Vac	Leq,d	15.0	-13.3	-10.7	-4.1	-0.6	1.8	5.1	2.8	2.9	4.9	7.6	7.6	2.5	-0.5	2.5	-4.6	-3.3	-3.4	-6.5	-3.1	-4.4	-6.0	-7.9	-10.4	-15.7	-20.9	-29.3	-39.9
Vac	Leq,d	14.6	-13.8	-11.2	-4.6	-1.1	1.4	4.7	2.3	2.4	4.5	7.2	7.2	2.2	-0.9	2.1	-4.9	-3.5	-3.6	-6.7	-3.3	-4.7	-6.4	-8.4	-11.0	-16.6	-22.5	-32.0	-43.6

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Contribution spectra - 001 - 120HP IDC - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Leq,d	14.5	-13.9	-11.3	-4.7	-1.2	1.3	4.6	2.2	2.3	4.3	7.1	7.1	2.1	-0.9	2.0	-5.0	-3.6	-3.7	-6.8	-3.4	-4.8	-6.5	-8.5	-11.2	-16.8	-22.8	-32.6	-44.4
Vac	Leq,d	14.4	-14.1	-11.4	-4.8	-1.3	1.2	4.5	2.0	2.2	4.2	7.0	7.0	2.0	-1.0	2.0	-5.1	-3.7	-3.7	-6.9	-3.4	-4.9	-6.6	-8.6	-11.4	-17.0	-23.1	-33.2	-45.2
Vac	Leq,d	14.3	-14.2	-11.6	-5.0	-1.4	1.0	4.4	1.9	2.0	4.1	6.9	6.9	1.9	-1.1	1.9	-5.1	-3.7	-3.8	-7.0	-3.5	-4.9	-6.7	-8.8	-11.5	-17.3	-23.5	-33.8	-46.0
Receiver R2 Fl G Lr,lim dB(A)	Leq,d 52.9 dB(A) Sigma(Leq,d) 0.0 dB(A)																												
001 - 120HP IDC Standard Tunnel-Facade 01	Leq,d	8.2					6.5			-5.0			2.0			-7.0			-21.6			-29.6			-42.1			-60.5	
001 - 120HP IDC Standard Tunnel-Facade 02	Leq,d	11.3					7.9			-0.8			6.1			3.2			-6.6			-12.6			-24.0			-40.2	
001 - 120HP IDC Standard Tunnel-Facade 03	Leq,d	17.0					13.5			4.8			12.2			8.4			-2.0			-8.4			-20.1			-37.6	
001 - 120HP IDC Standard Tunnel-Facade 04	Leq,d	-5.0					-7.7			-18.5			-9.3			-18.5			-37.7			-56.0			-79.6				
001 - 120HP IDC Standard Tunnel-Roof 01	Leq,d	12.9					7.3			-0.7			10.1			4.6			-7.7			-14.9			-27.4			-46.4	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	52.9					31.6			37.5			44.5			47.1			47.7			46.2			37.9			19.9	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	28.9					14.7			17.8			26.7			22.8			14.2			1.0			-19.4			-48.4	
Turbine	Leq,d	3.3				-23.2	-16.7	-10.4	-10.6	-8.6	-8.4	-13.9	-15.5	-14.3	-15.6	-18.1	-16.9	-11.0	-10.5	-7.8	-6.8	-7.2	-10.1	-6.5	-7.0	-9.4	-11.9	-16.2	-25.0
Vac	Leq,d	20.4	-10.6	-8.1	-1.5	1.9	4.3	7.6	6.0	6.1	8.0	9.9	9.6	4.2	0.9	3.7	-3.6	-1.8	9.2	6.9	11.2	10.6	9.6	8.2	6.0	0.6	-5.4	-15.5	-26.9
Vac	Leq,d	20.4	-11.0	-8.5	-1.9	1.5	3.9	7.2	5.6	5.6	7.5	9.6	9.3	4.0	0.7	3.5	-3.8	-2.2	9.3	7.0	11.3	10.7	9.8	8.4	6.2	0.9	-5.1	-15.2	-26.9
Vac	Leq,d	20.3	-11.3	-8.8	-2.2	1.2	3.6	6.9	5.2	5.3	7.2	9.5	9.1	3.8	0.5	3.3	-3.9	-2.5	9.4	7.1	11.5	10.9	10.0	8.6	6.4	1.1	-4.8	-14.9	-26.8
Vac	Leq,d	20.4	-11.5	-9.0	-2.5	1.0	3.4	6.7	5.0	5.0	6.9	9.3	9.0	3.7	0.4	3.2	-4.0	-2.7	9.6	7.3	11.6	11.0	10.2	8.8	6.7	1.4	-4.5	-14.5	-26.7
Vac	Leq,d	29.7	-6.6	-3.6	3.4	7.4	10.4	14.4	13.8	14.8	17.7	16.1	17.1	13.1	11.4	15.3	9.3	16.8	17.7	15.6	19.9	19.6	19.3	18.7	17.7	14.3	11.1	4.8	-3.0
Vac	Leq,d	21.4	-9.1	-6.3	0.5	4.2	6.9	10.5	9.4	10.0	12.4	12.3	12.5	7.6	4.9	8.0	1.2	6.8	7.0	4.0	7.5	6.4	5.1	3.7	1.9	-2.3	-6.3	-13.4	-22.0
Vac	Leq,d	19.3	-9.5	-6.9	-0.2	3.4	5.9	9.3	8.0	8.2	10.4	11.0	10.9	5.7	2.7	5.6	-1.5	2.7	2.7	-0.4	2.9	1.7	0.4	-1.0	-2.6	-6.7	-10.5	-17.4	-25.7
Vac	Leq,d	17.9	-10.1	-7.5	-1.0	2.5	4.9	8.3	6.8	6.9	8.8	10.2	9.9	4.6	1.4	4.1	-3.2	-0.9	-1.2	-4.4	-1.3	-2.6	-4.1	-5.1	-6.3	-10.0	-13.5	-20.0	-28.1
Vac	Leq,d	14.7	-12.2	-9.8	-3.4	-0.2	2.0	5.0	3.4	3.3	5.0	7.1	6.7	1.3	-2.0	0.7	-6.5	-5.0	-5.2	-8.1	-4.1	-4.5	-4.9	-5.6	-6.5	-9.9	-13.0	-19.2	-26.8
Vac	Leq,d	14.9	-12.0	-9.6	-3.3	0.0	2.1	5.2	3.6	3.5	5.2	7.3	6.9	1.5	-1.8	0.9	-6.3	-4.8	-5.0	-7.8	-3.9	-4.3	-4.7	-5.4	-6.3	-9.7	-12.8	-15.3	-25.4
Vac	Leq,d	15.1	-11.8	-9.4	-3.1	0.1	2.3	5.4	3.9	3.7	5.4	7.5	7.1	1.7	-1.6	1.1	-6.2	-4.6	-4.8	-7.6	-3.7	-4.0	-4.5	-5.1	-6.1	-9.4	-12.5	-18.5	-25.9
Vac	Leq,d	15.4	-11.6	-9.2	-2.9	0.4	2.6	5.6	4.2	4.0	5.8	7.7	7.3	1.9	-1.4	1.3	-6.0	-4.3	-4.5	-7.2	-3.4	-3.8	-4.3	-4.9	-5.8	-9.2	-12.2	-18.2	-25.5
Vac	Leq,d	14.5	-12.0	-9.6	-3.3	-0.1	2.1	5.2	3.3	3.2	4.9	6.6	6.2	0.9	-2.4	0.3	-6.9	-5.2	-5.4	-8.5	-4.5	-5.0	-5.5	-6.3	-7.3	-10.9	-14.3	-20.7	-28.8
Vac	Leq,d	14.4	-12.2	-9.8	-3.5	-0.2	1.9	4.9	3.2	3.0	4.6	6.7	6.3	0.9	-2.4	0.3	-6.8	-5.3	-5.5	-8.6	-4.5	-4.9	-5.4	-6.1	-7.2	-10.7	-14.0	-20.4	-28.3
Vac	Leq,d	14.4	-12.3	-9.9	-3.6	-0.3	1.9	4.9	3.2	3.0	4.7	6.8	6.4	1.0	-2.3	0.4	-6.8	-5.3	-5.5	-8.5	-4.4	-4.8	-5.3	-6.0	-7.0	-10.5	-13.7	-20.0	-27.8
Vac	Leq,d	14.6	-12.2	-9.9	-3.5	-0.3	1.9	4.9	3.3	3.1	4.8	7.0	6.5	1.2	-2.2	0.6	-6.6	-5.2	-5.4	-8.3	-4.3	-4.7	-5.1	-5.8	-6.7	-10.2	-13.4	-19.6	-27.3
Vac	Leq,d	21.0	-11.9	-9.4	-2.8	0.6	3.0	6.3	4.5	4.5	6.4	8.8	8.5	3.2	0.0	2.8	-4.4	9.3	10.2	7.9	12.3	11.7	10.9	9.6	7.6	2.6	-3.1	-13.0	-25.5
Vac	Leq,d	20.9	-11.9	-9.3	-2.8	0.7	3.1	6.4	4.6	4.6	6.5	8.9	8.6	3.3	0.1	2.9	-4.3	9.2	10.0	7.7	12.1	11.5	10.7	9.4	7.4	2.3	-3.5	-13.4	-25.9

S John King Blvd & 276 Rockwall TX
Contribution spectra - 001 - 120HP IDC - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Leq,d	20.5	-11.8	-9.3	-2.7	0.7	3.1	6.4	4.7	4.7	6.6	9.0	8.7	3.4	0.2	3.0	-4.2	-3.0	9.9	7.6	12.0	11.4	10.5	9.2	7.2	2.0	-3.8	-13.8	-26.2
Vac	Leq,d	20.4	-11.7	-9.2	-2.6	0.8	3.2	6.5	4.8	4.8	6.7	9.2	8.9	3.6	0.3	3.1	-4.1	-2.9	9.7	7.4	11.8	11.2	10.3	9.0	6.9	1.7	-4.1	-14.2	-26.5
Vac	Leq,d	15.8	-11.1	-8.7	-2.4	0.8	3.0	6.1	4.7	4.6	6.3	8.0	7.6	2.2	-1.1	1.6	-5.7	-3.8	-4.0	-6.8	-3.0	-3.4	-3.9	-4.6	-5.5	-8.9	-11.9	-17.8	-25.1
Vac	Leq,d	16.4	-10.5	-8.1	-1.7	1.6	3.8	6.9	5.5	5.4	7.2	8.5	8.1	2.7	-0.6	2.0	-5.3	-2.9	-3.2	-6.0	-2.3	-2.8	-3.4	-4.2	-5.1	-8.5	-11.5	-17.5	-24.7
Vac	Leq,d	17.8	-9.6	-7.0	-0.6	2.8	5.1	8.3	7.1	7.1	9.1	9.5	9.2	3.8	0.5	3.2	-4.1	-0.8	-1.2	-4.2	-0.7	-1.5	-2.3	-3.2	-4.3	-7.8	-10.9	-16.8	-24.1
Vac	Leq,d	21.9	-8.5	-5.8	0.9	4.6	7.2	10.8	10.0	10.5	13.0	12.5	12.7	7.9	5.4	8.6	1.8	7.6	7.8	4.9	8.3	7.3	6.2	4.9	3.3	-0.8	-4.4	-11.0	-18.8
Receiver R3 Fl G Lr,lim dB(A)	Leq,d 50.9 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
001 - 120HP IDC Standard Tunnel-Facade 01	Leq,d	9.1					6.2			-3.1			3.9			-0.5			-12.0			-19.7			-33.1			-53.6	
001 - 120HP IDC Standard Tunnel-Facade 02	Leq,d	8.8					5.6			-3.2			3.2			0.5			-8.9			-15.0			-26.8			-44.4	
001 - 120HP IDC Standard Tunnel-Facade 03	Leq,d	9.6					6.7			-2.8			4.3			0.2			-10.3			-16.9			-29.4			-49.4	
001 - 120HP IDC Standard Tunnel-Facade 04	Leq,d	-11.7					-13.4			-26.3			-17.5			-27.0			-41.3			-59.7			-85.5				
001 - 120HP IDC Standard Tunnel-Roof 01	Leq,d	8.0					3.0			-6.0			4.8			-0.5			-12.5			-19.6			-32.9			-53.9	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	50.3					29.5			35.2			41.5			44.2			45.3			43.9			35.3			15.9	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	20.3					8.5			8.9			17.4			14.0			10.8			-2.7			-24.9			-57.7	
Turbine	Leq,d	8.2				-22.7	-15.6	-8.7	-8.7	-5.9	-5.1	-7.1	-7.9	-8.7	-11.1	-13.1	-9.4	-7.6	-5.9	-2.9	-1.7	-2.0	-4.6	-0.8	-1.1	-3.3	-5.8	-10.7	-20.9
Vac	Leq,d	28.5	-7.4	-4.4	2.6	6.6	9.6	13.6	12.7	13.7	16.7	14.8	15.7	11.7	10.0	13.9	7.9	15.6	16.6	14.5	18.8	18.5	18.1	17.4	16.4	12.7	9.2	2.5	-6.0
Vac	Leq,d	28.1	-7.6	-4.6	2.4	6.4	9.4	13.4	12.4	13.4	16.4	14.4	15.4	11.3	9.6	13.6	7.5	15.3	16.3	14.2	18.5	18.2	17.8	17.1	16.0	12.3	8.7	1.8	-6.9
Vac	Leq,d	27.8	-7.8	-4.8	2.2	6.2	9.2	13.2	12.1	13.1	16.1	14.0	15.0	11.0	9.3	13.2	7.2	15.0	16.0	13.9	18.2	17.9	17.5	16.7	15.6	11.8	8.1	1.1	-7.8
Vac	Leq,d	27.5	-8.0	-5.1	1.9	5.9	8.9	12.9	11.8	12.8	15.8	13.7	14.6	10.6	8.9	12.9	6.8	14.7	15.7	13.6	17.9	17.6	17.1	16.4	15.2	11.4	7.6	0.4	-8.7
Vac	Leq,d	29.9	-6.4	-3.4	3.6	7.6	10.6	14.6	14.0	15.0	18.0	16.4	17.4	13.4	11.6	15.6	9.6	17.0	17.9	15.8	20.1	19.9	19.5	18.9	18.0	14.6	11.5	5.3	-2.4
Vac	Leq,d	29.5	-6.7	-3.7	3.3	7.3	10.3	14.3	13.6	14.6	17.6	16.0	16.9	12.9	11.2	15.1	9.1	16.6	17.6	15.5	19.8	19.5	19.1	18.5	17.6	14.1	10.9	4.5	-3.3
Vac	Leq,d	29.2	-6.9	-3.9	3.1	7.1	10.1	14.1	13.3	14.3	17.3	15.6	16.5	12.5	10.8	14.8	8.7	16.3	17.2	15.2	19.5	19.2	18.8	18.2	17.2	13.7	10.3	3.9	-4.2
Vac	Leq,d	28.8	-7.1	-4.1	2.9	6.9	9.9	13.9	13.0	14.0	17.0	15.1	16.1	12.1	10.4	14.3	8.3	16.0	16.9	14.8	19.1	18.9	18.4	17.8	16.8	13.2	9.8	3.2	-5.1
Vac	Leq,d	27.7	-7.9	-4.9	2.1	6.1	9.1	13.1	12.1	13.0	16.0	14.0	14.9	10.9	9.2	13.2	7.1	15.0	15.9	13.8	18.2	17.9	17.4	16.7	15.5	11.7	8.0	1.0	-7.9
Vac	Leq,d	28.1	-7.6	-4.6	2.4	6.4	9.3	13.3	12.3	13.3	16.3	14.3	15.3	11.3	9.5	13.5	7.5	15.3	16.2	14.1	18.5	18.2	17.7	17.0	15.9	12.2	8.6	1.6	-7.1
Vac	Leq,d	28.4	-7.4	-4.4	2.6	6.6	9.6	13.6	12.6	13.6	16.6	14.7	15.7	11.6	9.9	13.9	7.8	15.6	16.6	14.4	18.8	18.5	18.0	17.4	16.3	12.6	9.1	2.3	-6.2
Vac	Leq,d	28.7	-7.2	-4.2	2.8	6.8	9.8	13.8	12.9	13.9	16.9	15.1	16.0	12.0	10.3	14.3	8.2	15.9	16.9	14.7	19.1	18.8	18.4	17.7	16.7	13.1	9.7	3.0	-5.3
Vac	Leq,d	26.6	-8.7	-5.7	1.3	5.3	8.3	12.3	11.0	12.0	14.9	12.6	13.6	9.6	7.9	11.8	5.8	13.9	14.8	12.7	17.1	16.7	16.2	15.4	14.1	10.0	6.0	-1.7	-11.4
Vac	Leq,d	26.8	-8.5	-5.5	1.5	5.5	8.5	12.5	11.2	12.2	15.2	12.9	13.9	9.9	8.2	12.1	6.1	14.2	15.1	12.9	17.3	17.0	16.5	15.6	14.4	10.4	6.4	-1.1	-10.6
Vac	Leq,d	27.1	-8.3	-5.3	1.7	5.7	8.7	12.7	11.5	12.5	15.4	13.2	14.2	10.2	8.5	12.4	6.4	14.4	15.3	13.2	17.6	17.3	16.7	16.0	14.7	10.8	6.9	-0.4	-9.8

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Contribution spectra - 001 - 120HP IDC - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Leq,d	27.4	-8.1	-5.1	1.9	5.9	8.9	12.9	11.8	12.7	15.7	13.6	14.6	10.5	8.8	12.8	6.7	14.7	15.6	13.5	17.9	17.6	17.1	16.3	15.1	11.3	7.5	0.3	-8.8
Vac	Leq,d	28.0	-8.9	-5.9	1.1	5.1	8.1	12.1	10.8	11.7	14.7	12.4	13.4	9.3	10.0	13.9	7.9	16.0	16.9	14.8	19.2	18.8	18.3	17.4	16.1	11.9	7.7	-0.1	-10.1
Vac	Leq,d	26.6	-8.7	-5.7	1.3	5.3	8.3	12.3	11.0	12.0	15.0	12.7	13.7	9.6	7.9	11.9	5.9	13.9	14.9	12.7	17.1	16.8	16.2	15.4	14.1	10.1	6.1	-1.5	-11.2
Vac	Leq,d	26.9	-8.5	-5.5	1.5	5.5	8.5	12.5	11.3	12.2	15.2	13.0	14.0	9.9	8.2	12.2	6.1	14.2	15.2	13.0	17.4	17.0	16.5	15.7	14.4	10.5	6.5	-1.0	-10.4
Vac	Leq,d	27.2	-8.3	-5.3	1.7	5.7	8.7	12.7	11.5	12.5	15.5	13.3	14.3	10.3	8.6	12.5	6.5	14.5	15.4	13.3	17.7	17.3	16.8	16.0	14.8	10.9	7.1	-0.3	-9.5
Vac	Leq,d	29.1	-6.9	-3.9	3.1	7.1	10.1	14.1	13.3	14.3	17.3	15.5	16.5	12.5	10.7	14.7	8.7	16.3	17.2	15.1	19.4	19.2	18.8	18.1	17.1	13.6	10.3	3.8	-4.3
Vac	Leq,d	29.5	-6.7	-3.7	3.3	7.3	10.3	14.3	13.6	14.6	17.6	15.9	16.9	12.9	11.2	15.1	9.1	16.6	17.5	15.5	19.7	19.5	19.1	18.5	17.5	14.1	10.8	4.5	-3.4
Vac	Leq,d	29.9	-6.4	-3.4	3.6	7.6	10.6	14.6	14.0	14.9	17.9	16.4	17.3	13.3	11.6	15.6	9.5	17.0	17.9	15.8	20.1	19.8	19.5	18.9	18.0	14.6	11.4	5.2	-2.5
Vac	Leq,d	30.3	-6.2	-3.2	3.8	7.8	10.8	14.8	14.3	15.3	18.3	16.8	17.8	13.8	12.1	16.0	10.0	17.3	18.3	16.2	20.4	20.2	19.9	19.3	18.4	15.1	12.0	6.0	-1.5
Receiver R3 Fl G Lr,lim dB(A)	Leq,d 47.6 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
001 - 120HP IDC Standard Tunnel-Facade 01	Leq,d	3.2					1.2			-9.7			-2.7			-8.8			-20.7			-27.9			-41.0			-63.3	
001 - 120HP IDC Standard Tunnel-Facade 02	Leq,d	4.3					1.6			-7.7			-1.9			-4.3			-13.3			-19.6			-32.4			-53.8	
001 - 120HP IDC Standard Tunnel-Facade 03	Leq,d	0.2					-1.3			-13.1			-6.6			-15.1			-29.4			-37.9			-52.1			-75.7	
001 - 120HP IDC Standard Tunnel-Facade 04	Leq,d	-7.9					-10.4			-21.4			-12.6			-20.3			-38.2			-56.3			-81.3				
001 - 120HP IDC Standard Tunnel-Roof 01	Leq,d	4.9					0.6			-8.7			1.6			-4.8			-19.0			-28.4			-43.6			-67.9	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	45.6					26.0			30.9			36.2			39.2			40.9			39.5			29.8			6.5	
001 - 120HP IDC Standard Tunnel-Transmissive area 01	Leq,d	26.7					13.0			15.9			23.8			21.5			14.3			0.5			-21.9			-56.2	
Turbine	Leq,d	11.2				-15.9	-13.0	-6.0	-5.7	-3.0	-2.1	-7.3	-8.2	-9.0	-5.8	-7.3	-5.1	-4.5	-3.1	-0.2	1.0	0.8	-1.8	2.1	2.1	0.2	-1.8	-5.9	-15.1
Vac	Leq,d	29.6	-7.3	-4.3	2.7	6.7	9.7	13.7	12.8	13.8	16.8	14.9	15.9	11.9	11.4	15.4	9.4	17.2	18.1	16.0	20.4	20.1	19.6	18.8	17.7	13.9	10.3	3.3	-5.3
Vac	Leq,d	29.5	-7.3	-4.3	2.7	6.7	9.7	13.6	12.7	13.7	16.7	14.8	15.8	11.8	11.3	15.3	9.3	17.2	18.1	15.9	20.3	20.0	19.5	18.8	18.2	14.3	10.5	3.4	-5.4
Vac	Leq,d	29.5	-7.4	-4.4	2.6	6.6	9.6	13.6	12.6	13.6	16.6	14.7	15.7	11.6	11.3	15.2	9.2	17.1	18.0	15.9	20.2	19.9	19.4	18.7	18.1	14.2	10.4	3.2	-5.6
Vac	Leq,d	29.3	-7.5	-4.5	2.5	6.5	9.5	13.5	12.5	13.5	16.5	14.6	15.5	11.5	11.1	15.1	9.1	17.0	17.9	15.8	20.1	19.8	19.3	18.6	17.4	13.6	9.8	2.7	-6.1
Vac	Leq,d	29.8	-7.1	-4.1	2.9	6.9	9.9	13.9	13.0	14.0	17.0	15.1	16.1	13.4	11.6	15.6	9.6	17.4	18.3	16.2	20.5	20.2	19.8	19.0	17.9	14.2	10.6	3.7	-4.8
Vac	Leq,d	29.8	-7.2	-4.2	2.8	6.8	9.8	13.8	13.0	14.0	16.9	15.1	16.1	13.3	11.6	15.6	9.5	17.4	18.3	16.2	20.5	20.2	19.7	19.0	17.9	14.1	10.5	3.7	-4.9
Vac	Leq,d	29.7	-7.2	-4.2	2.8	6.8	9.8	13.8	12.9	13.9	16.9	15.1	16.0	13.3	11.6	15.5	9.5	17.3	18.2	16.1	20.5	20.2	19.7	19.0	17.8	14.1	10.5	3.6	-5.0
Vac	Leq,d	29.7	-7.2	-4.2	2.8	6.8	9.8	13.8	12.9	13.9	16.9	15.0	16.0	13.2	11.5	15.5	9.4	17.3	18.2	16.1	20.4	20.1	19.7	18.9	17.8	14.0	10.4	3.5	-5.1
Vac	Leq,d	29.3	-8.3	-5.3	1.7	5.7	8.7	12.7	11.5	14.7	17.6	15.4	16.4	12.3	10.6	14.6	8.5	16.6	17.5	15.4	19.7	19.4	18.9	19.0	17.7	13.6	9.5	1.9	-7.7
Vac	Leq,d	29.2	-8.2	-5.2	1.8	5.8	8.8	12.8	11.6	14.7	17.7	15.5	16.4	12.4	10.7	14.7	8.6	16.7	17.6	15.4	19.8	19.5	19.0	18.2	16.9	13.0	9.0	1.5	-7.9
Vac	Leq,d	29.2	-8.2	-5.2	1.8	5.8	8.8	12.8	11.7	14.8	17.8	15.5	16.5	12.5	10.8	14.7	8.7	16.7	17.6	15.5	19.9	19.6	19.0	18.2	17.0	13.1	9.1	1.7	-7.7
Vac	Leq,d	29.3	-8.1	-5.1	1.9	5.9	8.9	12.9	11.7	14.8	17.8	15.6	16.6	12.6	10.8	14.8	8.8	16.8	17.7	15.6	19.9	19.6	19.1	18.3	17.1	13.1	9.2	1.8	-7.5

S John King Blvd & 276 Rockwall TX
Contribution spectra - 001 - 120HP IDC - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Leq,d	28.6	-8.6	-5.6	1.4	5.4	8.4	12.4	11.2	12.1	17.3	15.0	15.9	11.9	10.2	14.2	8.1	16.2	17.1	15.0	19.4	19.0	18.5	17.7	16.3	12.3	8.2	0.5	-9.3
Vac	Leq,d	29.6	-8.5	-5.5	1.5	5.5	8.5	12.5	11.3	12.2	17.4	15.1	16.0	12.0	10.3	14.3	8.2	16.3	17.2	15.1	21.1	20.7	20.2	19.3	18.0	14.0	9.9	2.2	-7.5
Vac	Leq,d	29.5	-8.4	-5.4	1.6	5.6	8.6	12.6	11.4	12.3	17.5	15.2	16.2	12.1	10.4	14.4	8.3	16.4	17.3	15.2	19.6	20.7	20.2	19.4	18.1	14.0	9.9	2.3	-7.4
Vac	Leq,d	28.9	-8.3	-5.3	1.7	5.7	8.6	12.6	11.5	12.4	17.6	15.3	16.3	12.2	10.5	14.5	8.4	16.5	17.4	15.3	19.7	19.3	18.8	18.0	16.7	12.7	8.7	1.2	-8.4
Vac	Leq,d	28.8	-7.9	-4.9	2.1	6.1	9.1	13.1	12.1	13.1	16.0	14.0	14.9	10.9	10.6	14.6	8.5	16.6	17.5	15.3	19.7	19.4	18.9	18.1	16.8	12.9	9.0	1.7	-7.5
Vac	Leq,d	28.9	-7.8	-4.8	2.2	6.2	9.2	13.2	12.2	13.2	16.2	14.1	15.1	11.1	10.8	14.7	8.7	16.7	17.6	15.5	19.8	19.5	19.0	18.2	17.0	13.1	9.2	2.0	-7.1
Vac	Leq,d	29.1	-7.7	-4.7	2.3	6.3	9.3	13.3	12.3	13.3	16.3	14.3	15.2	11.2	10.9	14.9	8.8	16.8	17.7	15.6	19.9	19.6	19.1	18.3	17.1	13.2	9.4	2.2	-6.7
Vac	Leq,d	29.2	-7.6	-4.6	2.4	6.4	9.4	13.4	12.4	13.4	16.4	14.4	15.4	11.4	11.0	15.0	8.9	16.9	17.8	15.7	20.0	19.7	19.2	18.4	17.2	13.4	9.6	2.5	-6.4
Vac	Leq,d	29.4	-8.1	-5.1	1.9	5.9	8.9	12.9	11.8	14.9	17.9	15.7	16.7	12.6	10.9	14.9	8.8	16.8	17.7	15.6	20.0	19.7	19.2	18.4	17.1	13.2	9.3	2.0	-7.4
Vac	Leq,d	29.4	-8.0	-5.0	2.0	6.0	9.0	13.0	11.8	14.9	17.9	15.7	16.7	12.7	11.0	14.9	8.9	16.9	17.8	15.7	20.0	19.7	19.2	18.4	17.2	13.3	9.4	2.1	-7.2
Vac	Leq,d	29.4	-8.0	-5.0	2.0	6.0	9.0	13.0	11.9	15.0	18.0	15.8	16.7	12.7	11.0	15.0	8.9	16.9	17.8	15.7	20.1	19.7	19.2	18.5	17.2	13.3	9.5	2.1	-7.1
Vac	Leq,d	29.5	-8.0	-5.0	2.0	6.0	9.0	13.0	11.9	15.0	18.0	15.8	16.8	12.7	11.0	15.0	8.9	16.9	17.8	15.7	20.1	19.8	19.3	18.5	17.3	13.4	9.5	2.2	-7.1

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-054	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for Snuffers	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	568 E INTERSTATE 30	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an Amended Site Plan for an existing Restaurant facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-054; Amended Site Plan for Snuffers
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an Amended Site Plan for an existing Restaurant facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 568 E. IH-30.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-054) in the lower right-hand corner of all pages on future submittals.
M.4 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

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

M.5 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)
M.6 Include the project name, owners and developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11)
M.7 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)
M.8 Site Plan
(1) Add the total lot or site area (in square footage or acreage). (Subsection 03.04.B, of Article 11)
(2) Indicate the perimeter dimensions of the site and building. (Subsection 03.04.B, of Article 11)
(3) Please provide the square footage of total proposed building footprint on site plan. (Subsection 03.04.B, of Article 11)
(4) Are you keeping the existing drive-through driveway that dead ends into the patio seating? Please review comments from fire and engineering on dead end drives.

(5) Indicate the distance between all property lines and the existing building. (03.04.B, of Article 11)
(6) Indicate the building setbacks adjacent to the IH-30 Frontage Road. (Subsection 03.04.B, of Article 11)
(7) Indicate all utilities. (Subsection 03.04B, of Article 11)
(8) Indicate all drive/turning radii, drive widths, and fire lanes. (Subsection 03.04.B, of Article 11)
(9) Indicate all existing and proposed fire hydrants. (Subsection 03.04.B, of Article 11)
(10) Indicate and label widths of all sidewalks. (Subsection 03.04.B, of Article 11)
(11) Indicate all adjacent right-of-way information, centerlines, and any median breaks for IH-30 Frontage Road. (Subsection 03.04.B, of Article 11)
(12) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
(13) Please review the attached parking agreement. Your existing parking is 49 spaces. The existing restaurant according to RCAD is 2,991.00 SF, which would require a minimum of 30 parking spaces. The proposed expansion of 1,905 SF would require a minimum of 20 parking spaces. This equates to 50 parking spaces required. Please revise parking table.
(14) Is there any proposed roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)
(15) Wood is not permitted as a patio railing. (Subsection 08.04.A, of Article 08)
(16) Please indicate what the service yard is being used for and provide building elevations for this area.

M.9 Landscape Plan
(1) A landscape plan is required since you are removing landscaping to add the patio along the east side of the property. In addition, the expansion being greater than 30% of the existing building area would require the site to meet the current landscaping requirements.
(2) Provide the same site data information as the Site Plan.
(3) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area versus the amount of landscaping and open spaces required and provided. (Subsection 01.01.B, of Article 05)
(4) Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper size at installation, heights, spread, and spacing requirements should also be listed on the plan. (Subsection 05.03.B, of Article 08)
(5) Indicate the locations of all existing and proposed landscaping. (Subsection 05.03.B, of Article 08)
(6) Indicate the locations and dimensions of the required landscape buffers. A 20-foot landscape buffer is required along the IH-30 frontage road [where feasible]. (Subsection 05.01, of Article 08)
(7) All parking spaces shall be within 80’ of a tree. (Subsection 05.03.E, of Article 08)
(8) Four (4) canopy and eight (8) accent total trees are required along I-30 Frontage. Please indicate existing and proposed landscaping. (Subsection 06.02.E.1)
M.10 Photometric Plan
(1) A photometric plan is required since Festoon Lighting is proposed along patio.
(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. (Subsection 03.03.G, of Article 07)
(3) The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candles or 0.2 FC. (Subsection 03.03.B, of Article 07)

M.11 Building Elevations
(1) Provide the same site data information as the Site Plan.
(2) Please provide a graphic scale. (Subsection 03.04.A, of Article 11)
(3) Exterior walls should consist of 90% masonry materials and 20% natural stone excluding doors and windows. (Subsection 06.02.C. of Article 05)
(4) 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 Article 05)
(5) Provide specifications and description of all proposed building materials. (Subsection 04.01, of Article 05)
(6) Indicate roofing materials and color.
(7) Indicate all vertical and horizontal measurements.
(8) Indicate that the back of the parapet will be finished in the same materials as the front of the parapet.
(9) Indicate all roof mounted mechanical equipment and how these will be screened from view. (Subsection 01.05.C, of Article 05)
(10) The proposed building does not meet the Commercial Building Standards. Specifically, the standards for wall projections, projection height, and wall length. (Subsection

04.01.C, of Article 05)
(11) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. (Subsection 01.05.B, of Article 05)

I.12 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Four-sided Architecture. According to Article 05, Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. -- Staff will point out that this variance was consistent with the previous elevations and does not indicate an increase in the non-conformity of the subject property.
(2) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials and 20% Stone.

M.13 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11).
I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 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 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). 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	10/19/2022	Needs Review

10/19/2022: - No deadend paving. May need bollards or to remove paving.
- What is this in the bathroom area?
- Relocate existing fire hydrant and must replat.
- Move FDC to front of the building so that the side paving can be removed. Or make the FDC remote.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Needs Review

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

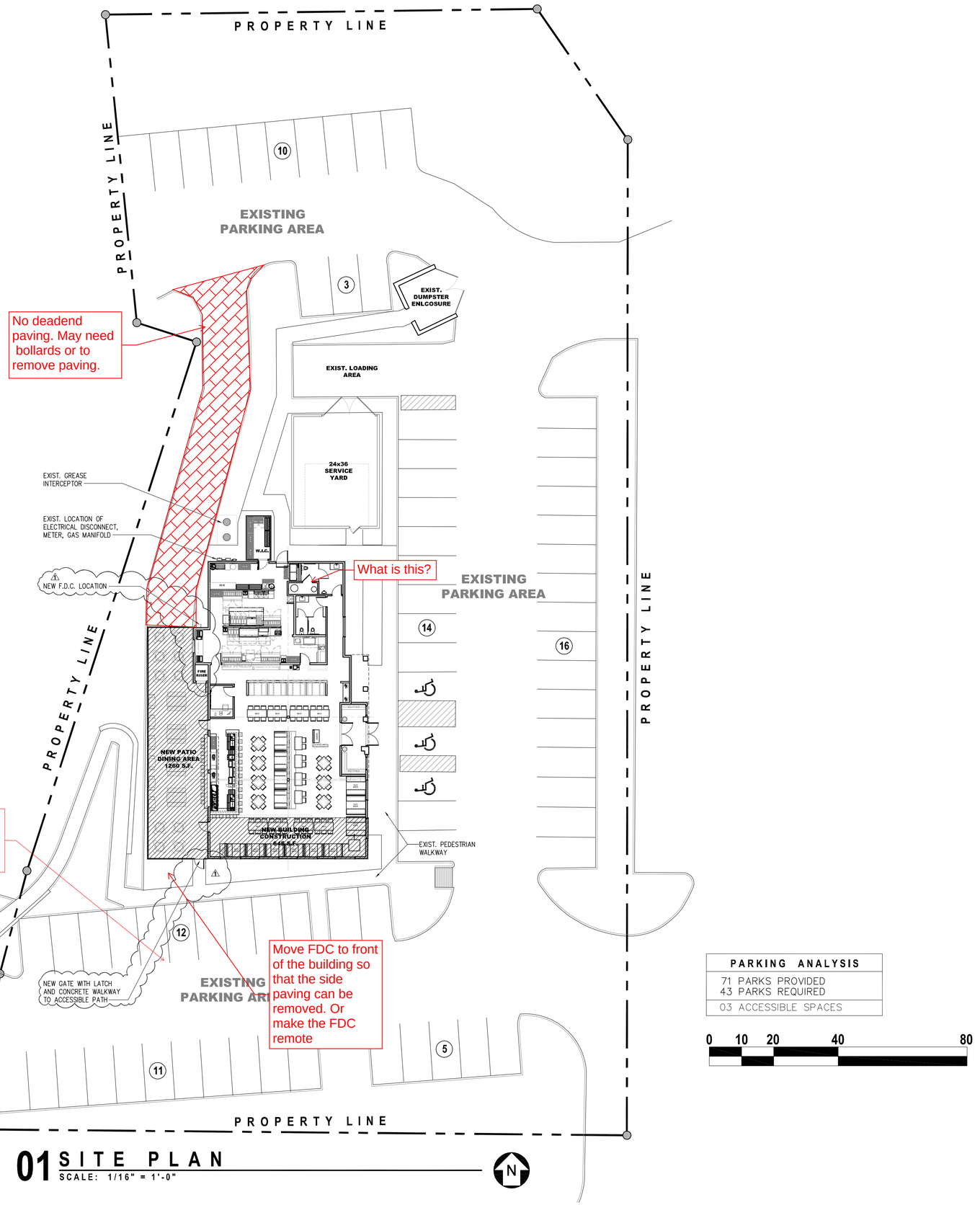
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	10/17/2022	Approved

No Comments



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

hub city
PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity@flash.net

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☑ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☑ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	568 East I-30 Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition, Phase 2	LOT	17	BLOCK	A
GENERAL LOCATION	I-30 Access Road (North Side) West of Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.370	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	Triton I-30 Rockwall II, LLC	☑ APPLICANT	
CONTACT PERSON	Bill McMahon	CONTACT PERSON	Robert Romano
ADDRESS	1845 Woodall Rodgers Freeway Suite 1100	ADDRESS	800 Exposition Ave. #1
CITY, STATE & ZIP	Dallas, TX 75201	CITY, STATE & ZIP	Dallas, TX 75226
PHONE	737.346.7110	PHONE	214.821.8242
E-MAIL	bill.mcmahon@localfavorite.com	E-MAIL	hubcity.rr2002@gail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill McMahon CONTACT [*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* 13th *DAY OF* October *, 2022. 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 13th *DAY OF* October *, 2022*

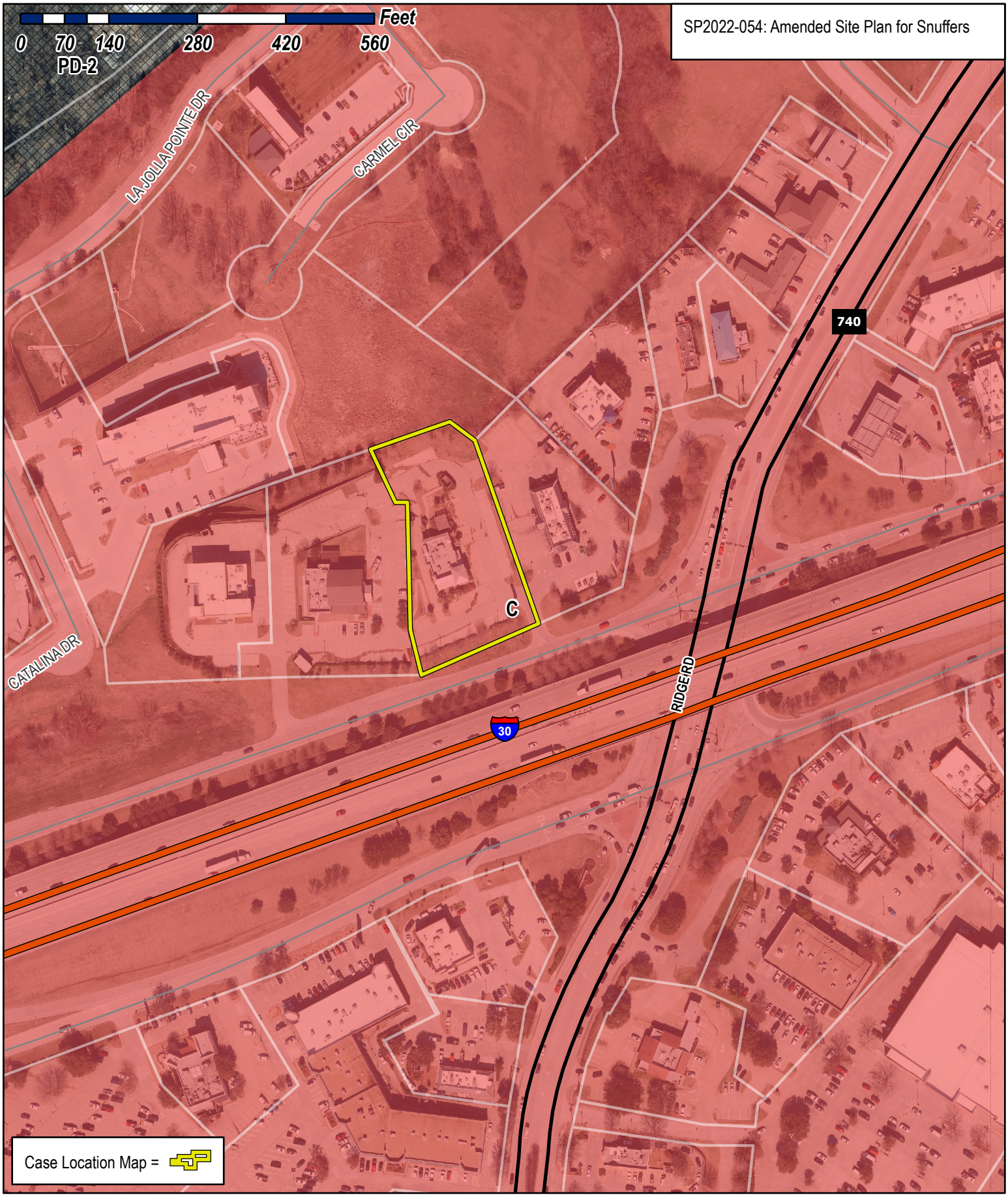
OWNER'S SIGNATURE Bill M

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donna M. Combs

DONNA M. COMBS
Notary Public, State of Texas
Comm. Expires 02-09-2025
Notary ID 499696

MY COMMISSION EXPIRES 02-09-2025

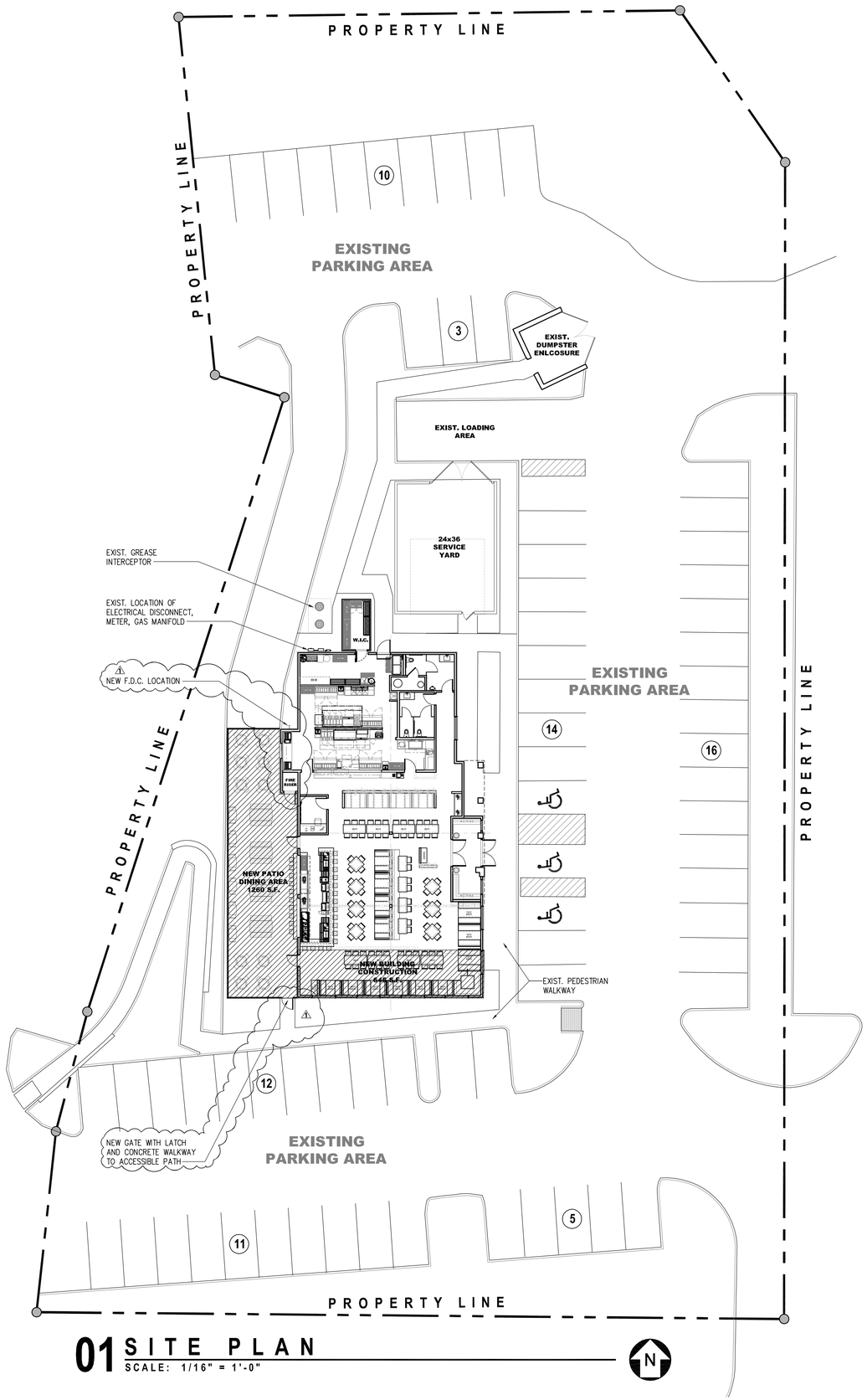
Notary 499696
Exp. 02-09-2025



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.



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

hub city
PRODUCTIONS

800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242

hubcity@flash.net

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

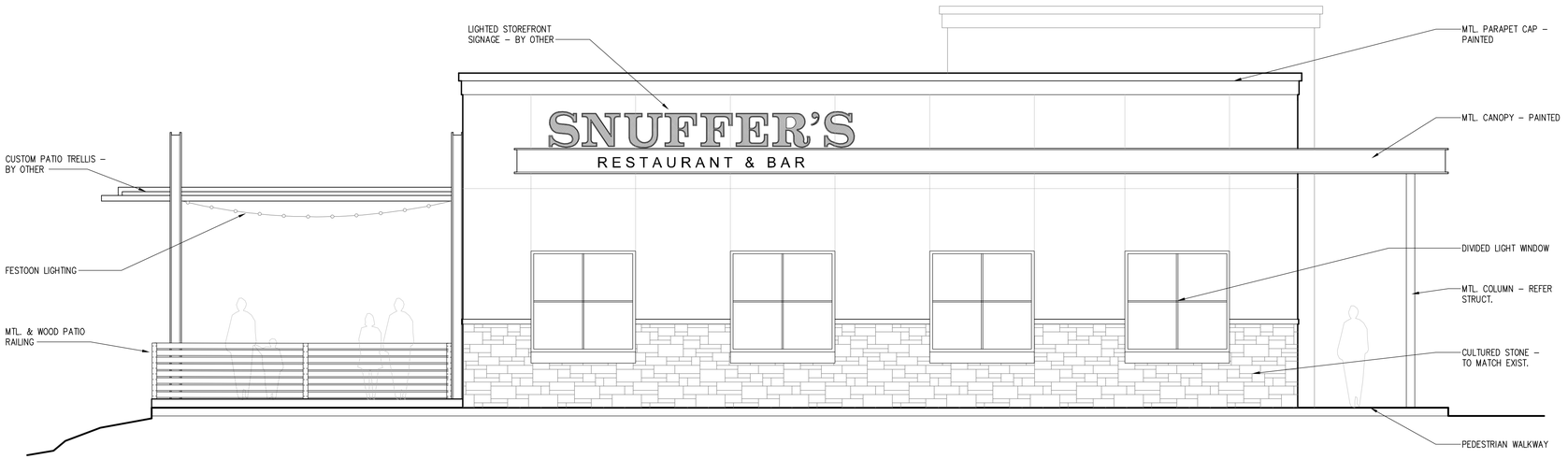
ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS

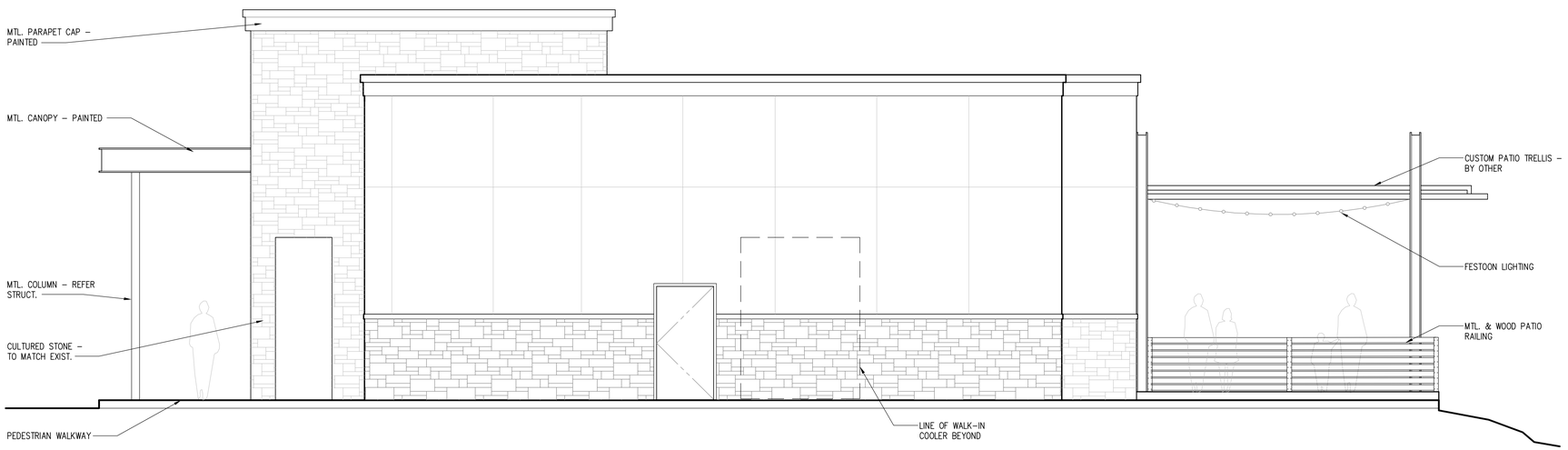
DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

hub city
PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity@flash.net

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

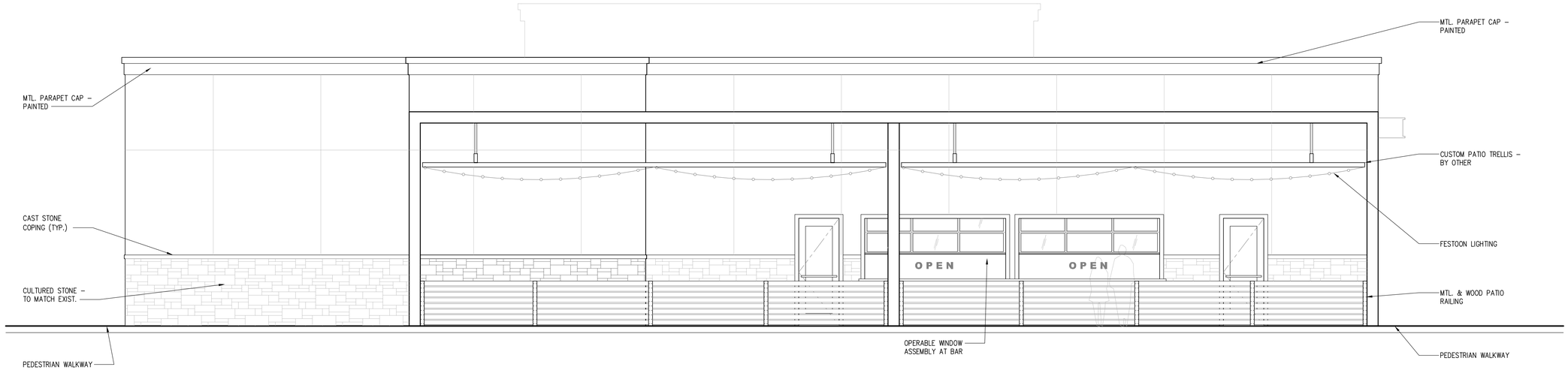
EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION

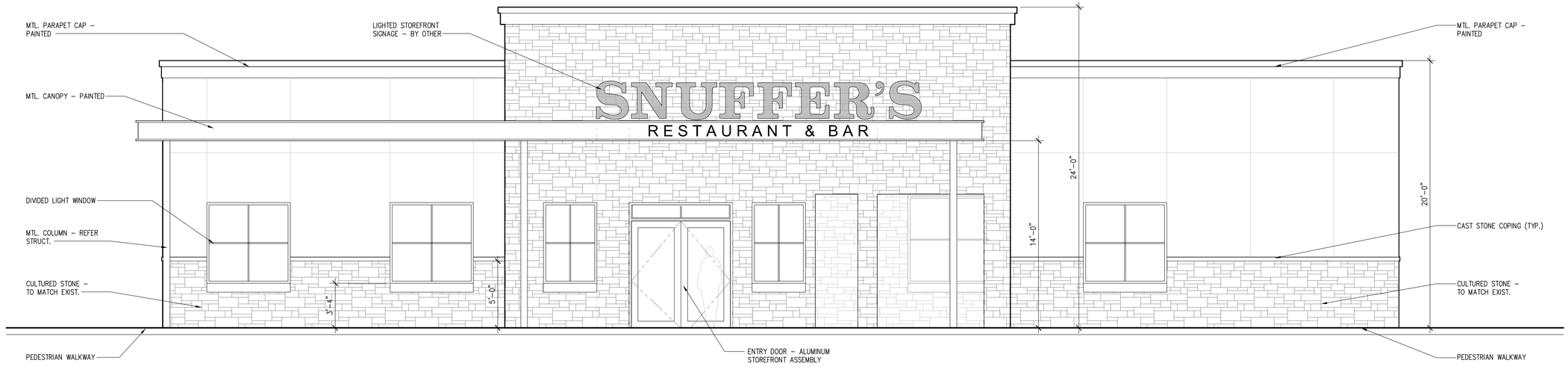
DATE ISSUED:
03–13–22

PROJECT NO.:
21751

DRAWING NO.:
A300



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

hub city
PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity@flash.net

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

EXTERIOR ELEVATIONS

REV. NO.	DESCRIPTION	DATE

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A301

Rockwall County
Lisa Constant
County Clerk
Rockwall, Texas 75087 (972) 882-0220

70 2008 00399949

Instrument Number: 2008-00399949

As

Recordings

Recorded On: June 10, 2008

Parties: N3 DEVELOPMENT LTD

To **PUBLIC**

Billable Pages: 17

Number of Pages: 17

Comment: DECLARATION

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	76.00
Total Recording:	**76.00**

********** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00399949
Receipt Number: 201836
Recorded Date/Time: June 10, 2008 11:18:16A
Book-Vol/Pg: BK-OR VL-5487 PG-66
User / Station: V D - Cashier Station 2

Record and Return To:

LANDAMERICA - PATRIOT OFFICE
8222 DOUGLAS AVE STE 430
DALLAS TX 75225

ROCKWALL COUNTY, TEXAS COUNTY CLERK

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Rockwall County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color or race is invalid and unenforceable under Federal law

Lisa Constant

Lisa Constant
Rockwall County Clerk

AFTER RECORDING RETURN TO:

Brad Knippa
JACKSON WALKER, LLP
100 Congress, Suite 1100
Austin, Texas 78701

After Recording Return To:
LandAmerica-Patriot Office
8222 Douglas Ave, #430
Dallas, TX 75225
GF# 2246001145

DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ROCKWALL §

This **DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT** (this "Declaration") is made and entered into this 4th day of June, 2008, by N3 Development, Ltd., a Texas limited partnership (hereinafter referred to as the "Declarant") whose address is 505 Pecan Street, Suite 201, Forth Worth, Texas, 76102.

RECITALS:

A. Declarant is the owner of that certain parcel of land (the "Property") more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

B. Declarant proposes to plat the Property so that the Property consists of three (3) separate parcels (each a "Lot" and all three collectively are referred to herein as the "Lots") as described on **Exhibit B**. The Lots consist of (i) Lot 12 (herein so called) consisting of an approximately 1.781 acre tract located within the Property, (ii) Lot 13 (herein so called) consisting of an approximately 1.346 acre tract located within the Property and (iii) Lot 14 (herein so called) consisting of an approximately 1.370 acre tract located within the Property.

C. Declarant desires to (i) establish mutual, reciprocal, non-exclusive easements for vehicular access, parking, and ingress and egress on, across and over the Lots pursuant to the terms and conditions described below, (ii) place a certain restriction against Lot 12 and Lot 13 of the Property for the benefit of the lessee of Lot 14 of the Property, and (iii) confirm other covenants and rights which have been agreed to in connection with the Lots, including signage requirements.

D. Declarant now desires to execute this Declaration in order to set forth such easements, covenants and rights in more particular detail.

AGREEMENT:

NOW, THEREFORE, Declarant agrees that the Property shall be held, sold, conveyed and occupied subject to the following terms, restrictions, covenants, easements, and agreements, which are intended to protect the value and desirability of the Property, and Declarant therefore agrees and declares as follows:

ARTICLE I

RECIPROCAL ACCESS EASEMENT/CROSS PARKING EASEMENT

1.01 Reciprocal Access Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from time to time of the other Lot(s), and their successors and assigns (including Declarant, the "Owners"), a non-exclusive, perpetual easement and right-of-way on, across and over all areas of the Property and used as common vehicular drives and common pedestrian walkways, in approximately the areas depicted by cross-hatching on **Exhibit C** attached hereto (collectively, the "Common Area").

(b) The easement described in this Section 1.01 shall be referred to herein as the "Access Easement" and shall be for the purpose of granting to the Owners, their respective successors and assigns, and the lessees, employees, customers, agents, independent contractors and invitees of same the right to use the Access Easement on the terms and conditions described herein. The Access Easement shall only be used for vehicular and pedestrian access, ingress and egress, and such Access Easement shall not be obstructed by improvements or other permanent or semi-permanent obstructions.

1.02 Cross Parking Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from time to time of the other Lot(s), and their successors and assigns, a non-exclusive, perpetual easement and right-of-way on, across and over the parking areas in approximately the 27 parking spaces depicted as "Shared Parking" and the 111 parking spaces depicted as "CDR Parking" by cross-hatching on **Exhibit D** attached hereto (collectively, the "Parking Area").

(b) The easement described in this Section 1.02 shall be referred to herein as the "Parking Easement" and shall be for the purpose of granting to the customers and invitees of the Owners, their respective successors and assigns, the right to use the Parking Easement on the terms and conditions described herein. The Parking Easement shall only be used for the temporary parking of vehicles by customers and invitees of the Owners, and such Parking Area shall not be obstructed by improvements or other permanent or semi-permanent obstructions. Employees of the Owners are not allowed to park their vehicles in the Parking Area outside of their respective Lot. The Parking Area is intended to represent each party's parking capabilities for purposes of complying with

any applicable governmental requirements for construction on the Lots to qualify for their respective building permits.

1.03 No Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Access Easement or Parking Easement areas described herein to the general public or for any public purpose whatsoever, it being the intention of the parties that this Declaration shall be strictly limited to and for the purposes herein expressed.

1.04 Construction of Common Area. Declarant shall bear the cost and expenses incurred in connection with the initial construction of the Common Area, subject to reimbursement as provided in agreements affecting the Property, if any. All other obligations for construction of driveways, entrances, curb cuts and other related improvements to a Lot (including access points to and from each Lot) shall be the sole obligation of the respective Owner of its Lot, unless otherwise provided in an easement or other agreement affecting the Property, including satisfaction of any requirements imposed on a Lot by applicable governmental authorities as part of the platting of a Lot or in connection with obtaining permits relating thereto.

1.05 Maintenance and Taxes. The costs and expenses incurred in connection with any maintenance of the Common Area shall be shared proportionately between all Owners on the basis of the square footage contained within a Lot as compared to the square footage contained within the Property. Each Owner shall be responsible for maintaining and repairing in a timely manner the improvements on its Lot (including without limitation the portion of the Common Area on its Lot, the Parking Area on its Lot, if applicable, and other driveways, entrances, curb cuts and other related improvements) in good condition and repair, consistent with the standards of the surrounding retail area, clean and free of rubbish and other hazards, and in compliance with all applicable laws, rules, regulations and ordinances. The Owner's maintenance obligations shall include, but not be limited to the following: (i) preparing, maintaining and replacing all paved surfaces and curbs for all driving and parking areas in a sightly, orderly and safe condition, in good repair, and in a smooth and even condition; (ii) periodic removal of debris, refuse, snow and ice in order to maintain such areas in a sightly, orderly and safe condition, in good repair and condition consistent with the standards of the surrounding retail area; (iii) preparing, maintaining and replacing any appropriate directionals and signage, including stop signs, and striping of driving lanes and parking spaces for purposes of designation, traffic direction, marking loading and un-loading zones, no parking areas and pedestrian cross walks; (iv) preparing, maintaining and replacing any appropriate lighting and lighting improvements; (v) preparing, maintaining and replacing any appropriate landscape plantings, trees, shrubbery and grass in an attractive, sightly condition, trimmed and weed-free, in good repair and condition consistent with the standards of the surrounding retail area; (vi) preparing, maintaining and replacing all common utility mains and lines; (vii) preparing, maintaining and replacing the sidewalks in a sightly condition, in good repair and condition consistent with the standards of the surrounding retail area; and (viii) keeping the Common Areas and Parking Area, if applicable, free of obstructions and parked vehicles (other than temporarily parked vehicles). Likewise, ad valorem taxes and assessments, and similar requirements or incidentals of ownership, shall be paid by the Owner owning the Lot or portion thereof to which such ad valorem taxes or assessments attach (including without limitation the portion of the Common Area on its Lot); and nothing herein shall (i) require that any Owner be

responsible for any accidents, injury, loss or damage occurring on the Lot of the other, or (ii) impose any specific obligation or requirement with respect to the use, ownership, operation or maintenance of the Lot owned by such party, except as expressly set forth in this Declaration.

1.06 Utility Lines and Facilities. Declarant hereby retains for itself and the Owners, a permanent, perpetual, non-exclusive easement over the Lots to allow for the construction and maintenance of utilities (including, but not limited to, sanitary sewer, water and drainage), at a location reasonably approved by each respective Owner prior to commencement of construction of such utilities. Additionally, each Owner agrees not to unreasonably withhold its consent or unreasonably condition its response to a request from another Owner for additional underground easements which are reasonably required by any public or private utility for the purpose of providing utility services to the requesting party's Lot, provided such easements do not encroach on any building or other existing structures or unreasonably interfere with the property of the Owner to whom the request is made, and are not otherwise inconsistent with the provisions of this Declaration and further provided that all expenses related to the easement and utility installation and maintenance (including fully restoring the easement area after installation and/or maintenance) are borne by the requesting Owner. Furthermore, the Owner to whom the request is made shall have the right to require that all construction, repair and maintenance activities be undertaken after normal business hours or at such other times as, in the opinion of the party to whom the request is made, will minimize the impact of such activities upon the conduct of its business.

ARTICLE II

RESTRICTIVE COVENANT/SIGNAGE

2.01 Restrictive Covenant. No portion of Lot 12 or Lot 13 shall be conveyed, assigned, licensed, sold or leased for the operation of a restaurant whose gross sales revenues from Mexican food exceeds twenty percent (20%) of its total gross sales revenues at such site (the "Use Restriction"). This Use Restriction shall also apply to kiosks and carts on Lot 12 or Lot 13 and shall apply so long as (i) Texas Taco Cabana, L.P. is operating a Mexican restaurant on Lot 14 and (ii) Texas Taco Cabana, L.P. is not in default in the payment of Annual Rent or Additional Rent (as such terms are defined in the Taco Cabana Lease) or in the performance of any other material obligation of tenant beyond any applicable cure or grace periods, all as set forth in that certain Lease Agreement dated March 1, 2007 (the "Taco Cabana Lease") between Wyndham Investment Properties, Inc., as Lessor, and Texas Taco Cabana, L.P., as Lessee, as it may be extended. The Use Restriction is only for the benefit of Texas Taco Cabana, L.P., as lessee of Lot 14 of the Property, who shall have the right to invoke and enforce the restriction contained herein by any and all means available at law or in equity. The Use Restriction may be waived or modified by Texas Taco Cabana, L.P. by proper written instrument recorded in the Real Property Records of Rockwall, Texas. This Use Restriction shall be a covenant running with the land during the term of the Taco Cabana Lease, as it may be extended, as a burden on Lot 12 and Lot 13 of the Property for the benefit of Lot 14 of the Property, and there is currently no Use Restriction on Lot 14.

2.02 Signs.

(a) Monument/Pylon Signs. No more than one (1) sign (other than signage attached to the building located on such Lot) may be constructed on each Lot. Each such sign shall be a monument sign or a pylon sign and shall be built in accordance with the standards of the City of Rockwall, Texas, or other applicable governmental authority.

(b) Store Signs. Signage on the buildings of the Lots shall comply with all rules and regulations of the applicable governmental authorities.

ARTICLE III

DEFAULT; REMEDIES

3.01 Default/Remedies. In the event of a breach, or attempted or threatened breach, by any Owner of any of the terms, covenants, and conditions hereof, and after prior written notice and a reasonable period to cure such breach, any one or all of the other Owners shall be entitled forthwith to injunctive relief and/or all such other available legal and equitable remedies from the consequences of such breach, including without limitation the cure of such breach by the non-defaulting Owner, in which event the defaulting Owner shall owe the non-defaulting Owner reimbursement of all reasonable costs and expenses incurred by the non-defaulting Owner, including without limitation reasonable legal fees. All cost and expenses incurred by any Owner in any such suit or proceedings shall be assessed against the non-prevailing party Owner and shall constitute a lien against the non-prevailing Owner's Lot effective upon recording notice thereof in the Office of the County Clerk of Rockwall County, Texas (provided however any such lien shall be subject to and subordinate to any lender providing financing for any such Lot). The remedies of any one or all such Owners shall be cumulative as to each Owner and as to all other remedies permitted at law or in equity.

ARTICLE IV

INDEMNIFICATION AND INSURANCE

4.01 Indemnification.

(a) Each Owner (the "Indemnifying Owner") agrees to indemnify and hold harmless the Owner of any other Lot (the "Indemnified Owner") from any and all liability or damages which the Indemnified Owner may suffer as a result of claims, demands, costs, liens, judgments or awards against the Indemnified Owner arising out of or as a result of any event or circumstance occurring on the Lot owned by the Indemnifying Owner to the extent caused by the negligence or willful misconduct of the Indemnifying Owner, but not to the extent caused by the negligence or willful misconduct of the Indemnified Owner or the employees, contractors or employees of the Indemnified Owner.

(b) Notwithstanding the provisions of Section 4.01 (a), a party exercising its rights under Section 1.06 above shall indemnify, defend and hold harmless the Owner of the Lot into which such utility facilities are installed (the "Burdened Owner") from any and all claims, demands, liabilities, losses, costs and expenses (including attorneys' fees)

suffered or incurred by the Burdened Owner which arise out of, or relate to, the installation and maintenance of such utility facilities.

4.02 Insurance.

(a) Each Owner shall, with respect to its Lot and the operations thereon (including the construction of any improvements), at all times during the term of this Declaration, maintain in full force and effect comprehensive public liability insurance with a financially responsible insurance company or companies; such insurance to provide for a combined single limit of not less than Two Million Dollars ($2,000,000.00) for personal or bodily injury or death and for property damage in commercially reasonable amounts. Such insurance shall extend to the contractual obligation of the insured party arising out of the applicable indemnification obligation set forth in Section 4.01 above; however, to the maximum extent permitted by commonly available insurance, the parties hereby waive subrogation with regard to their respective insurance coverages and agree that the location of the damage shall determine whose insurance coverage shall be applicable to the damage.

(b) Notwithstanding anything to the contrary set forth herein, each Owner hereby releases the other from any and all liability or responsibility to the other Owners, or to any other party claiming through or under them by way of subrogation or otherwise, for any loss or damage to property caused by a casualty which is insurable under standard fire and extended coverage insurance; provided, however, that this mutual waiver shall be applicable only with respect to a loss or damage occurring during the time when property insurance policies, which are readily available in the marketplace, contain a clause or permit an endorsement to the effect that any such release shall not adversely affect or impair the policy or the right of the insured party to receive proceeds under the policy; provided, further, that this release shall not be applicable to the apportion of any damage which is not reimbursed by the damaged party's insurer because of the "deductible" in the damaged party's insurance coverage.

4.03 Condemnation and Casualty. In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or any part of any Lot, that portion of the award attributable to the value of the land within the area covered by that portion of the reciprocal easement granted herein and so taken shall be payable to the Owner in fee thereof and no claim thereon shall be made by any other Owner; provided, however, that such other Owners may file a collateral claim with the condemning authority over and above the value of the land within the easement area so taken, to the extent of any damages suffered resulting from the severance of the appurtenant easement area so taken. In the event all or any portion of any building on a Lot is damaged or destroyed by fire or other casualty, the Owner of such Lot (or portion thereof) shall promptly restore or cause to be restored such building or, in lieu thereof, shall remove or cause to be removed the damaged portion of such building together with all rubble and debris related thereto. Any area formerly covered by buildings which are not reconstructed following a casualty shall be graded to the level of the adjoining Lot and shall be covered by well-maintained grass or a one inch asphalt dust cap and shall be kept weed free and clean at the sole cost and expense of the Owner of such Lot (or portion thereof).

4.04 Municipal Compliance and Violations. Each Owner shall promptly address, pay all fines, penalties, remove of record and cure the condition of all notes or notices of violation of municipal ordinances and each Owner covenants and agrees not to create or permit to exist any violation that would prevent the other Owner from using the Common Area.

ARTICLE V

MISCELLANEOUS

5.01 Notices. Any and all notices, elections, demands, requests and responses thereto permitted or required to be given under this Declaration, except as otherwise provided for herein, shall be in writing, signed by or on behalf of the party giving the same, and shall be deemed to have been properly given and shall be effective upon being personally delivered, or upon one (1) business day after being deposited in the United States mail, postage prepaid, certified with return receipt requested, or upon being deposited on a paid basis with a nationally recognized overnight delivery service, to the other respective parties at the address of such other party set forth below (or as given from time to time) or at such other address within the continental United States as such other party may designate by notice specifically designated as a notice of change of address and given in accordance herewith; provided, however, no notice of change of address shall be effective until the date of receipt thereof personal delivery to a party or to any officer, partner, agent or employee of such party at said address shall constitute receipt. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice has been received shall also constitute receipt and, if given to Declarant, shall be addressed as follows:

N3 DEVELOPMENT, LTD
Attention: Chris Baker
505 Pecan Street, Suite 201
Forth Worth, Texas, 76102

with a copy to:

JACKSON WALKER L.L.P.
Attention: Brad Knippa
100 Congress, Suite 1100
Austin, Texas 78701

Until such time as the Taco Cabana Lease is terminated, to:

Texas Taco Cabana, L.P.
8918 Tesoro Drive, Suite 200
San Antonio, Texas 78217
Attention: Mr. Bradley Smith, Vice President Real Estate

with a copy to:

Carrols Corporation
968 James Street
Syracuse, New York 13203
Attention: Real Estate Department/Legal Department

5.02 Saturdays, Sundays and Holidays. Unless otherwise specifically set forth herein, the term "days" shall include Saturdays, Sundays and all holidays, and the term "months" shall refer to calendar months. If the last day for performance falls on a Saturday, Sunday or holiday, the time for performance shall be extended to the next regular business day. Holidays shall include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day and any other legal holiday or holiday recognized by banks in Rockwall, Texas.

5.03 No Joint Venture or Partnership. This Declaration shall not be construed to create a partnership or joint venture among the Owners, but merely set forth the terms and conditions of the obligations of Owners regarding the Lots, the development of same, and other related matters. No Owner is authorized to act as agent for any other party or to otherwise act on behalf of any other Owner.

5.04 Invalid Provisions to Affect No Others. If fulfillment of any provisions hereof or any transaction related hereto at the time performance of such provisions shall be due shall involve transcending the limit of validity prescribed by law, then ipso facto, the obligation to be fulfilled shall be reduced to the limit of such validity; and if any clause or provision herein contained is held unlawful, such clause or provision shall be stricken, as though not herein contained, and the remainder of this Declaration shall remain operative and in full force and effect.

5.05 Departure from Terms. Any indulgence or departure at any time or by any party hereto from any of the provisions hereof or failure to exercise any of its rights and remedies shall not modify the same or relate to the future, or waive future compliance therewith by the other party. This Declaration may not be amended or modified except by a written instrument signed by all then current Owners and filed of record in Rockwall County, Texas.

5.06 Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the Owners from time to time, their respective heirs, legal representatives, successors, successors-in-title and assigns.

5.07 Law Governing. The laws of the State of Texas shall govern the interpretation, validity and enforceability hereof.

5.08 Captions. Titles or captions of articles, sections or paragraphs contained in this Declaration are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Declaration or the intent of any provisions hereof.

5.09 Estoppel. If requested to do so in writing by an Owner, the other Owners shall execute and deliver, within ten (10) business days of receipt of such request, estoppel certificates to the requesting Owner, a lender proposing to lend funds secured by all or a portion of the Lot of the requesting Owner, to a party proposing to lease all or a portion of the Lot of the requesting Owner (or improvements located thereon) or to a party proposing to purchase all or a portion of the Lot owned by the requesting Owner, which certify, if true (and if not true, explains why not): (i) that this Declaration is in full force and effect and has not been modified or amended; (ii) that

the applicable Owner has not delivered any notice of default under this Declaration to another party; (iii) that, to the knowledge of such Owner, there is no outstanding default under this Declaration, or if such Owner has knowledge of a default, specifying such default; and (iv) other information regarding this Declaration reasonably requested by such Owner, prospective lender, tenant or purchaser.

5.10 Covenants Running With the Land. The rights and obligations contained in this Declaration constitute covenants running with the land, which shall bind all Owners succeeding to any right, title or interest in or to the Property or any part thereof, and their respective heirs, successors and assigns. During the period Declarant is an Owner, Declarant shall be entitled to specific enforcement of all the terms and provisions hereof. The obligations described herein shall not be personal obligations of an Owner once such Owner is no longer an owner of a Lot, but shall be obligations of the Owners owning a Lot from time to time. The Access Easement and the Parking Easement are easements appurtenant to the Lots.

5.11 Further Instruments. The Owners of the Property shall make a good faith effort to cooperate in all matters involving the use, maintenance and repair of the Access Easement and the Parking Easement and all rights referred to in this Declaration, and each Owner of the Property agrees to execute, acknowledge and record any and all further instruments, easements, agreements, declarations or other documents which are reasonably necessary to fulfill the terms and intentions of this Declaration.

5.12 Consents. Except where expressly provided herein to the contrary, any consent, determination, judgment, decision or approval required or permitted hereunder including without limitation consent, acknowledgement or other documents reasonably requested by a mortgagee of Lot 12, Lot 13 or Lot 14, shall be made or determined in the exercise of such party's reasonable discretion and judgment and shall not be unreasonably delayed, withheld or conditioned.

5.14. Exhibits. Each of the exhibits referred to herein and attached hereto is incorporated herein by reference and made a part of this Declaration.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK.]

N3 DEVELOPMENT, LTD.,
a Texas limited partnership

By: N3 Capital, LLC,
a Texas limited liability company,
its general partner

By: Chris Baker
Name: Chris Baker
Title: G. C.

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 5th day of June, 2008, personally appeared Chris Baker, the Secretary of N3 Capital, LLC, a Texas limited liability company, as general partner of N3 Development, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged before me that he executed the same for the purposes and consideration therein expressed, as the act of said limited liability company and limited partnership, and in the capacity therein stated.

DEBRA A. CHEEK
MY COMMISSION EXPIRES
June 25, 2011

Debra A. Cheek
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Debra A. Cheek
My Commission Expires: 6-25-2011

CONSENTED TO BY:

TEXAS TACO CABANA, L.P.,
a Texas limited partnership

By: T.C. Management, Inc.,
its general partner

By: William E. Myers
Name: William E. Myers
Title: Vice President

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ NEW YORK §
§
COUNTY OF ~~TARRANT~~ ONONDAGA §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 4th day of June, 2008, personally appeared William E. Myers, the Vice President of T.C. Management, Inc., a Delaware corporation, as general partner of Texas Taco Cabana, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged before me that he executed the same for the purposes and consideration therein expressed, as the act of said limited liability company and limited partnership, and in the capacity therein stated.

NOTARY PUBLIC, STATE OF ~~TEXAS~~ NEW YORK
Printed Name: Terry L Hook
My Commission Expires: 10/31/2010

TERRY L. HOOK
Notary Public, State of New York
Qualified in Onon. Co. No. 4664541
Commission Expires Oct. 31, 2010

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being Lots 15 - 17, Block A of the LaJolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Page 258, Plat Records, Rockwall County, Texas.

EXHIBIT B

PLAT

STAMPED FOR SCANNING
PURPOSES ONLY

ALTA/ACSM Land Title Survey
Lots 12 13 & 14, Block A
La Jolla Pointe Addition, Phase 2
3.473 Acres in the
William Mervyn Survey, Abst. No. 200
James Smith Survey, Abst. No. 9
City of Rockwall
Rockwall County, Texas
Urban Surveying Co. Inc
INTERSTATE HIGHWAY 30
LA JOLLA POINTE DRIVE
BLOCK A
4.497 ACRES
Subject Property

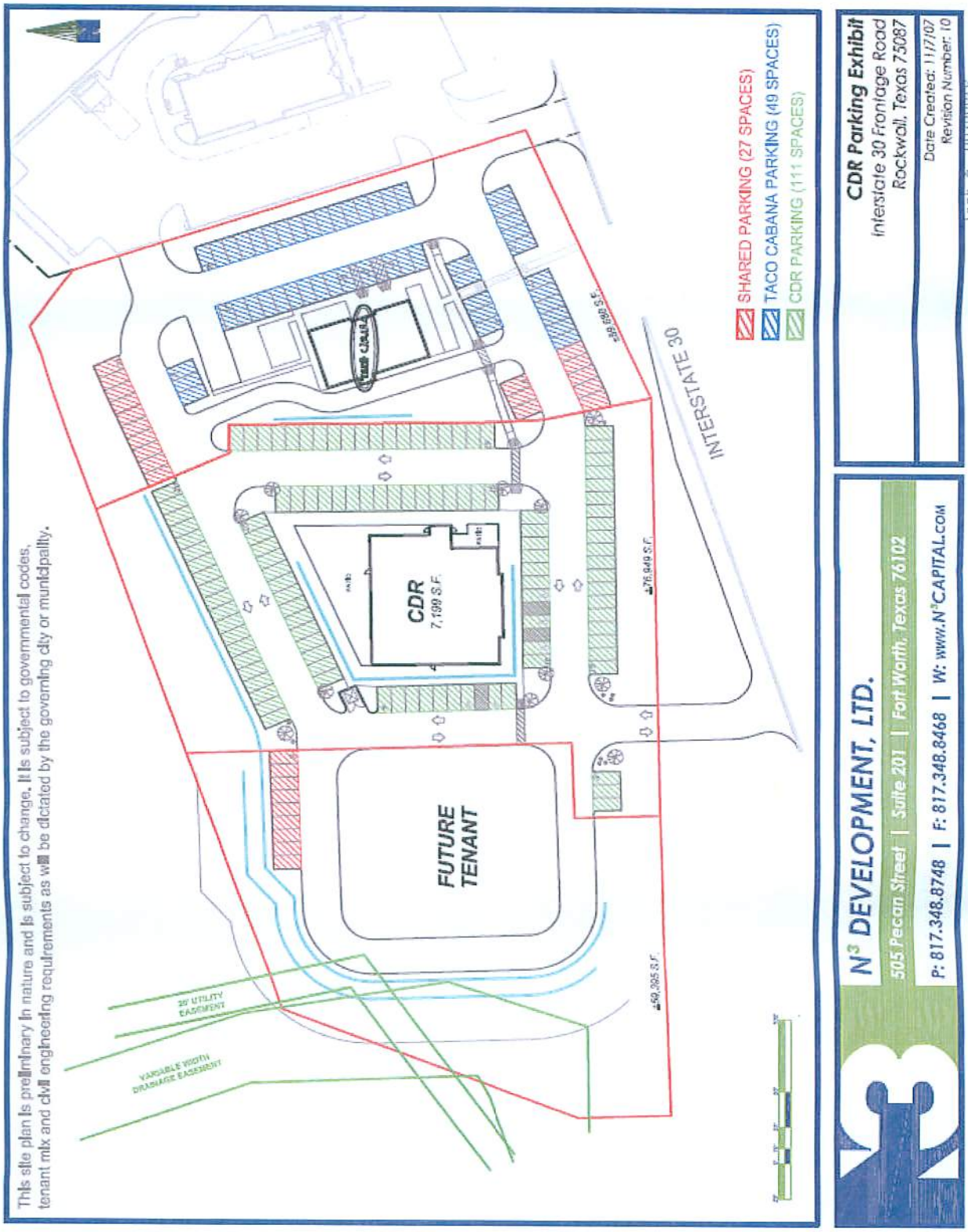
EXHIBIT C

COMMON AREA

STAMPED FOR SCANNING
PURPOSES ONLY

EXHIBIT D

PARKING AREA



Inst # 00377747

Filed for Record in: Rockwall County
On: Jun 10,2008 at 11:12A

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-055	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Saddle Star Estates Phase 2	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan King of ECDLP on behalf of Jose Campos of Saddle Star Holdings for the approval of a Site Plan 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	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-055; PD Site Plan for Phase 2 of the Saddle Star Estates Subdivision
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 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, and 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 Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
M.3 For reference, include the case number (SP2022-055) 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) and Planned Development District 79 (PD-79).
M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.6 Site Plan:
(1) Remove all landscape plan and Treescape plan information.
(2) Please show the footprint of the amenity center.

M.7 Landscape Plan:
(1) The Chaste Tree is not permitted within landscape buffers; consider the Desert Willow as a viable alternative. (Section 03, Tree Planting Guidelines and Requirements, of

Appendix C, Landscaping Guidelines and Requirements, of the UDC)
(2) Accent trees must be a minimum of 4-feet in height, and shrubs must be a minimum of 5-gallon. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
(3) Show the berm within the landscape buffer. The berm must be generally continuous along the frontage and undulate. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
(4) Each lot must have two (2) lot trees in the front yards, and corner lots must have four (4). Please add a note to the Landscape Plan indicating conformance to this requirement. (Planned Development District 79 [PD-79])

M.8 Hardscape Plan:
(1) Provide an exhibit of a typical wood fence.
(2) Please provide an exhibit that depicts what type of fence each lot shall have in the front, rear, and side yard. This can be done by taking the site plan and color coding the lot lines to depict the fencing types for each lot. This is done to show conformance with the fencing standards established within the Planned Development District ordinance.

M.9 Treescape Plan:
(1) Please remove the trees that are to be planted.
(2) Please provide a table showing what trees are to be removed. This should include the species, health, size, and mitigation required. Refer to Section 05 of Article 09 for the tree mitigation requirements.

M.10 This will require to be platted to establish a pedestrian easement along N. John King Boulevard.
I.11 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 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.12 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 November 1, 2022; 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 November 15, 2022 Planning & Zoning Meeting.
I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). 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	10/19/2022	Needs Review

10/19/2022: - No trees within 10' of the 20" water line.
- Trees to be 10' from 20" water line.
- Irrigation done by separate building permit. Not approved with site plan submittal.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	10/17/2022	Approved

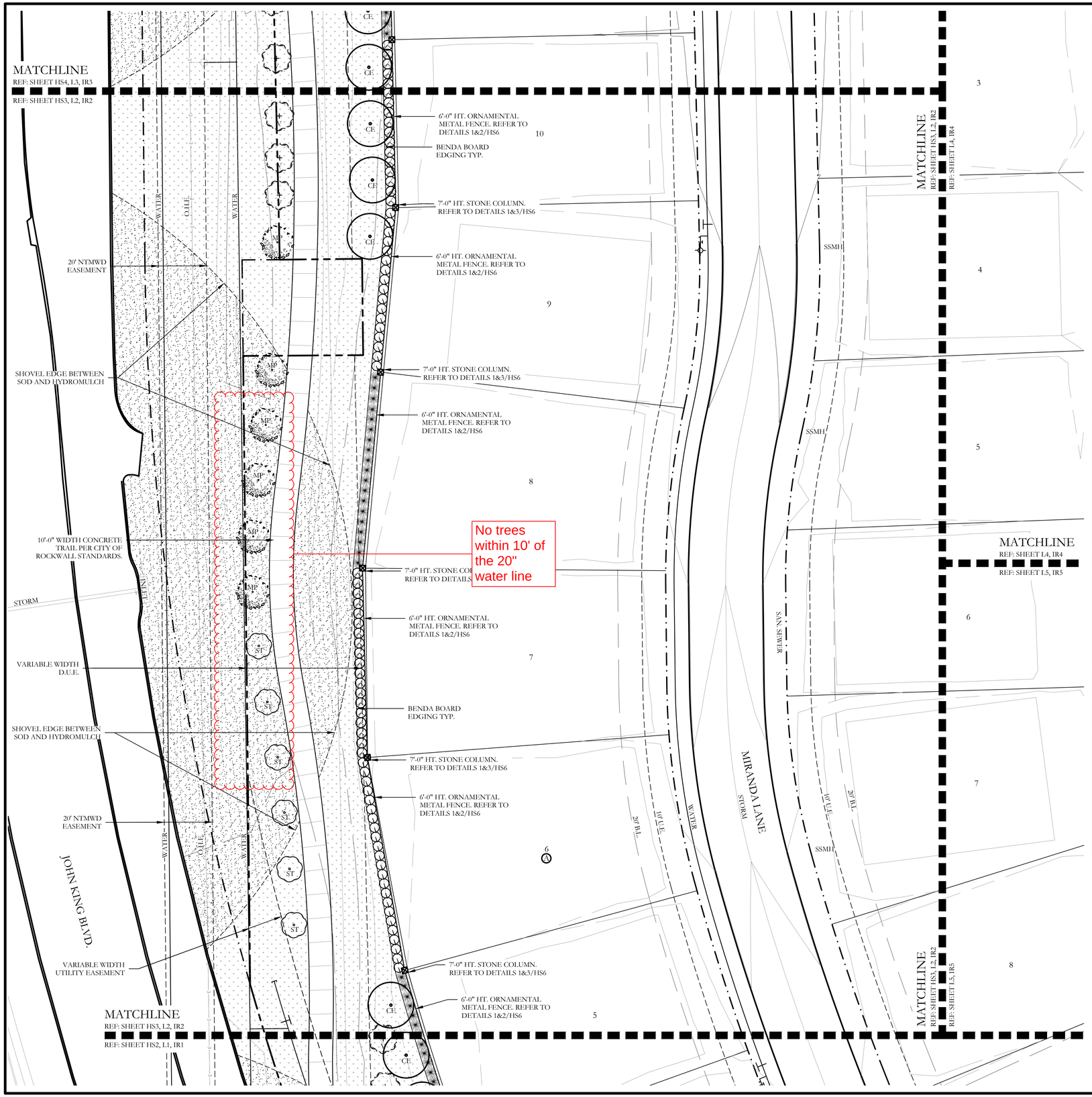
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
MP	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
ST	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

CODY JOHNSON
s.t.u.d.i.o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (903) 570-0102
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

September 22, 2021

NORTH

20 10 0 20

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

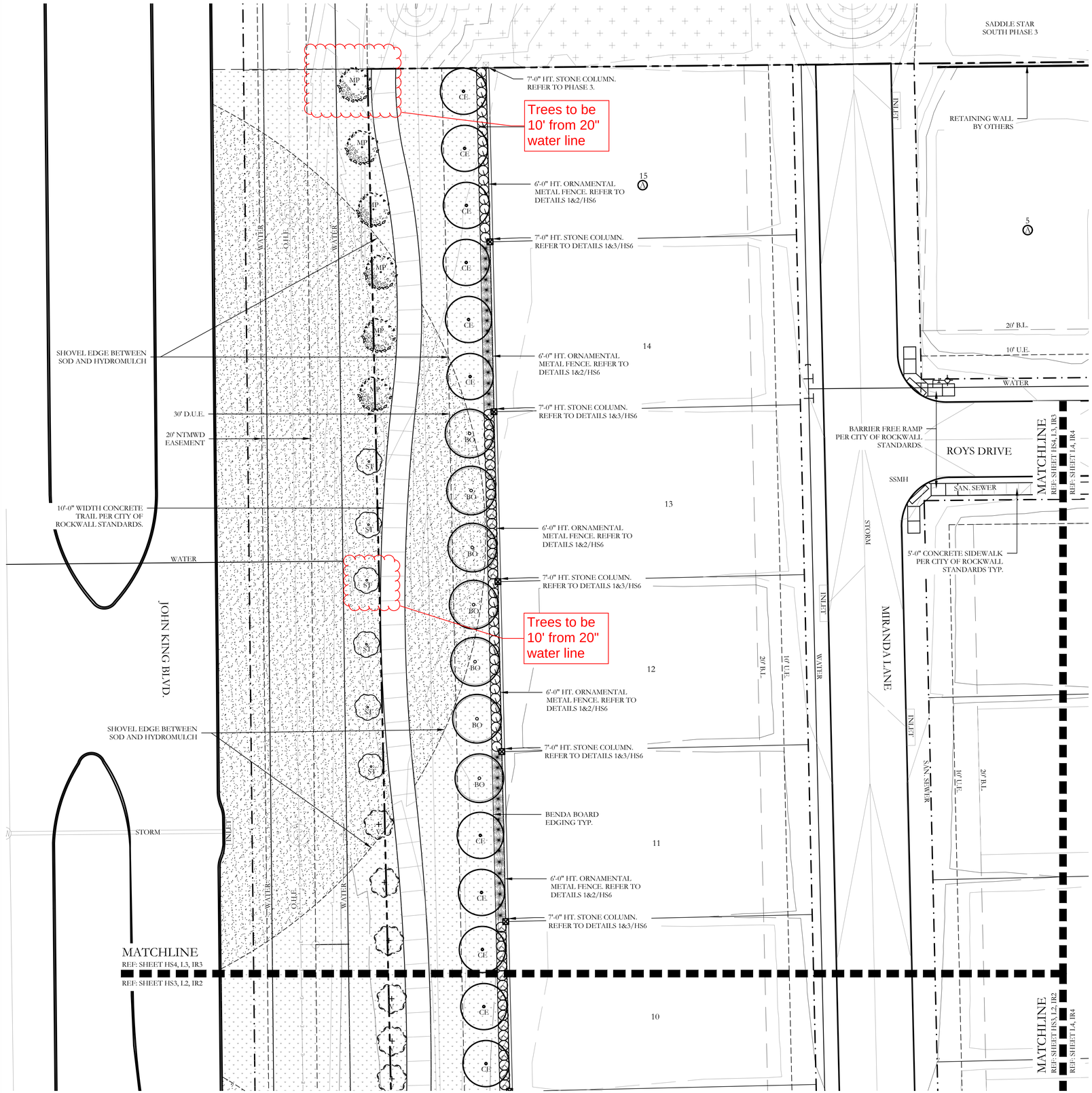
Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L2 of 8



PLANT LEGEND

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CODY JOHNSON s·t·u·d·i·o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS

September 22, 2021

NORTH

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

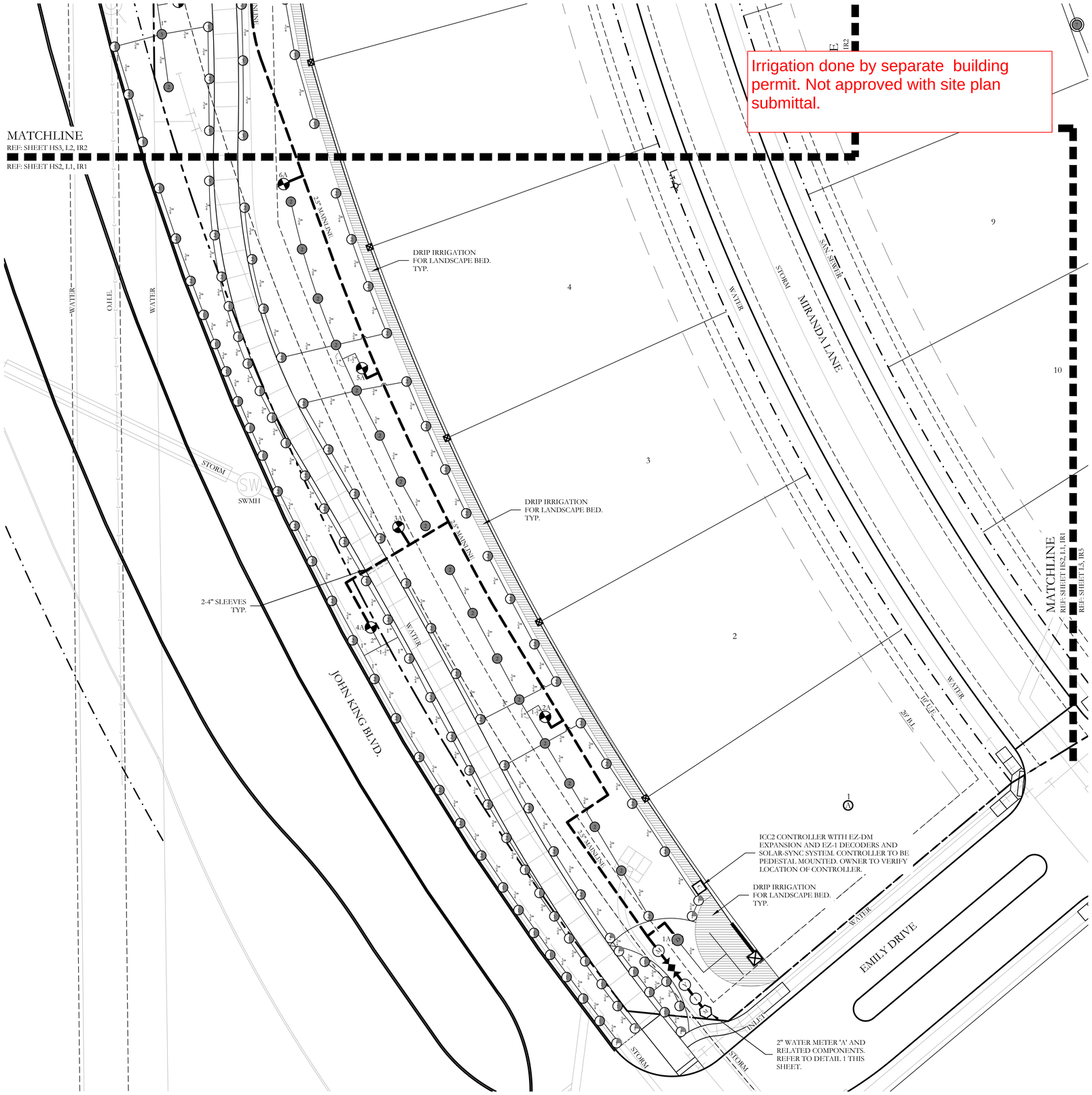
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001C

SHEET NO.

L3 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P T Q Q	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

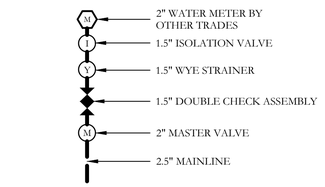
REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	8A	9A	10A	11A	12A
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	14A	15A	16A	17A	18A
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					



1 BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

CODY JOHNSON
s·t·u·d·i·o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (469) 767-0402
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE ARCHITECT

September 22, 2021

NORTH

20 10 0 20
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One Inch

SCREENING AND BUFFERING

Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

1	

CJS PROJECT NO.
PAD001C

SHEET NO.
IR1 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. SP2022-055

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	N JOHN KING BLVD, ROCKWALL, TX 75097		
SUBDIVISION	SADDLE STAR ESTATES 2	LOT	BLOCK
GENERAL LOCATION	JOHN KING BLVD AND FM 552		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-79	CURRENT USE	AG
PROPOSED ZONING	PD-79	PROPOSED USE	SINGLE FAMILY
ACREAGE	26.827	LOTS [CURRENT]	77
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	☐ APPLICANT	ECDLP
CONTACT PERSON	JOSE CAMPOS	CONTACT PERSON	RYAN KING
ADDRESS	2200 ROSS AVE. STE 4200W	ADDRESS	1600 N COLLINS BLVD
CITY, STATE & ZIP	DALLAS, TX 75201	CITY, STATE & ZIP	RICHARDSON, TX 75080
PHONE	214-716-2900	PHONE	205-718-4328
E-MAIL	JOSE.CAMPOS@HINES.COM	E-MAIL	RYAN@ECDLP.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [*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 $ 786.54 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE ~~4TH~~ 14th DAY OF ~~SEPTEMBER~~ October, 2022. 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."*

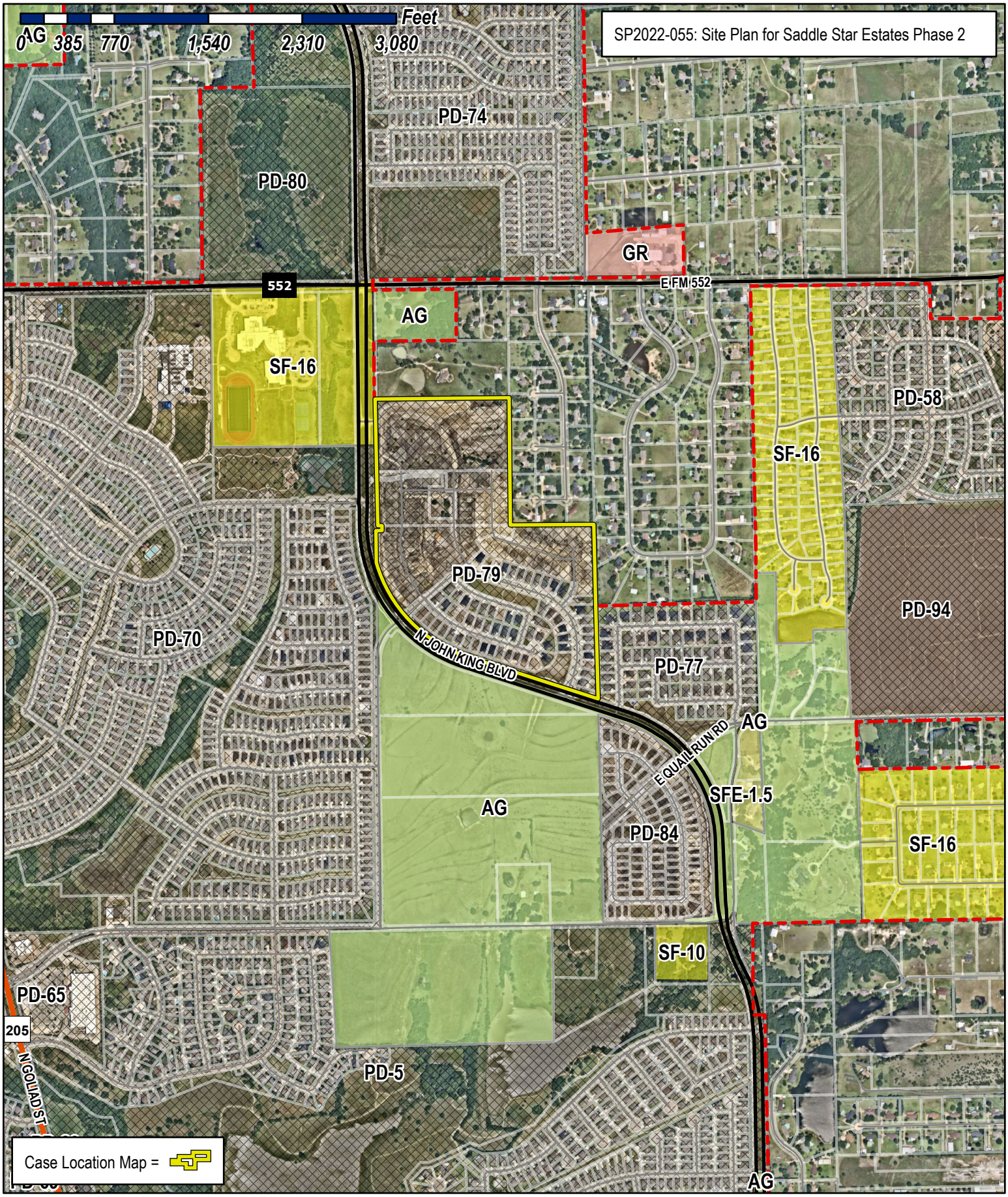
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* October, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

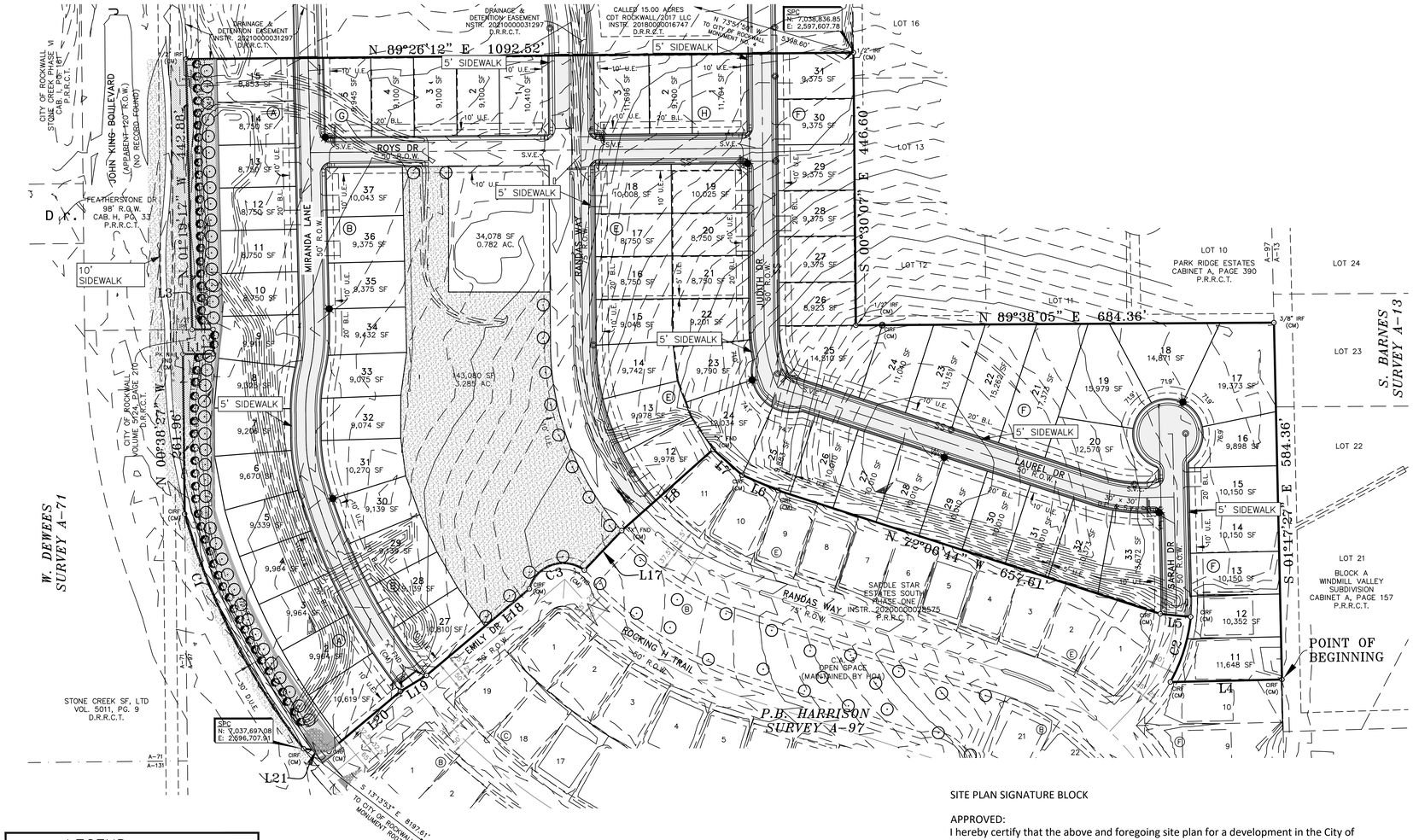
NOTARY PUBLIC STATE OF TEXAS
COLTON KEARBY
Notary ID #133909449
My Commission Expires
August 15, 2026



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

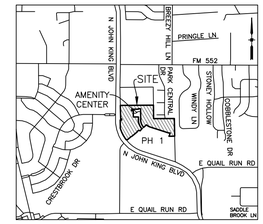
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



N

100 50 0 100 200

SCALE IN FEET
1" = 100'



VICINITY MAP
N.T.S.

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.U.E.	DRAINAGE & UTILITY EASEMENT
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

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'

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	200.00'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

- BERMUDA GRASS – 179,852 SF
- SHRUB BED – 6,113 SF
- BEE HAPPY MIX – 36,384 SF
- WHITE CRUSHED GRANITE – 556 SF
- TEXAS RIVER ROCK MIX – 692 SF

NAME	QUANTITY
LIVE OAK	15
SHUMARD OAK	18
BUR OAK	13
CEDAR ELM	23
MEXICAN PLUM	18
CHASTE TREE	11
SMOKE TREE	18

SADDLE STAR ESTATES PHASE 2
SITE PLAN DATA

A. 26.827 ACRES
B. PD-79 ZONING
C. 77 LOTS
D. AREA OPEN SPACE 211,805 SF
E. ALL COMMON AREAS/OPEN SPACE TO BE MAINTAINED BY THE H.O.A

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
MP	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
ST	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN

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 _day of_____, 2022.

WITNESS OUR HANDS, this__ day of____, 2022.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

PD SITE PLAN

SADDLE STAR ESTATES SOUTH, PHASE TWO

26.827 ACRES
77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT

SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: romsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

OWNERS
SADDLE STAR SOUTH CITY OF ROCKWALL HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: September 16, 2022 2022-9-15 SITE PLAN REVISED.DWG

GENERAL CONSTRUCTION NOTES

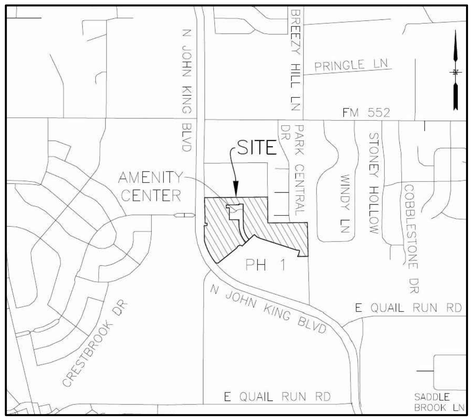
1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~SADDLE STAR SOUTH - PH2~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: September 22, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS6	HARDSCAPE DETAILS
L1-L6	LANDSCAPE PLANS
L7-L8	LANDSCAPE DETAILS
IR1-IR6	IRRIGATION PLANS
IR7-IR8	IRRIGATION DETAILS

OWNER / DEVELOPER:

SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201
PH. (972) 716-2900
CONTACT: PAT ATKINS

CIVIL ENGINEER:

ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE
SUITE 200
WYLIE, TEXAS 75098
PH. (972) 941-8400
CONTACT: RYAN KING

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

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

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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

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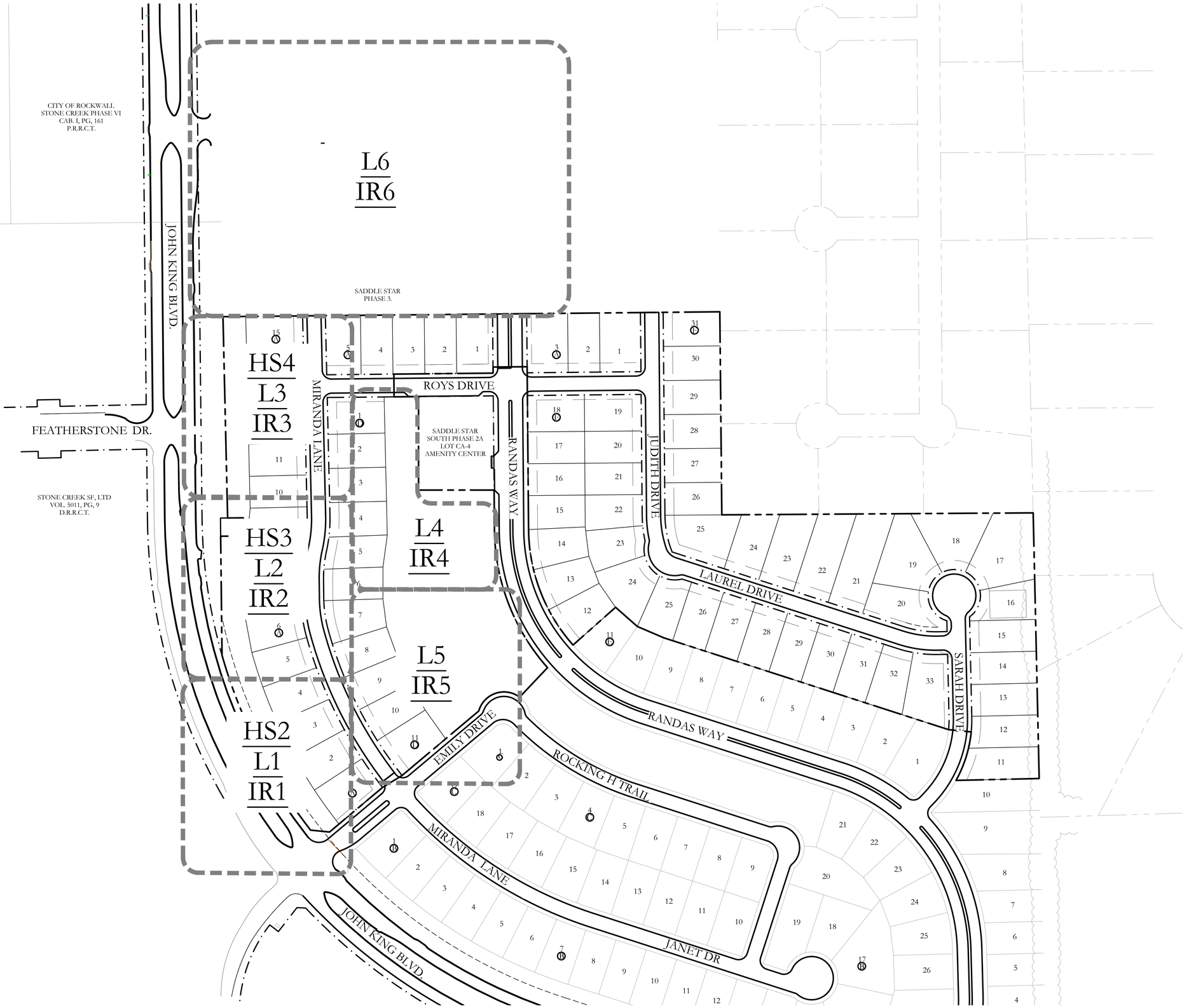

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

September 22, 2021

NORTH

100 50 0 100
Scale: 1" = 100'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

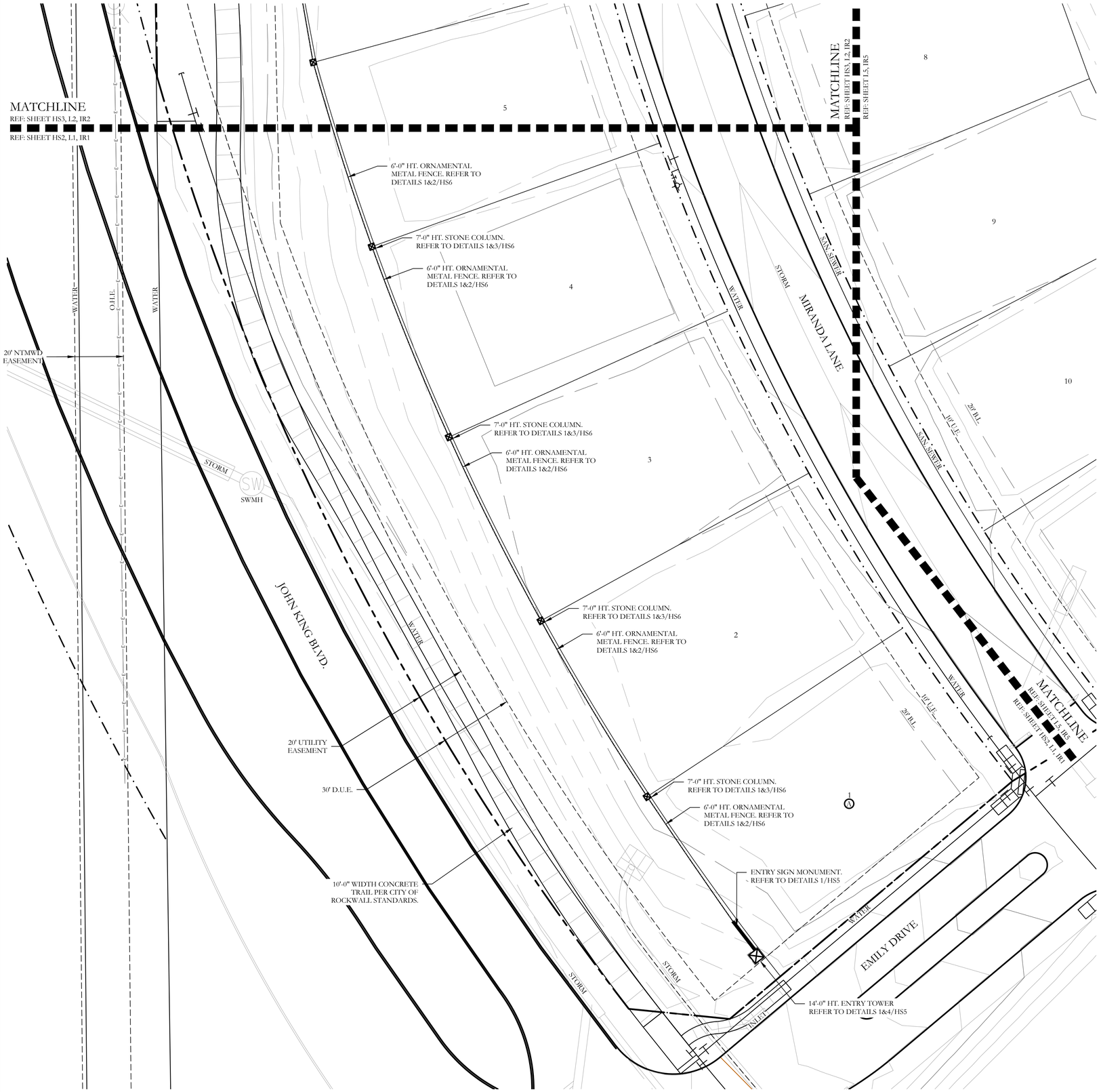
Overall Layout Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS1 of 6



HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.

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September 22, 2021

NORTH

20 10 0 20

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One Inch

SCREENING AND BUFFERING

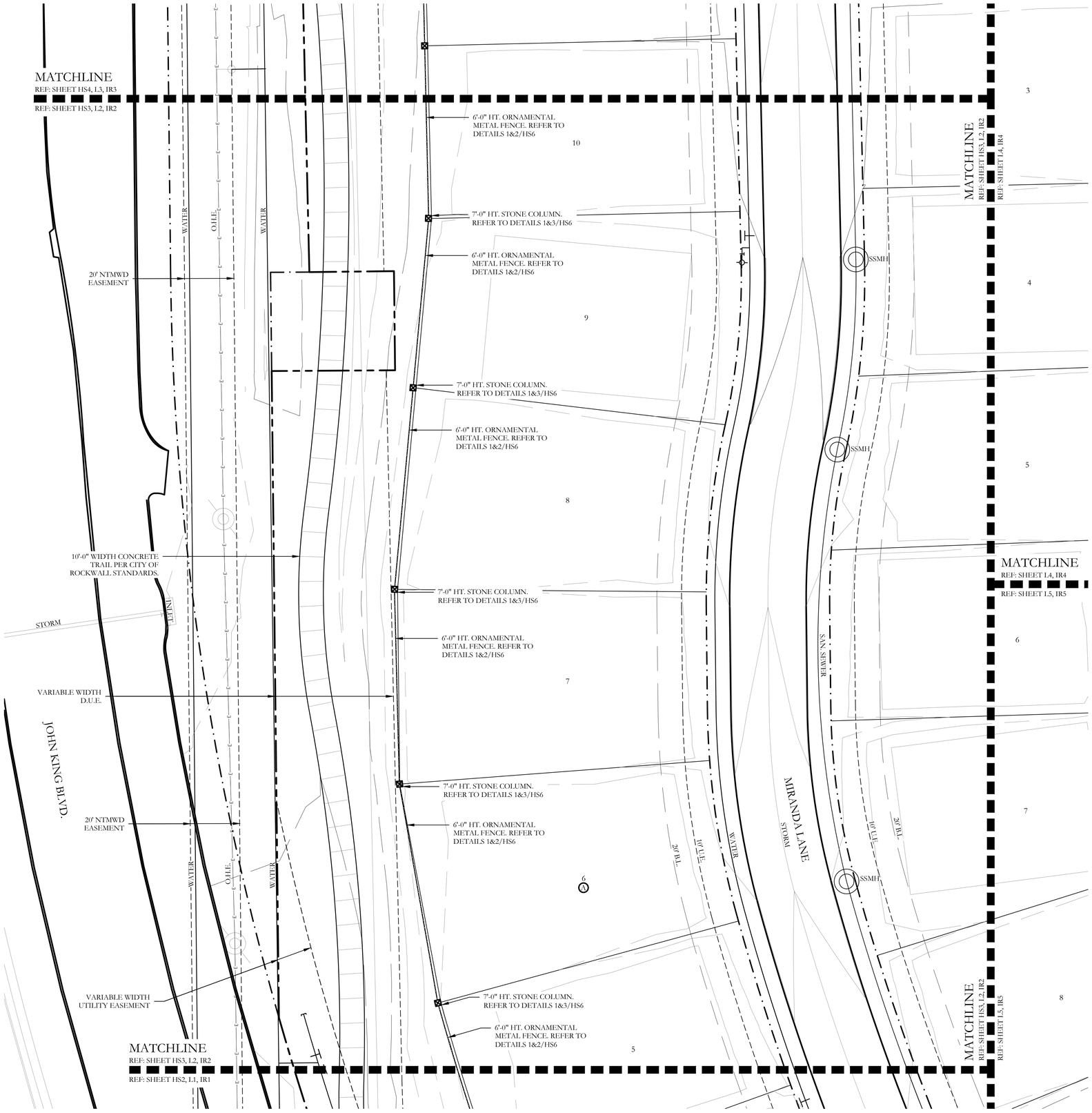
Hardscape Plans

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS2 of 6



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- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
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STATE OF TEXAS

September 22, 2021

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SCREENING AND BUFFERING

Hardscape Plans

Saddle Star South - Phase 2

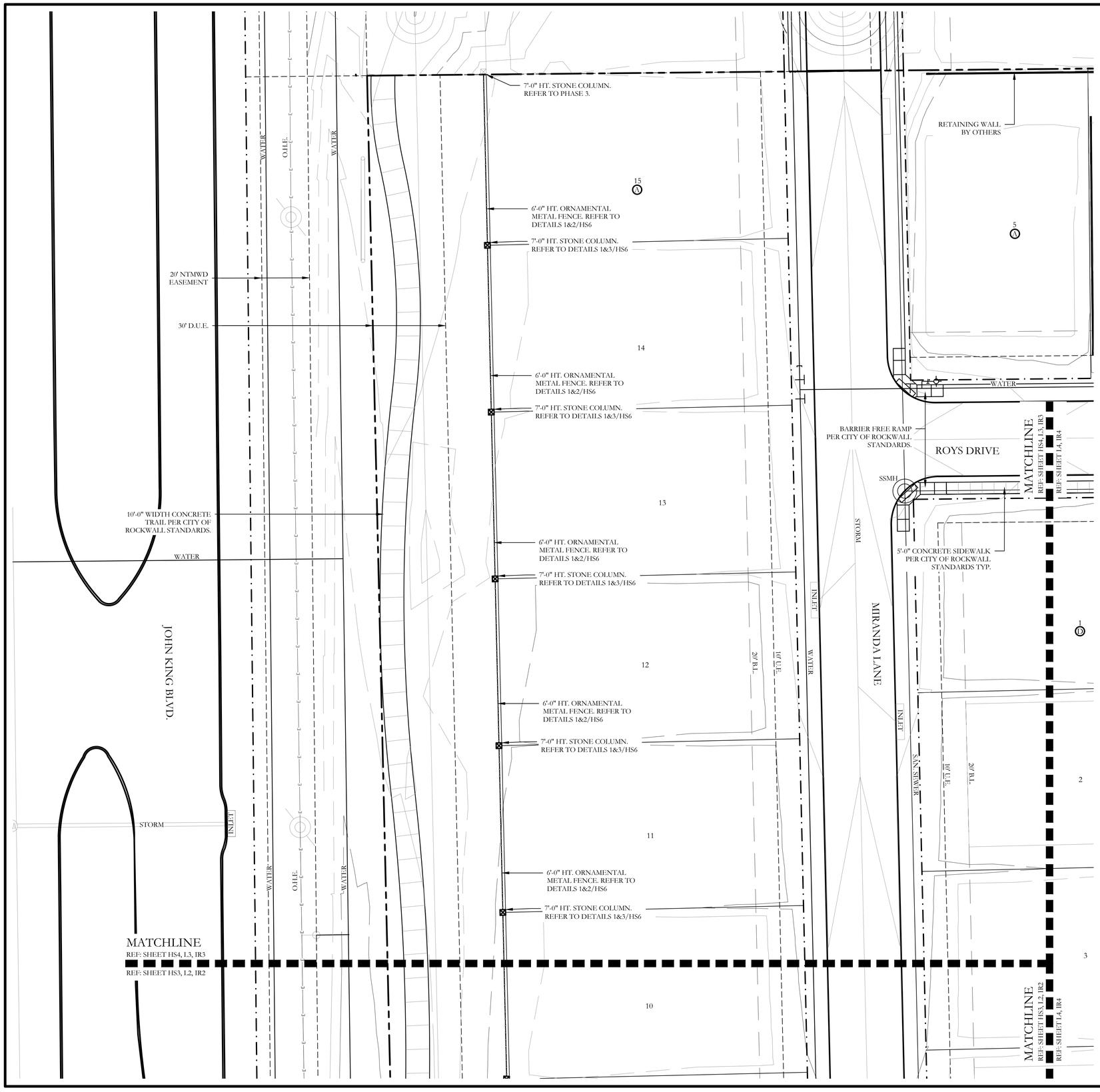
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001C

SHEET NO.

HS3 of 6



HARDSCAPE LEGEND

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- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.

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REGISTERED LANDSCAPE ARCHITECT
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September 22, 2021

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One Inch

SCREENING AND BUFFERING

Hardscape Plans

Saddle Star South - Phase 2

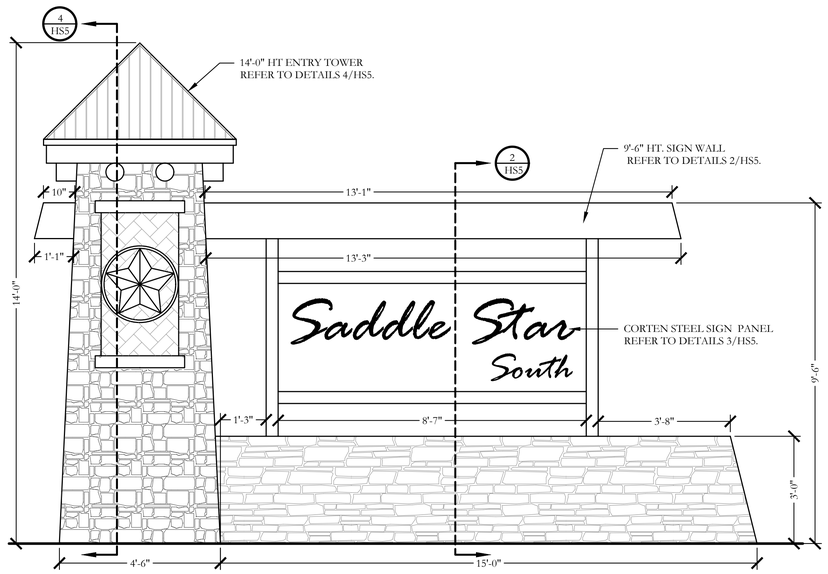
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001C

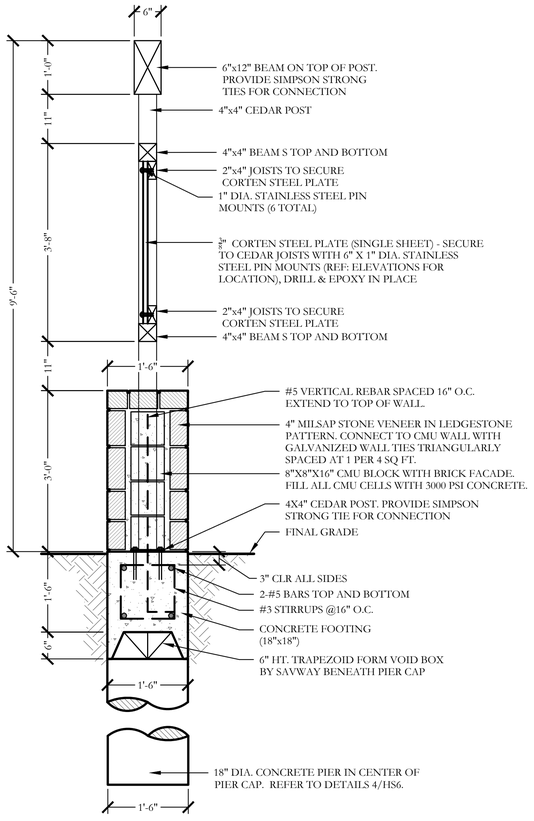
SHEET NO.

HS4 of 6



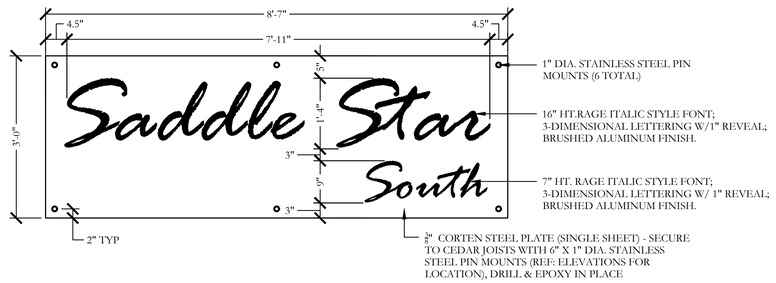
1 ENTRY SIGN MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



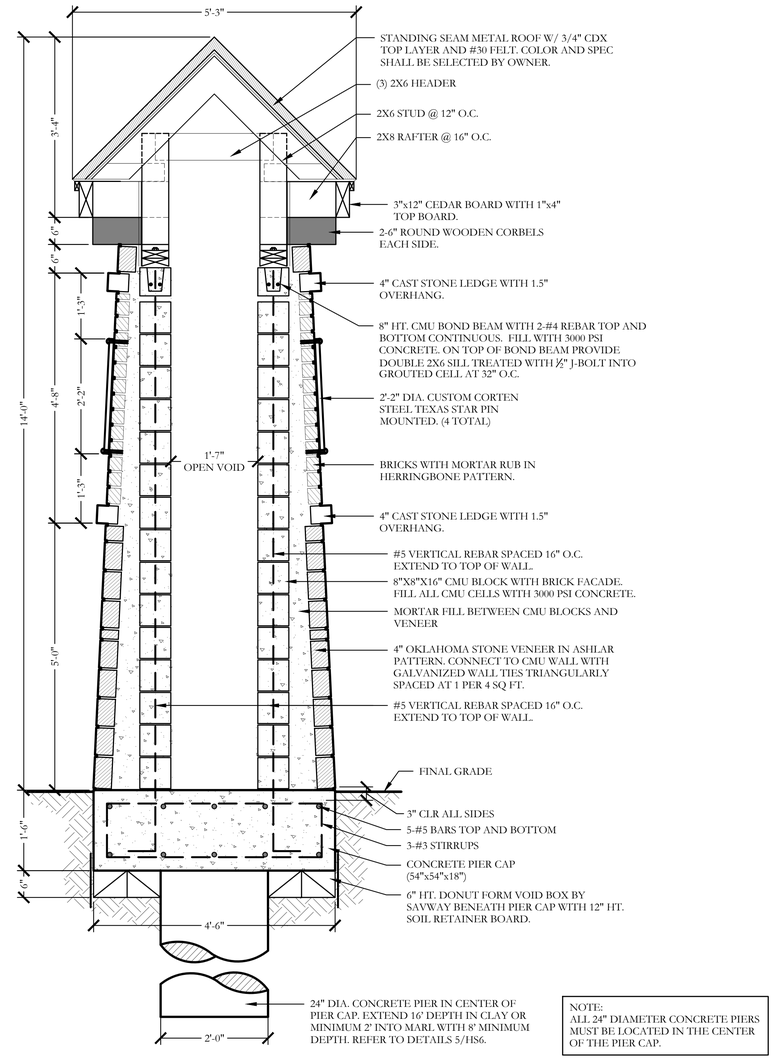
2 9'-6" HT. SIGN WALL
ELEVATION

SCALE: 3/4" = 1'-0"



3 CORTEN STEEL SIGN PANEL
ELEVATION

SCALE: 3/4" = 1'-0"



NOTE:
ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.

4 14'-0" HT. STONE ENTRY TOWER
SECTION

SCALE: 3/4"=1'-0"

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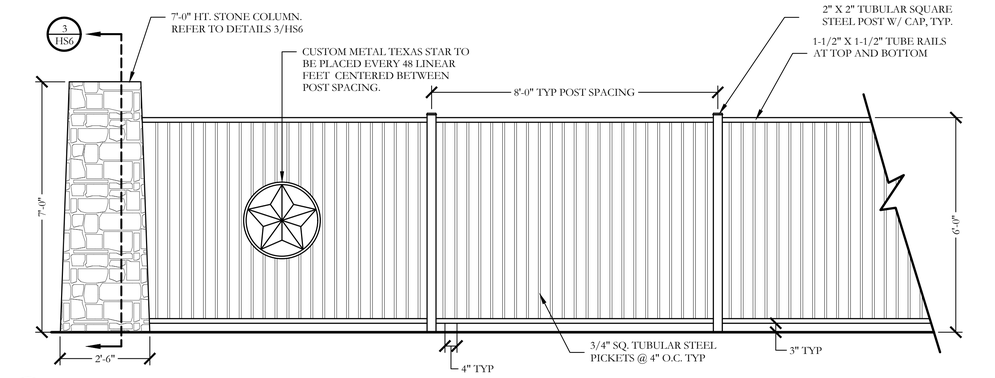
One Inch

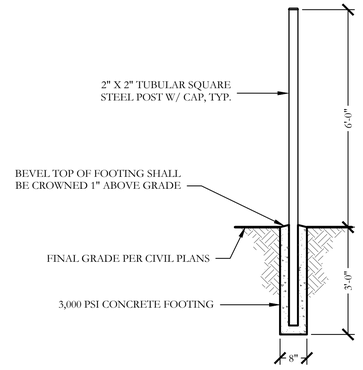
SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

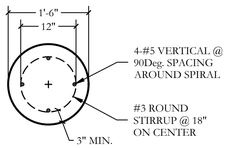
SHEET NO.
HS5 of 6



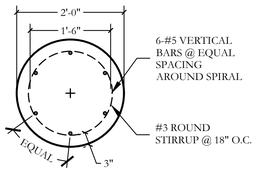
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2" = 1'-0"



2 TYPICAL METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"

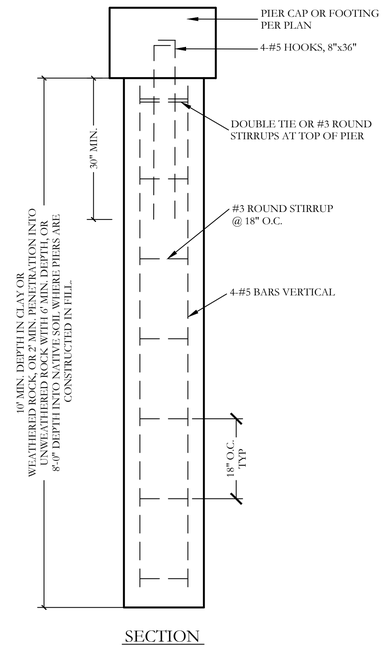


PLAN/SECTION



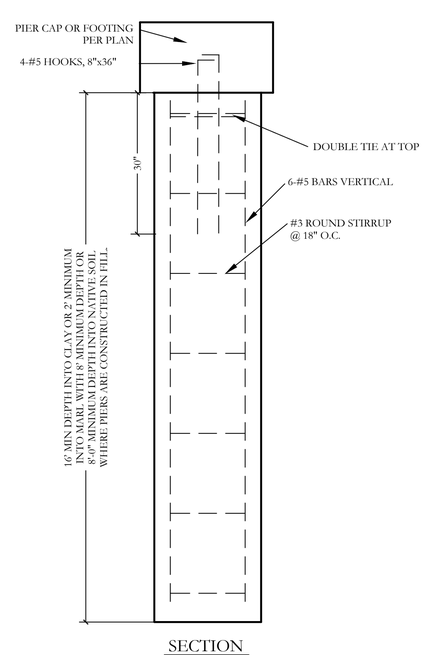
PLAN

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



SECTION

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



SECTION

5 PIER (24" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS. .
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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September 22, 2021

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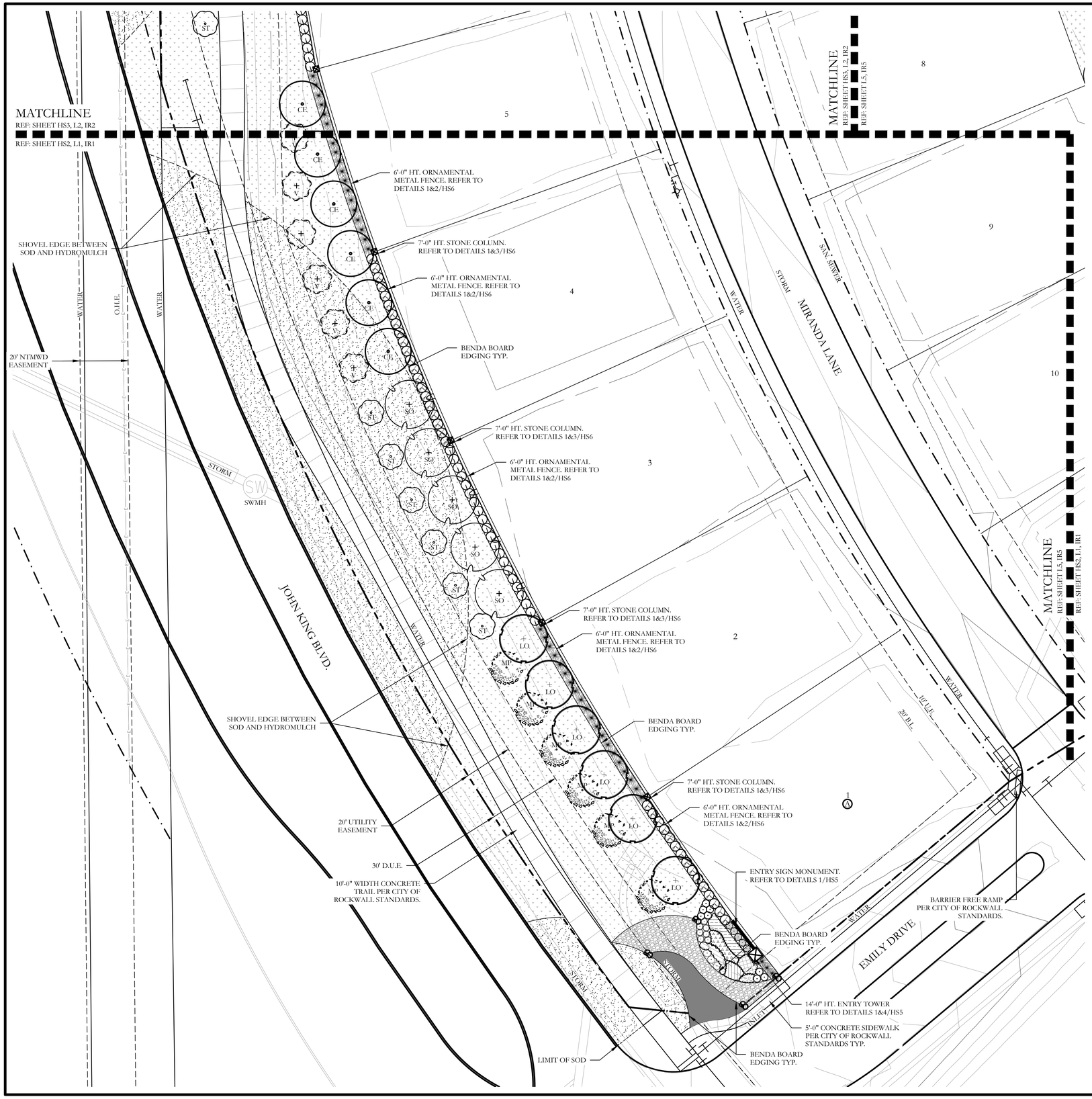
One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
HS6 of 6



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
MP	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
ST	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	½-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

CODY JOHNSON
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

September 22, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

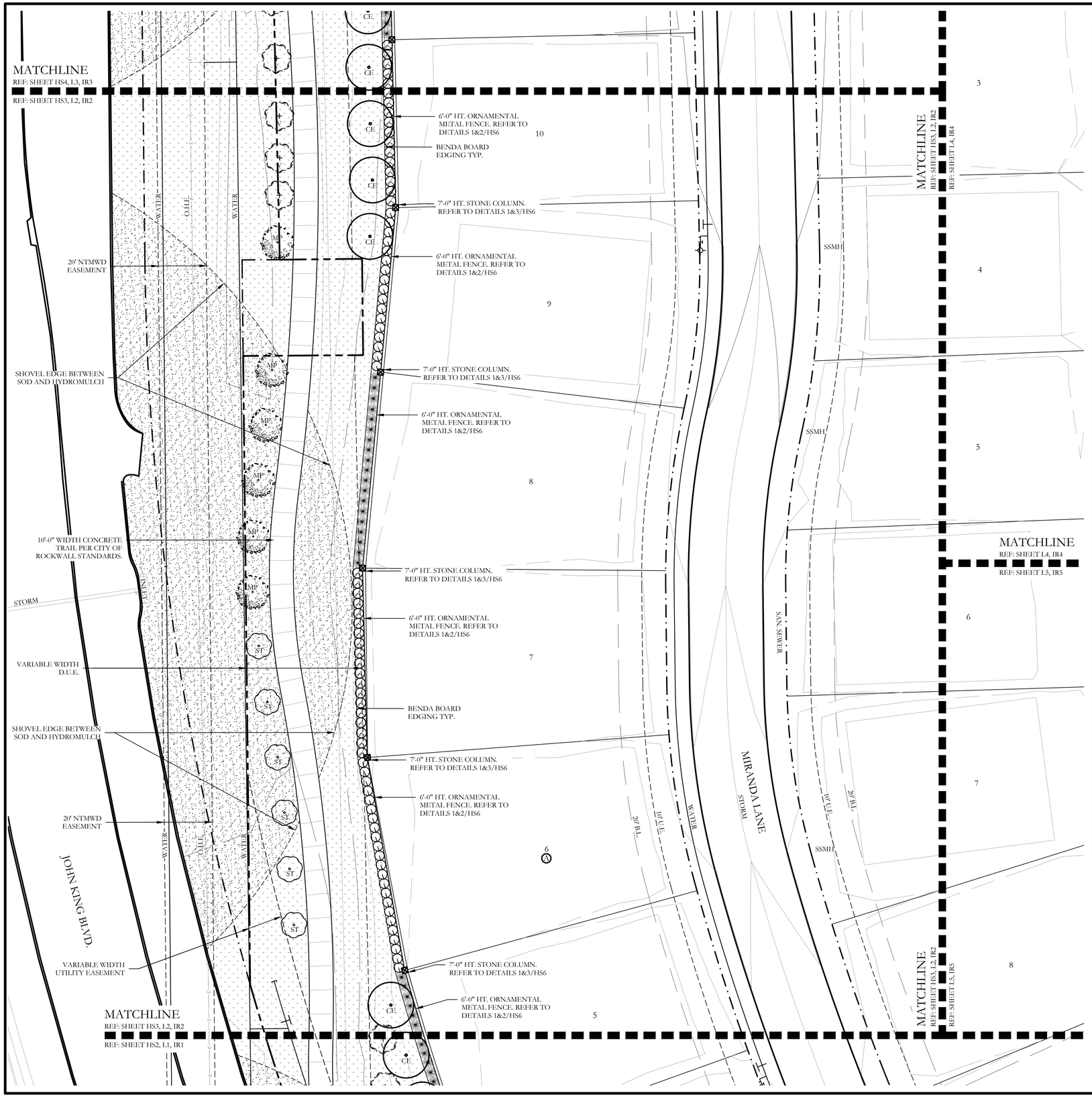
Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L1 of 8



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
MP	MP	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS CASTUS	2" CALIPER	AS SHOWN
ST	ST	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		'DALLAS BLUES' SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
		MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	7 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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2833
STATE OF TEXAS

September 22, 2021

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SCREENING AND BUFFERING

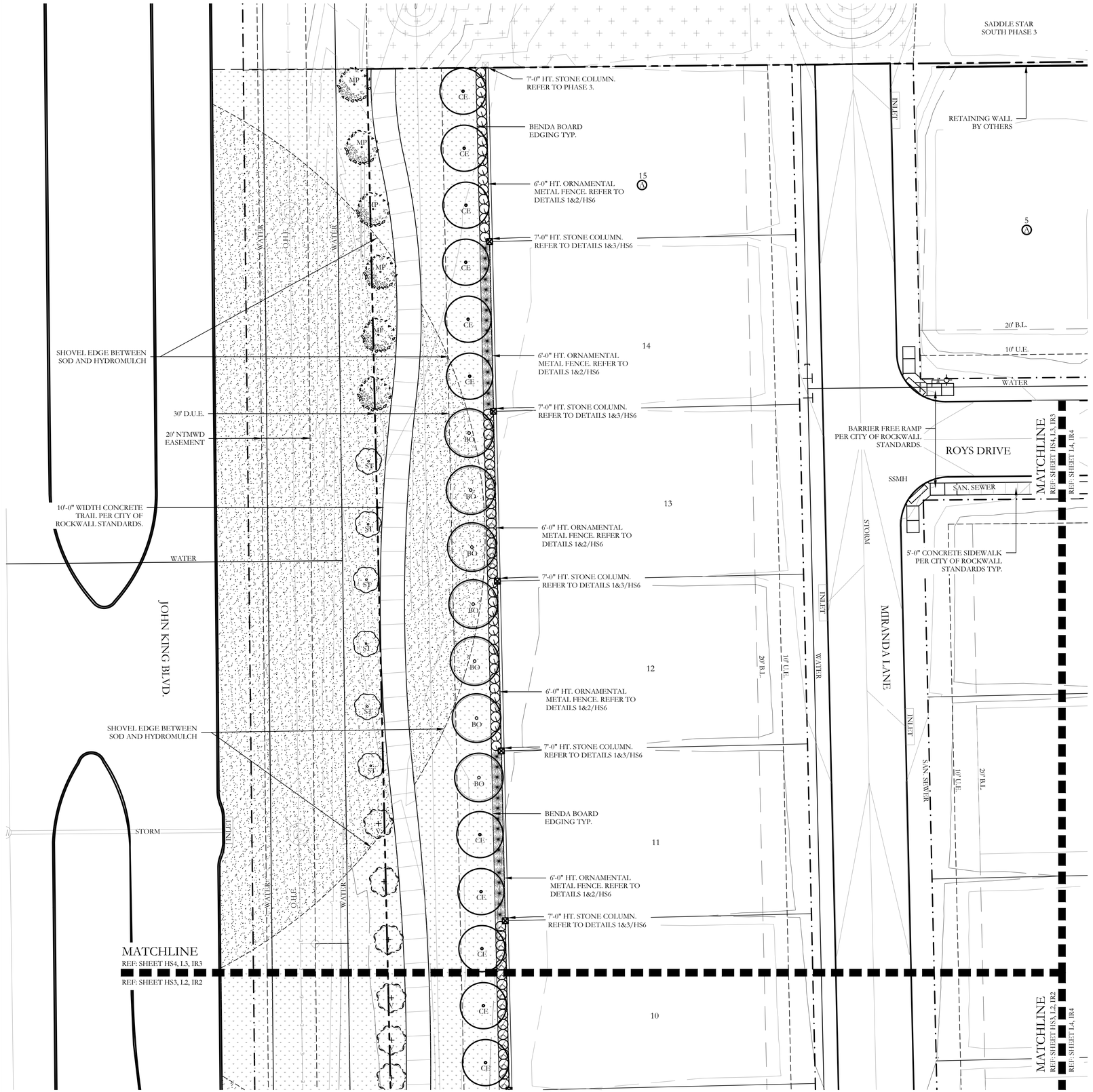
Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L2 of 8



PLANT LEGEND

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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
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		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
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		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
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		COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
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		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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STATE OF TEXAS

September 22, 2021

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

1	

CJS PROJECT NO.
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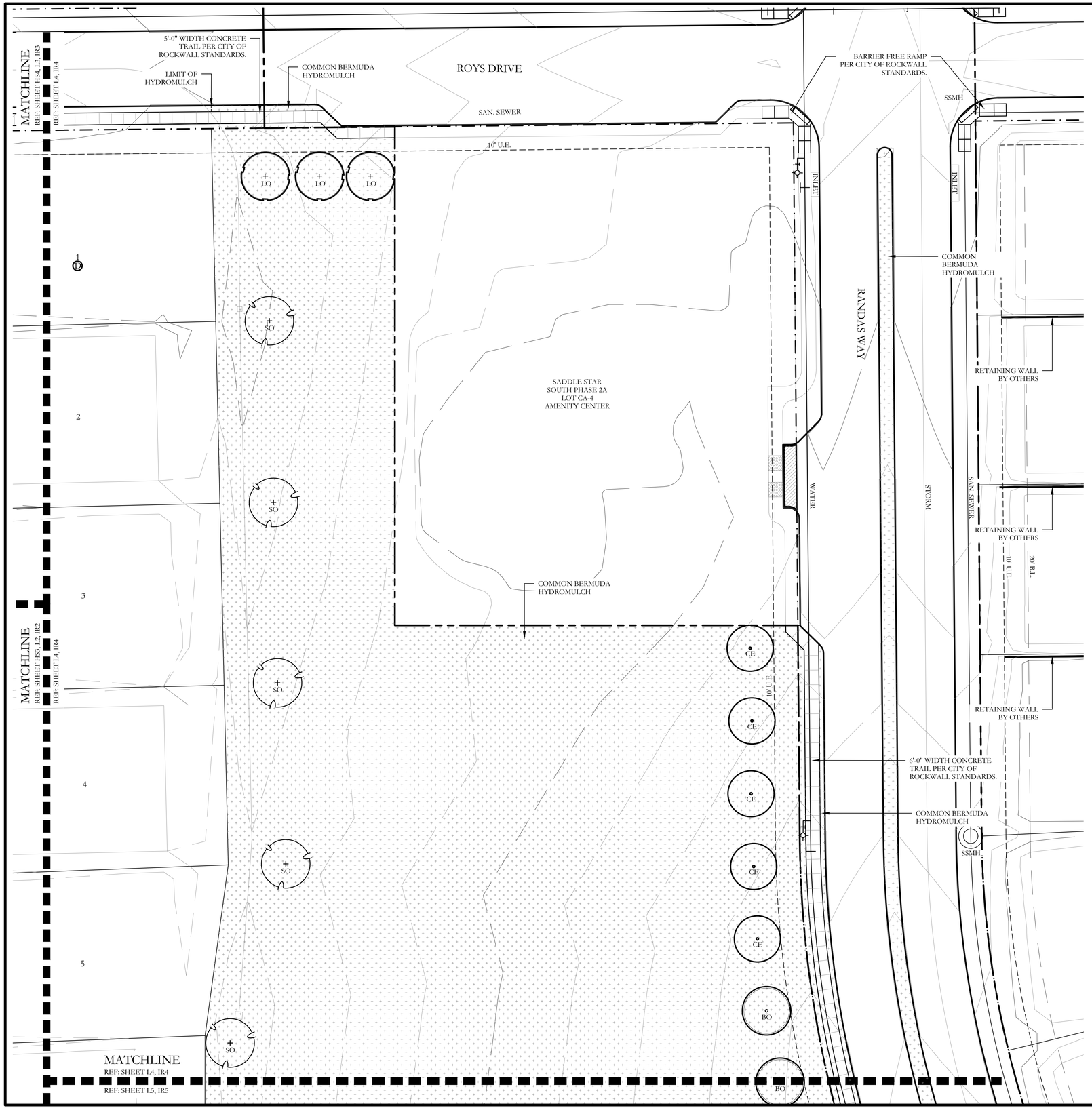
SHEET NO.
L3 of 8



PLANT LEGEND

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STATE OF TEXAS

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001C

SHEET NO.

L4 of 8



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.
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STATE OF TEXAS

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
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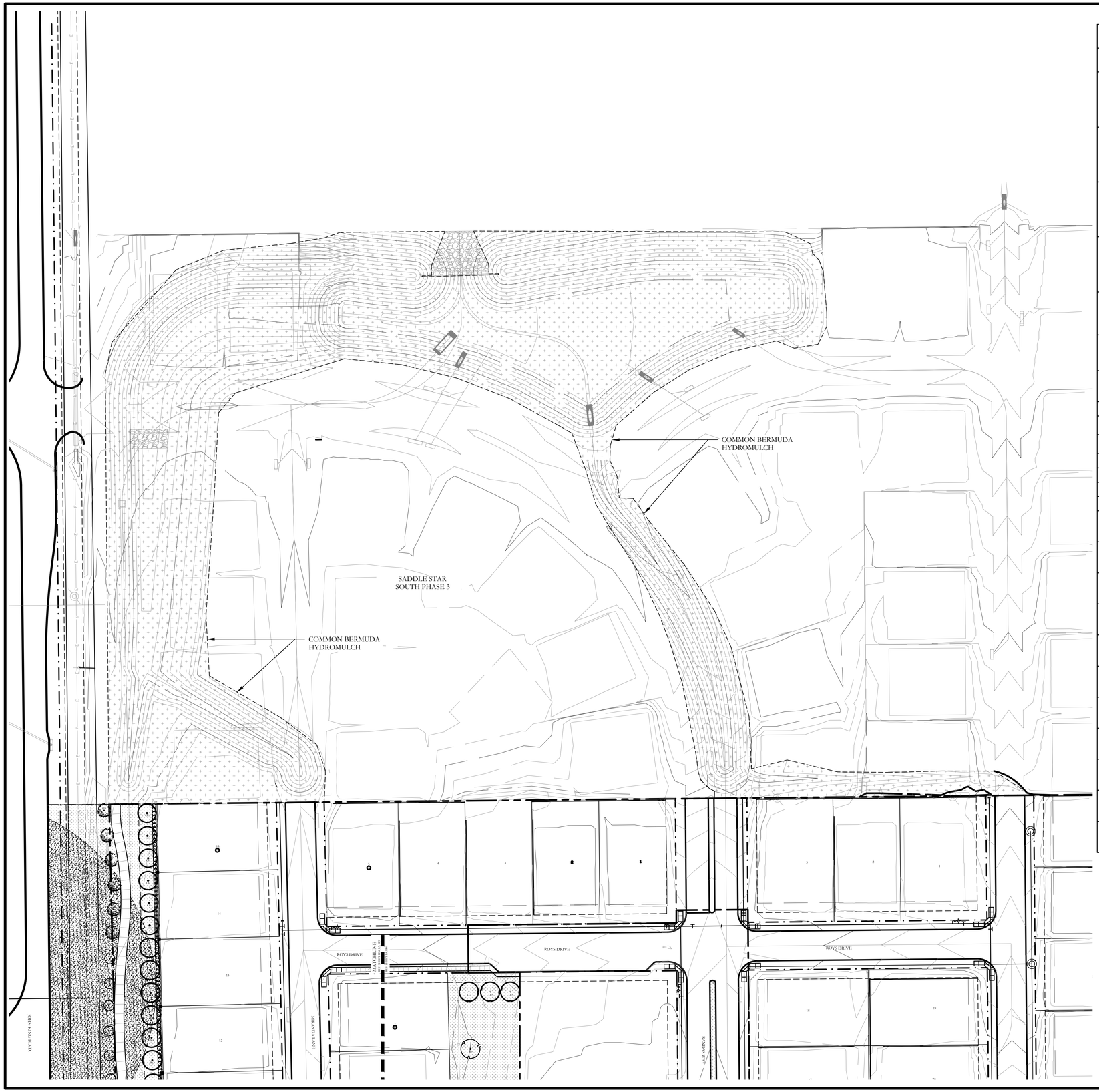
L5 of 8



PLANT LEGEND

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STATE OF TEXAS

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SCREENING AND BUFFERING

Landscape Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.

PAD001C

SHEET NO.

L6 of 8

LANDSCAPE PROVIDED

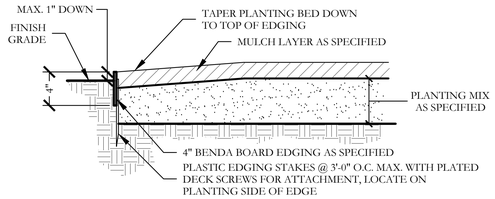
JOHN KING BOULEVARD

MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
1,200 LF OF FRONTAGE / 100 LF = 36 - 4" CAL. TREES & 48 ACCENT TREES REQUIRED.
PROVIDED: 36 - 4" CALIPER CANOPY TREES & 48 ACCENT TREES PROVIDED

MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.



1 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	18	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	12	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	23	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
MP	18	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	12	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
ST	18	SMOKE TREE	COTINUS COGGYGRIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	97	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	'DALLAS BLUE' SWITCHGRASS	PANUCUM VERGATUM 'DALLAS BLUES'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	5	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	7	'LITTLE SPIRE' RUSSIAN SAGE	PEROVSKIA 'LITTLE SPIRE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
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	3	QUEEN VICTORIA AGAVE	AGAVE VICTORIAER REGINAE	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	12	MAUVE WALLFLOWER	ERYSIMUM 'BOWLES MAUVE'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	8	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCOFOLIA'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	13	DWARF SHASTA DAISY	LEUCANTHEMUM X SUPERBUM	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	5	LAVENDER COTTOM	SANTOLINA CHAMAECYPRARISSUS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	56,340	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	342,209	COMMON BERMUDA HYDROMULCH	CYNODON DACTYLON	SQUARE FEED	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	36,384	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	556	BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	692	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	4	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	TONS	FIELD LOCATE	50 LB - 250 LB PER BOULDER

GENERAL LANDSCAPE NOTES

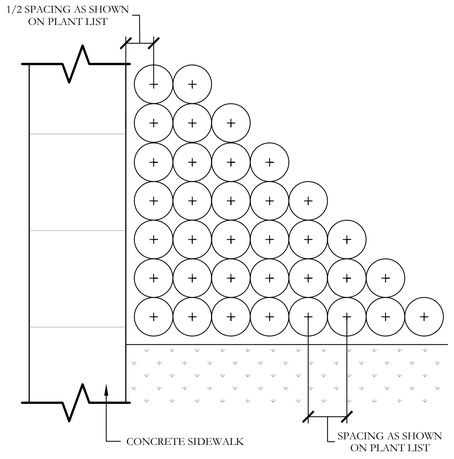
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

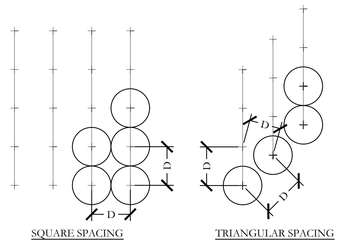
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES.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

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

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

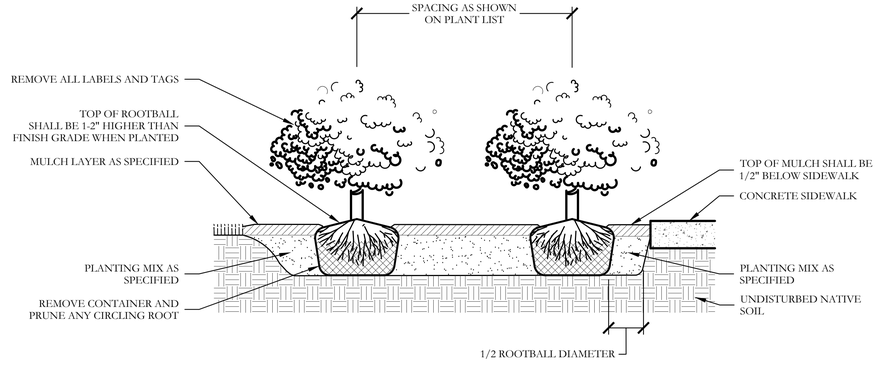
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO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





SQUARE SPACING TRIANGULAR SPACING

NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



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

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

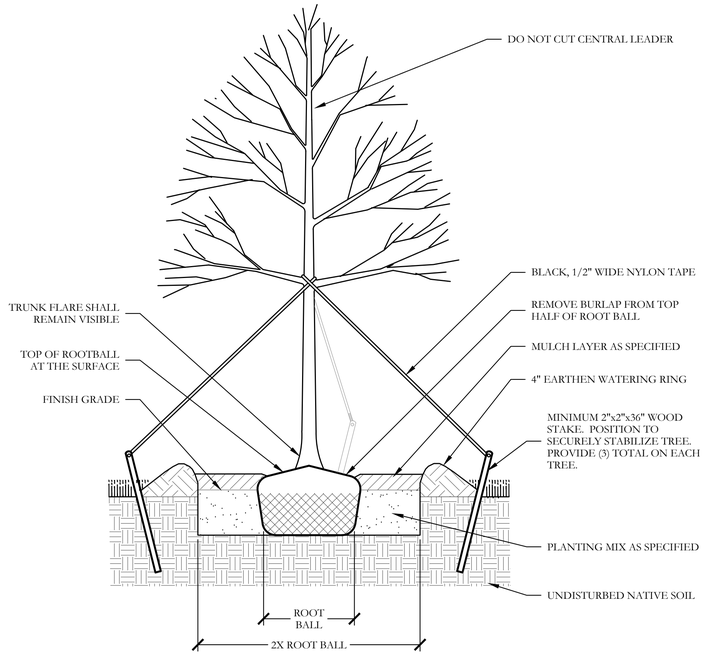
September 22, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

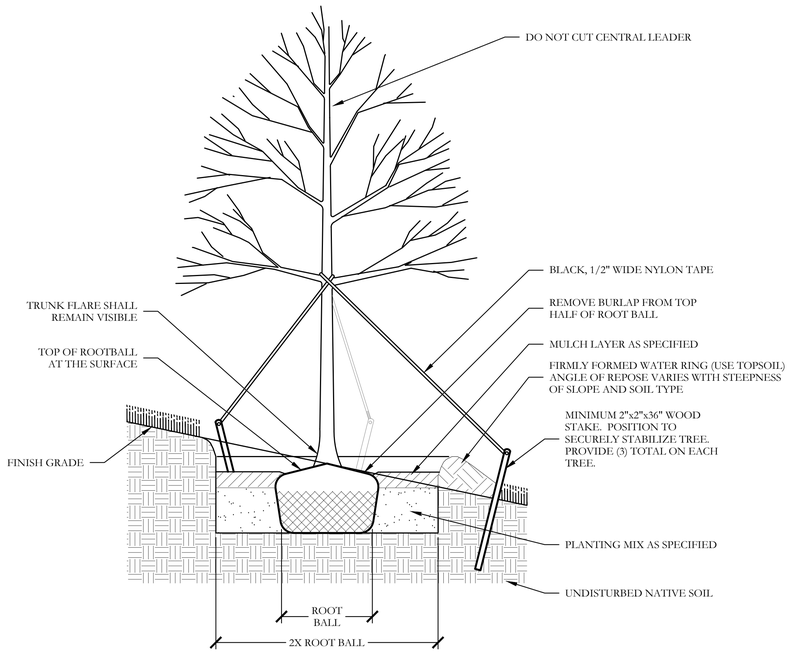
SCREENING AND BUFFERING
Landscape Details
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

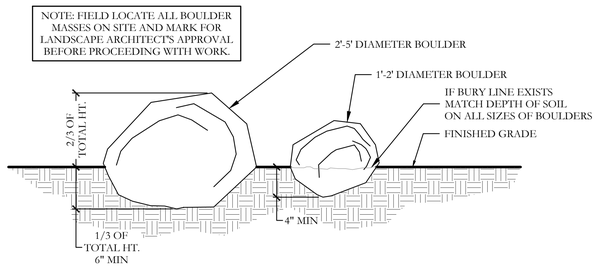
SHEET NO.
L7 of 8



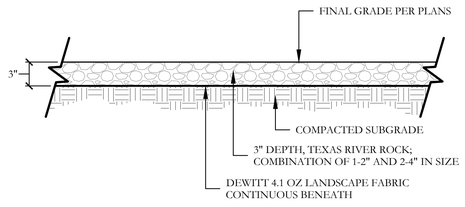
1 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE



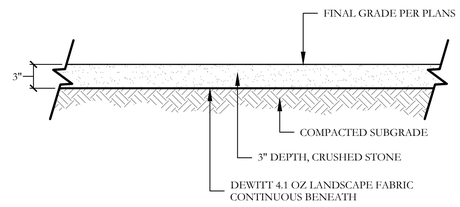
3 TYPICAL TREE PLANTING ON SLOPE
SECTION — NOT TO SCALE



2 LANDSCAPE BOULDER DETAIL
SECTION — NOT TO SCALE



4 TEXAS RIVER ROCK BED
SECTION — SCALE: 1" = 1'-0"



5 CRUSHED STONE DETAILS
SECTION — SCALE: 1" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

September 22, 2021

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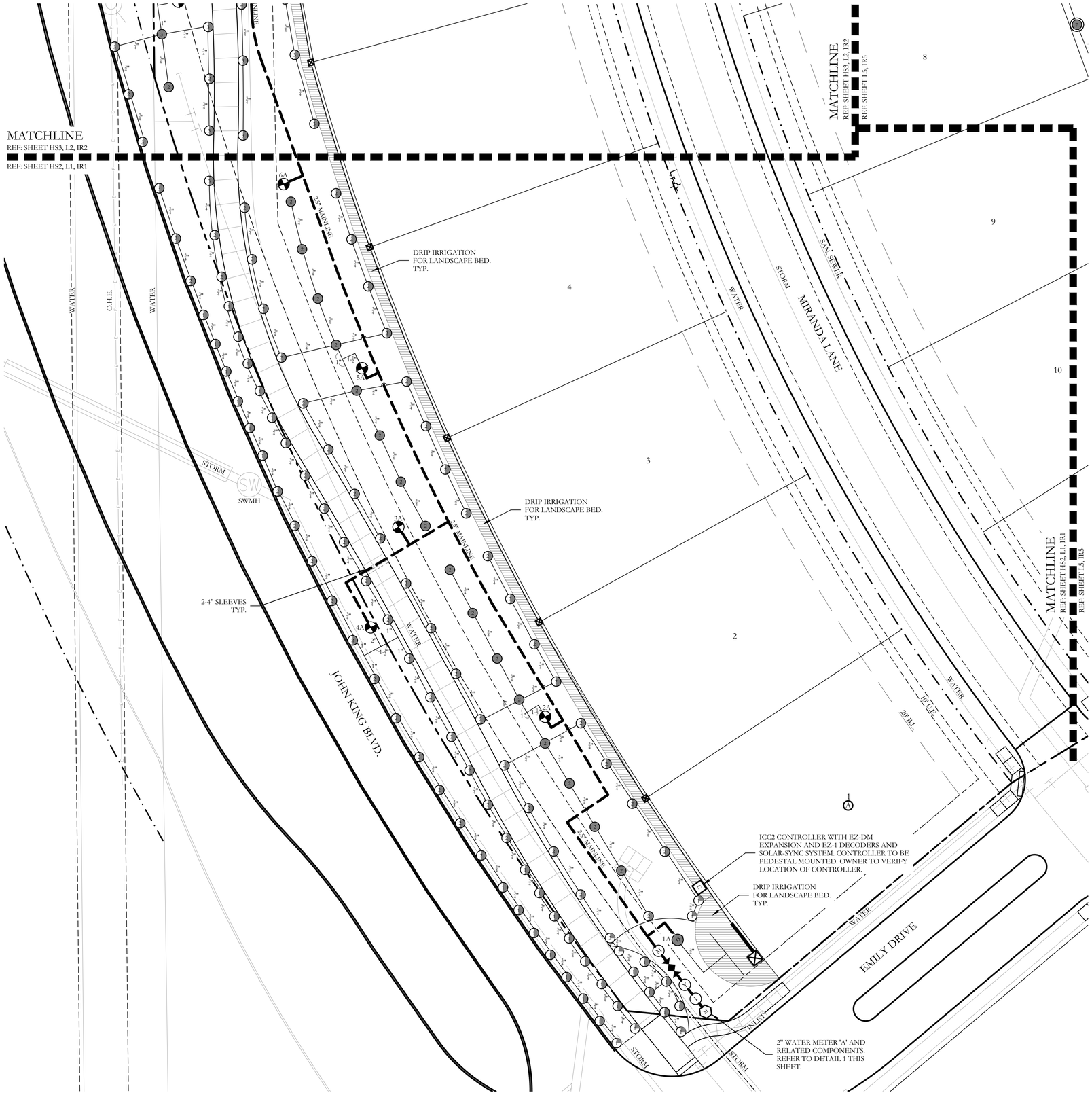
One Inch

SCREENING AND BUFFERING
Landscape Details
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
L8 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

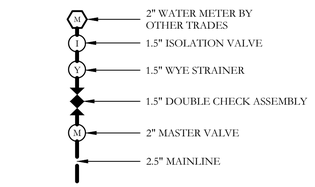
REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	**8A**	**9A**	**10A**	**11A**	**12A**
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	**14A**	**15A**	**16A**	**17A**	**18A**
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					



1 BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE IRRIGATOR

September 22, 2021

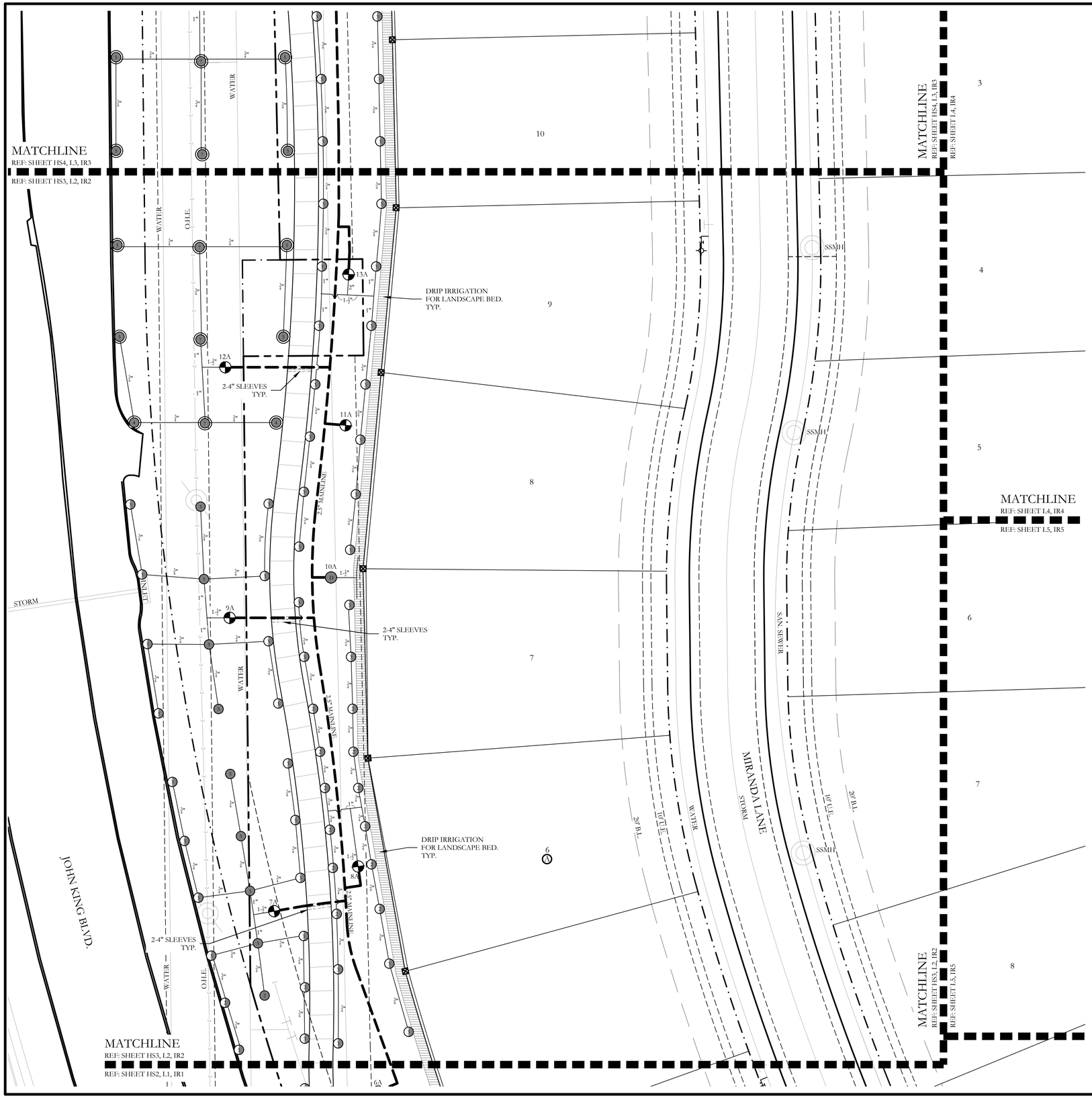
NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.	PAD001C
SHEET NO.	IR1 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P T Q H	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
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	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
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1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE ARCHITECT
September 22, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

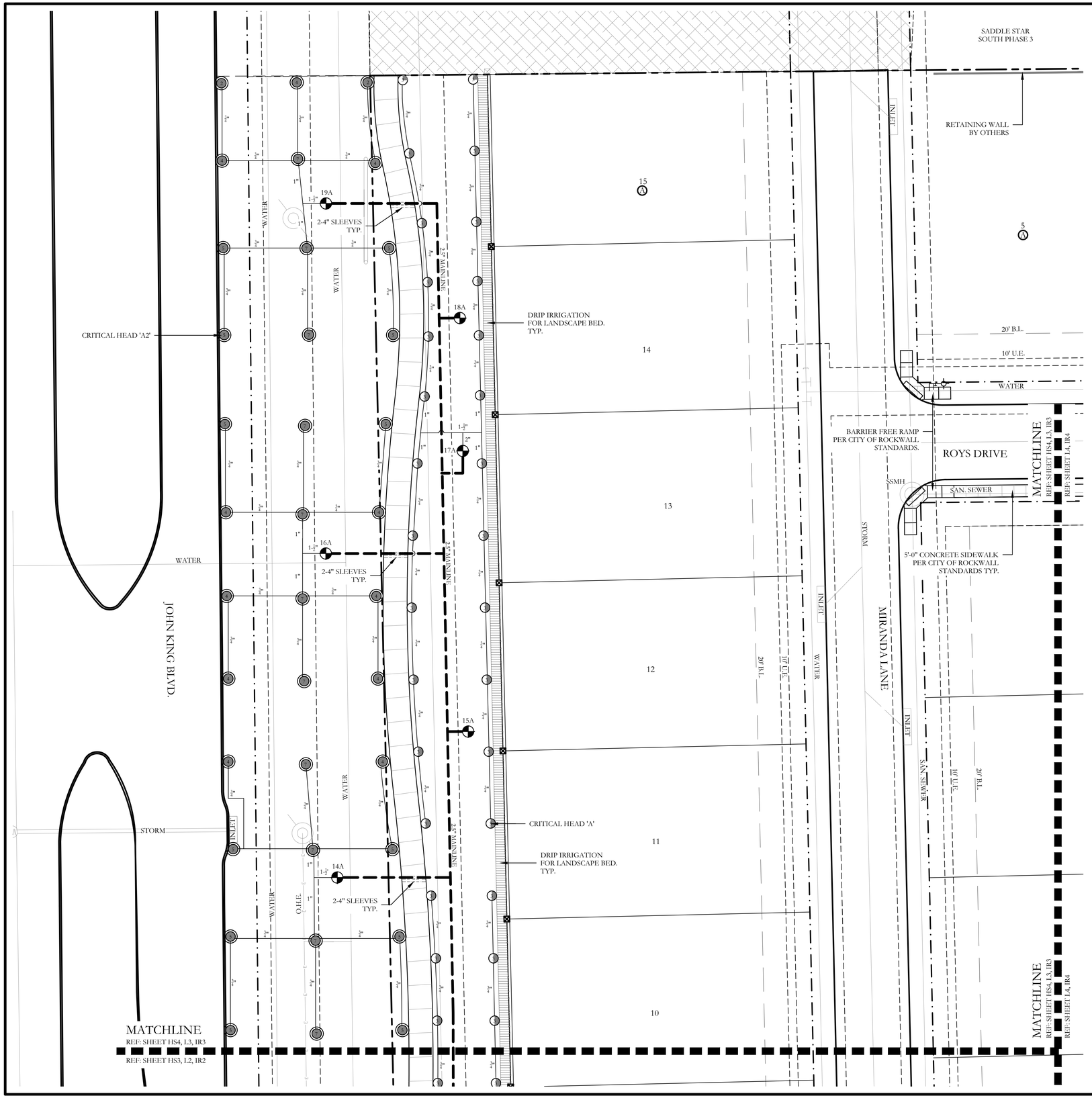
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR2 of 8



IRRIGATION LEGEND AND SCHEDULE

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	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
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M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND A

1A	2A	3A	4A	5A	6A
DRIP	1.5" V	OPEN	1.5" V	1.5" V	OPEN
2.56	28.72	<20.00	35.00	24.16	<20.00
7A	**8A**	**9A**	**10A**	**11A**	**12A**
1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
35.62	23.80	28.96	19.36	<20.00	21.40
13A	**14A**	**15A**	**16A**	**17A**	**18A**
1.5" V	1.5" V	OPEN	1.5" V	2" V	OPEN
36.40	28.80	<20.00	27.20	41.76	<20.00
19A					
1.5" V					
26.60					

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STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED IRRIGATOR

September 22, 2021

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

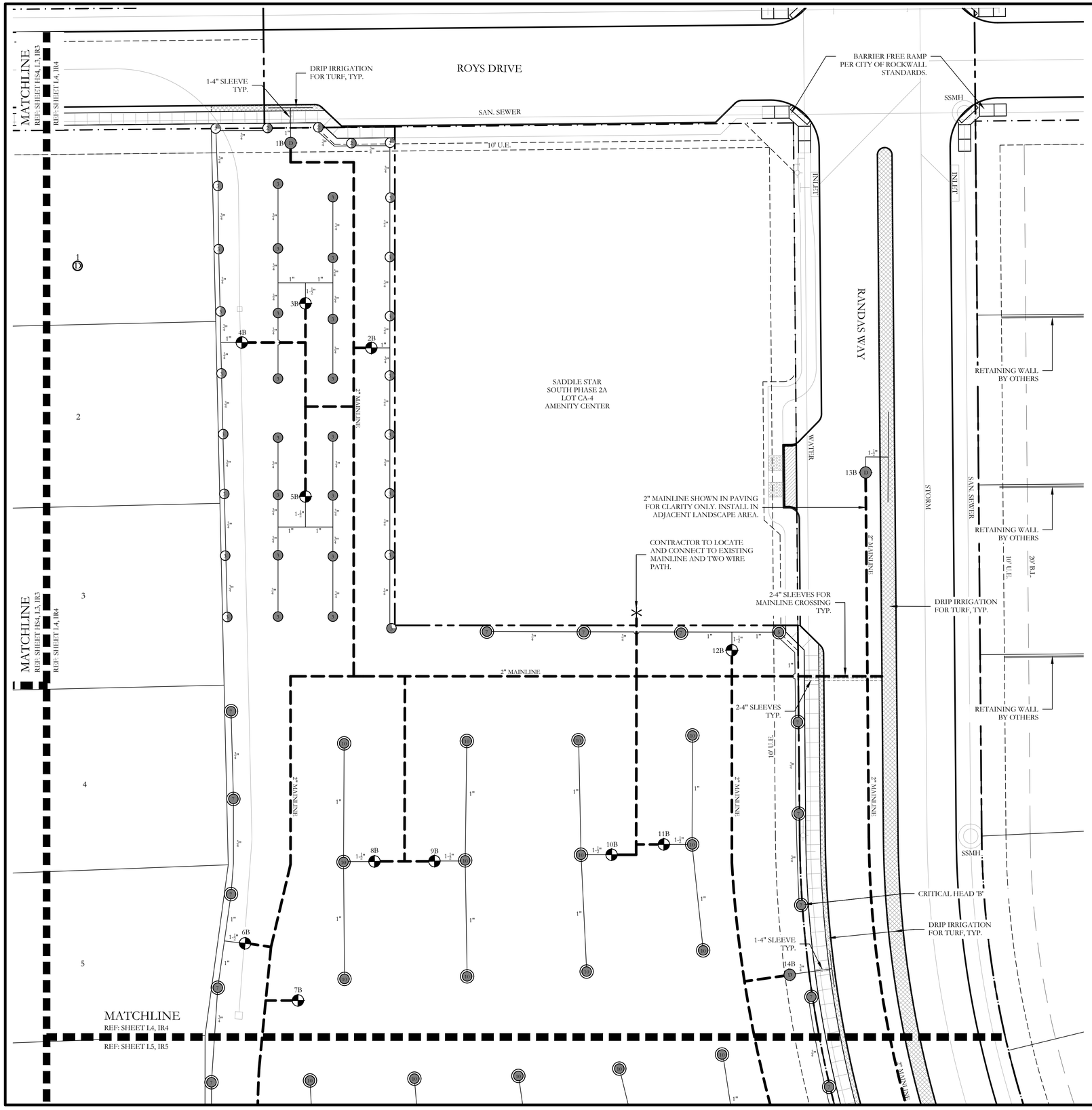
Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR3 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P T L S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED IRRIGATOR
REGISTERED

September 22, 2021

NORTH

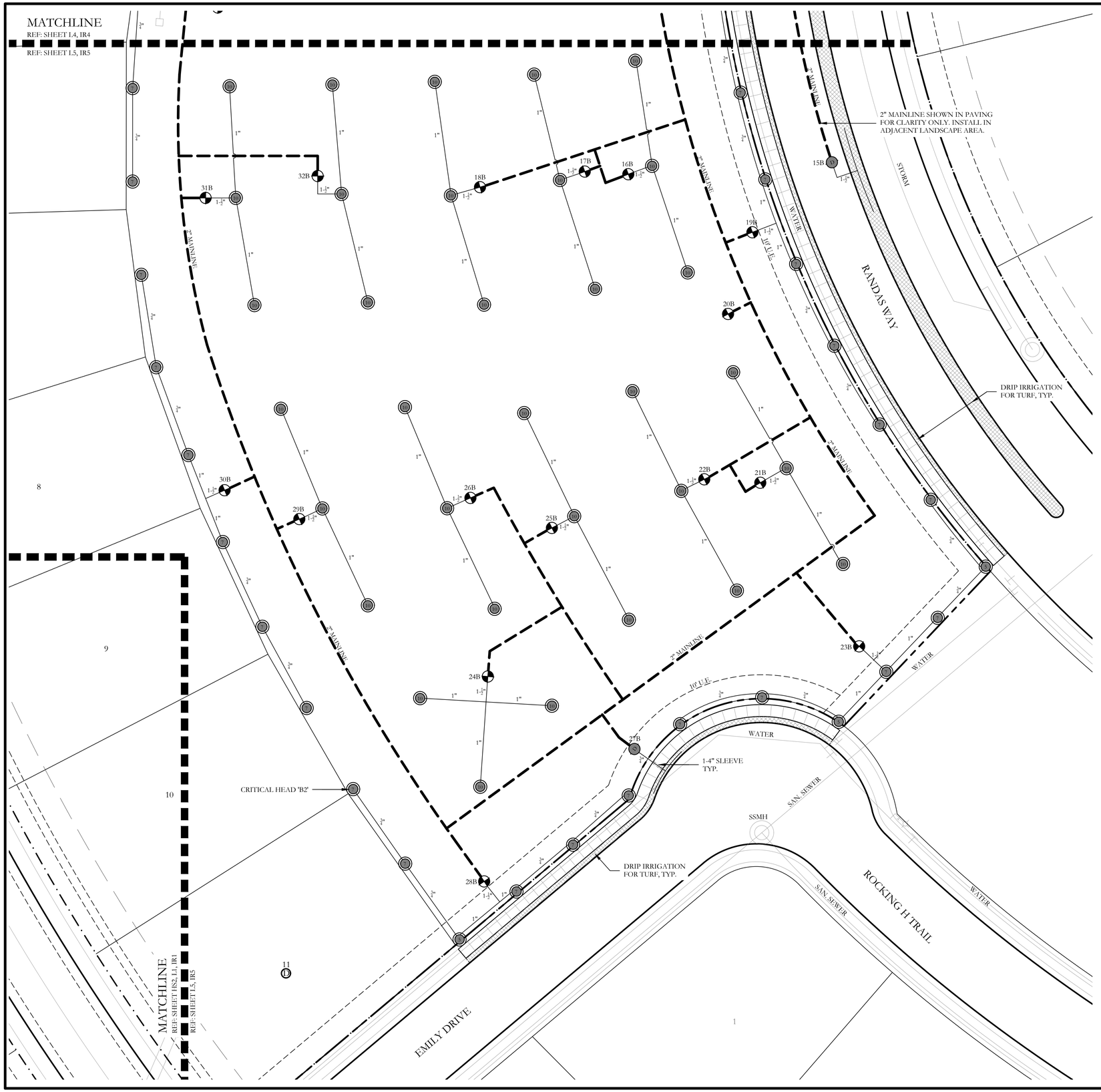
20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR4 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P T M S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE IRRIGATOR

September 22, 2021

NORTH

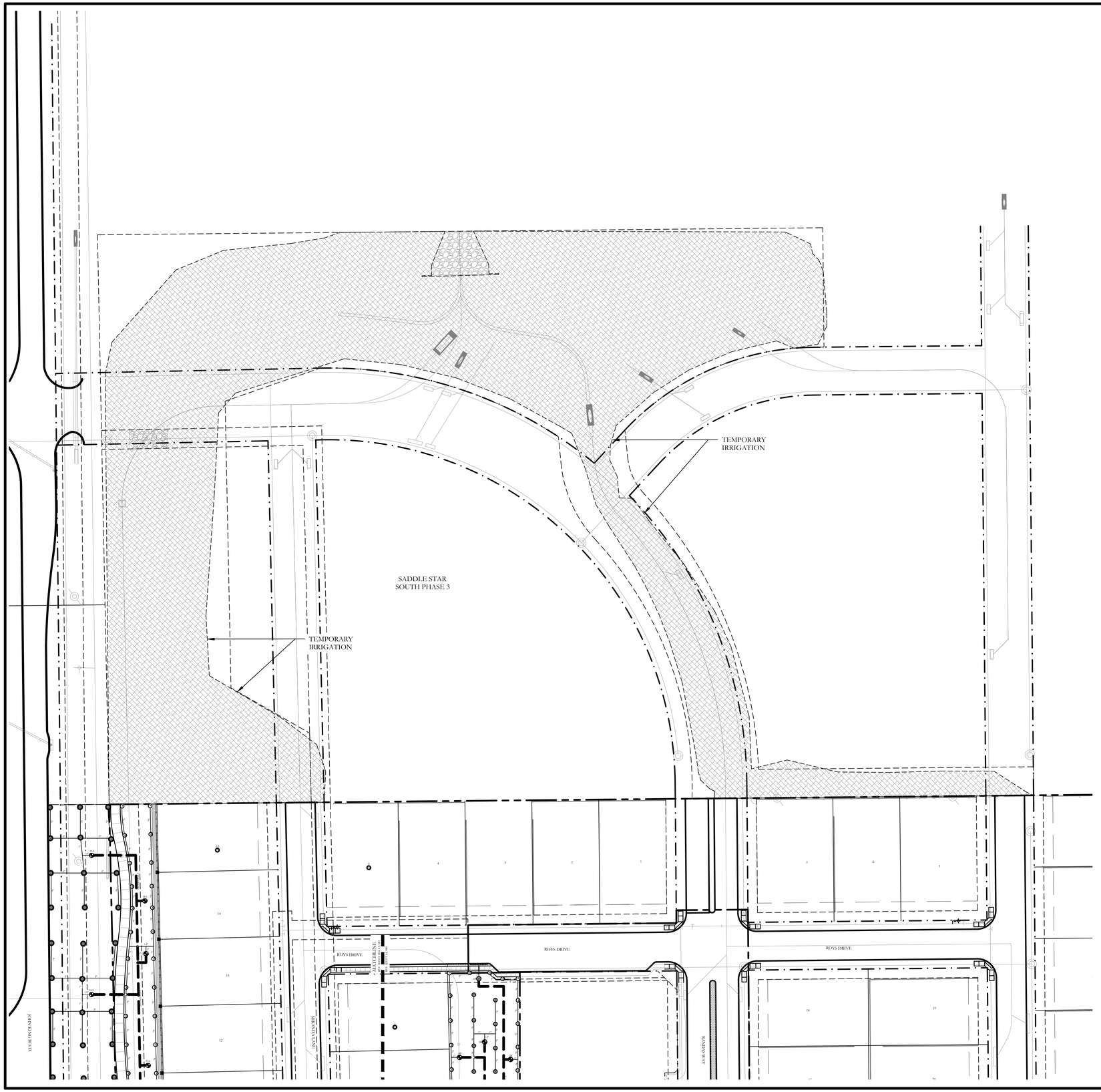
20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR5 of 8



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P T M F	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500
	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL
	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 & 5 NOZZLE HALF #7 NOZZLE FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR7 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

VALVE LEGEND B

1B	2B	3B	4B	5B	6B	7B	8B
DRIP	1" V	1.5" V	1" V	1.5" V	1.5" V	OPEN	1.5" V
1.05	17.44	21.84	15.76	21.84	20.40	<20.00	20.40
9B	10B	11B	12B	13B	14B	15B	16B
1.5" V	1.5" V	1.5" V	2" V	DRIP	DRIP	DRIP	1.5" V
20.40	20.40	20.40	22.40	19.89	8.80	19.89	20.40
17B	18B	19B	20B	21B	22B	23B	24B
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	20.40	<20.00	20.40	20.40	21.00	20.40
25B	26B	27B	28B	29B	30B	31B	32B
1.5" V	1.5" V	DRIP	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.40	20.40	5.38	19.00	20.40	20.40	20.40	20.40

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STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE ARCHITECT

September 22, 2021

NORTH

50 25 0 50
Scale: 1" = 50'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR6 of 8

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	ICC2 (TWO-WIRE)	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
P R L S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
Q H F	ROTOR HEAD	HUNTER	PGP SERIES	#5 NOZZLE QUARTER #7 NOZZLE HALF #10 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
Q H F	ROTOR HEAD	HUNTER	PGP SERIES	#2 NOZZLE QUARTER #4 NOZZLE HALF #7 NOZZLE FULL	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER

VALVE SIZE IN INCHES

GALLONS PER MINUTE, PER VALVE

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION METER 'A' (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.37	TYPE "K" COPPER 20 LN. FT. (41.76 GPM)
WATER METER	2"	1.40	(41.76 GPM)
BALL VALVE	1.5"	1.00	(41.76 GPM)
WYE FILTER	1.5"	0.30	(41.76 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(41.76 GPM)
MASTER VALVE	2"	0.80	(41.76 GPM)
MAIN LINE	2.5"	6.25	1,117 LINEAR FEET (41.76 GPM)
ZONE VALVE (17A)	2"	1.20	(41.76 GPM)
LATERAL PIPING	N/A	3.27	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		58.59	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-11.41	

HYDRAULIC CALCULATION METER 'A' (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	2"	0.17	TYPE "K" COPPER 20 LN. FT. (26.60 GPM)
WATER METER	2"	0.70	(26.60 GPM)
BALL VALVE	1.5"	1.00	(26.60 GPM)
WYE FILTER	1.5"	0.30	(26.60 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(26.60 GPM)
MASTER VALVE	2"	0.80	(26.60 GPM)
MAIN LINE	2.5"	2.97	1,146 LINEAR FEET (26.60 GPM)
ZONE VALVE (19A)	1.5"	1.80	(26.60 GPM)
LATERAL PIPING	N/A	0.91	
CRITICAL HEAD 'A2'	N/A	50.00	
TOTAL LOSS		62.65	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.35	

HYDRAULIC CALCULATION METER 'B' (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.51	TYPE "K" COPPER 20 LN. FT. (22.40 GPM)
WATER METER	1.5"	1.20	(22.40 GPM)
BALL VALVE	1.5"	1.00	(22.40 GPM)
WYE FILTER	1.5"	0.30	(22.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.40 GPM)
MASTER VALVE	1.5"	1.50	(22.40 GPM)
MAIN LINE	2"	0.91	194 LINEAR FEET (22.40 GPM)
MAIN LINE LOOPED	2"	0.05	40 LINEAR FEET (11.20 GPM)
ZONE VALVE (12B)	1.5"	1.60	(22.40 GPM)
LATERAL PIPING	N/A	1.90	
CRITICAL HEAD 'B'	N/A	50.00	
TOTAL LOSS		62.97	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-7.03	

HYDRAULIC CALCULATION METER 'B' (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.36	TYPE "K" COPPER 20 LN. FT. (19.00 GPM)
WATER METER	1.5"	0.70	(19.00 GPM)
BALL VALVE	1.5"	1.00	(19.00 GPM)
WYE FILTER	1.5"	0.30	(19.00 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(19.00 GPM)
MASTER VALVE	1.5"	1.50	(19.00 GPM)
MAIN LINE	2"	0.60	184 LINEAR FEET (19.00 GPM)
MAIN LINE LOOPED	2"	0.56	628 LINEAR FEET (9.50 GPM)
ZONE VALVE (28B)	1.5"	1.40	(19.00 GPM)
LATERAL PIPING	N/A	1.28	
CRITICAL HEAD 'B2'	N/A	50.00	
TOTAL LOSS		61.70	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-8.30	

TWO-WIRE IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   - 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   - 5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (TD1YLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF-, UL-, APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
12. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
    - 14.1. 18" MINIMUM COVER FOR MAIN LINES
    - 14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
    - 14.3. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
19. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
24. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
25. INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED IRRIGATOR

September 22, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

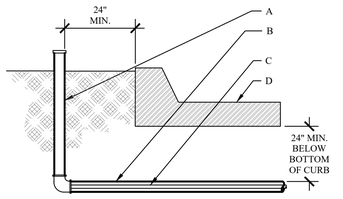
SCREENING AND BUFFERING

Irrigation Plan

Saddle Star South - Phase 2

City of Rockwall, RockwallCounty, Texas

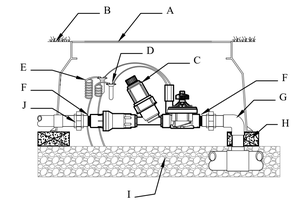
CJS PROJECT NO.	PAD001C
SHEET NO.	IR7 of 8



GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

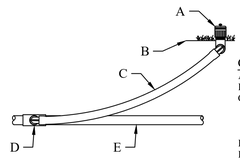
CONSTRUCTION NOTES:
A. TEMPORARY RISER AND CAP.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING

IRRIGATION SLEEVES
NOT TO SCALE



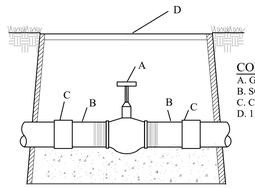
CONSTRUCTION NOTES:
A. JUMBO VALVE BOX
B. FINISH GRADE
C. DRIP ZONE KIT, MODEL ICZ-101
D. WATERPROOF CONNECTORS (2)
E. 18-24" COILED WIRE
F. SCH. 80 T.O.W. NIPPLE
G. MAINLINE PIPING AND FITTINGS
H. BRICK SUPPORTS (4)
I. 3/4" MINUS WASHED GRAVEL
J. PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



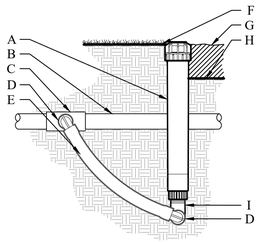
CONSTRUCTION NOTES:
A. MODEL AFB BUBBLER
B. FINISH GRADE
C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
D. LATERAL TEE OR ELL
E. LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



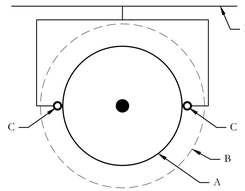
CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TOE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



CONSTRUCTION NOTES:
A. ECO INDICATOR - ECOID
B. LATERAL PIPE PER PLAN
C. FPT CONNECTION FROM LATERAL
D. SPIRAL BARB ELBOW - HSBE-XXX
E. FLEX$_{\infty}$TUBING - FLEXSG
F. FINISHED GRADE IN TURF
G. ADJACENT MULCH
H. FINISH GRADE IN PLANTER BED
I. MARLEX STREET ELBOW

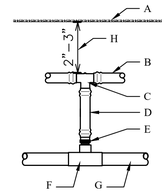
ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



GENERAL NOTES:
1. TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
2. NO TRENCHING ALLOWED WITHIN THE TREES ROOTBALL.
3. TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
4. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

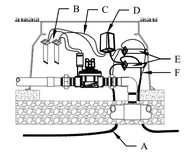
CONSTRUCTION NOTES:
A. TREE ROOTBALL
B. EDGE OF TREE PIT (RETENTION BASIN)
C. TREE BUBBLER NOZZLE AFB
D. LATERAL LINE (SIZED AS SPECTD.)

TREE BUBBLER PLAN
NOT TO SCALE



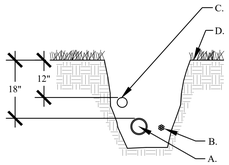
CONSTRUCTION NOTES:
A. FINISH GRADE
B. HUNTER PLD 06-18
C. PLD-TEE 17MM BARBxBARB
D. PLD-BLNK
E. PLD-075 3/4" MPTxBARB
F. 3/4" MPT TEE
G. LATERAL PIPE
H. MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION
NOT TO SCALE



CONSTRUCTION NOTES:
A. JACKETED ID WIRE PATH TWISTED TO NEXT DECODER
B. DBY-2
C. TWO BLACK WIRES TO VALVE SOLENOID/ UP TO 100 FT/30M
D. MODEL DUAL-1 DECODER
E. DBR/T-6 (2)
F. JACKETED ID: WIRE PATH FROM CONTROLLER ALLOW 5 FT./1.5M SLACK PER DECODER/1/3 ON EITHER SIDE OF DECODER.

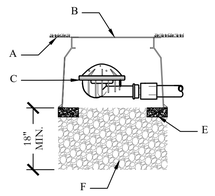
DUAL-1 DECODER
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

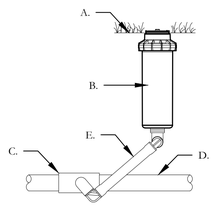
CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE

IRRIGATION TRENCH
NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE
B. 10" ROUND VALVE BOX
C. LINE FLUSHING VALVE
D. PLD-050 OR 1/2" FPT ADAPTER
E. BRICK SUPPORTS (3)
F. 3/4" GRAVEL SUMP

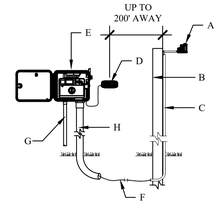
DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

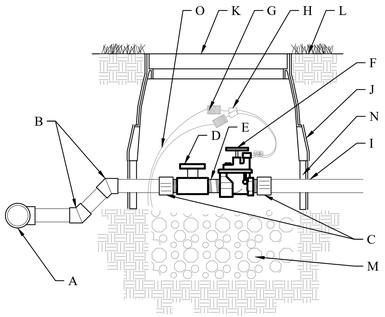
CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. LASCO SWING JOINT

ROTOR HEAD
NOT TO SCALE



CONSTRUCTION NOTES:
A. MODEL: SOLAR SYNC SENSOR
B. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN.
C. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
D. MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN PAIRED WITH THE PCC CONTROLLER.*
E. HUNTER ICC2 CONTROLLER
F. COMMUNICATION WIRE, 18-2(WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS), FROM MODULE TO SENSOR. MAXIMUM TOTAL WIRE DISTANCE, 200 FEET.
G. POWER SOURCE
H. CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE

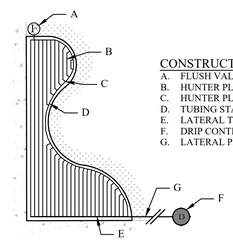
SOLAR SYNC SYSTEM (ICC2 CONTROLLER)
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

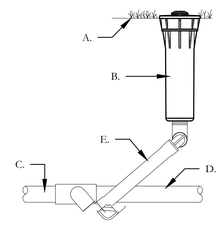
CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. 10 ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET ¼" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE



CONSTRUCTION NOTES:
A. FLUSH VALVE
B. HUNTER PLD 06-18
C. HUNTER PLD TEE
D. TUBING STAKE
E. LATERAL TO PLD CONNECTION
F. DRIP CONTROL VALVE. MODEL ICZ-101
G. LATERAL PIPE TO PLANTING BED

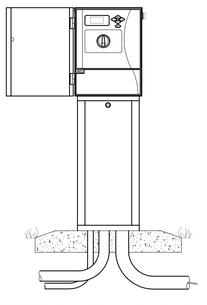
DRIP IRRIGATION - BED
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD PER PLANS
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. IPS FLEX PIPE

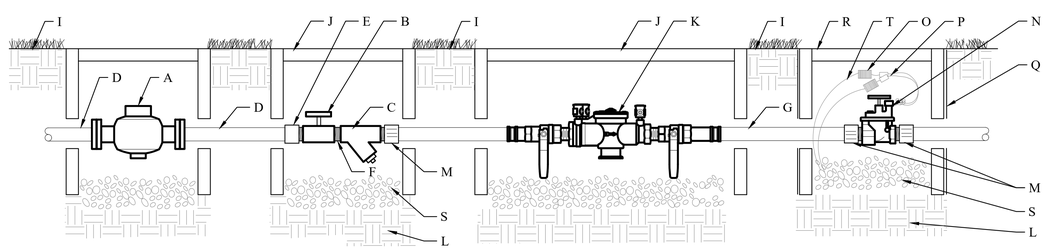
PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER (ICC-PED) PER PLAN
B. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
C. GROUND WIRE CODUIT GROUND PER ASIC GUIDELINES
D. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
E. PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
3. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
4. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER SXT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. 10 ML BLACK PLASTIC
R. 10" RD VALVE BOX. SET ¼" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING

GENERAL NOTES:
1. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

CODY JOHNSON
s·t·u·d·i·o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH (469) 767-7552
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

STATE OF TEXAS
CODY L. JOHNSON
17132
LICENSED LANDSCAPE ARCHITECT
REGISTERED

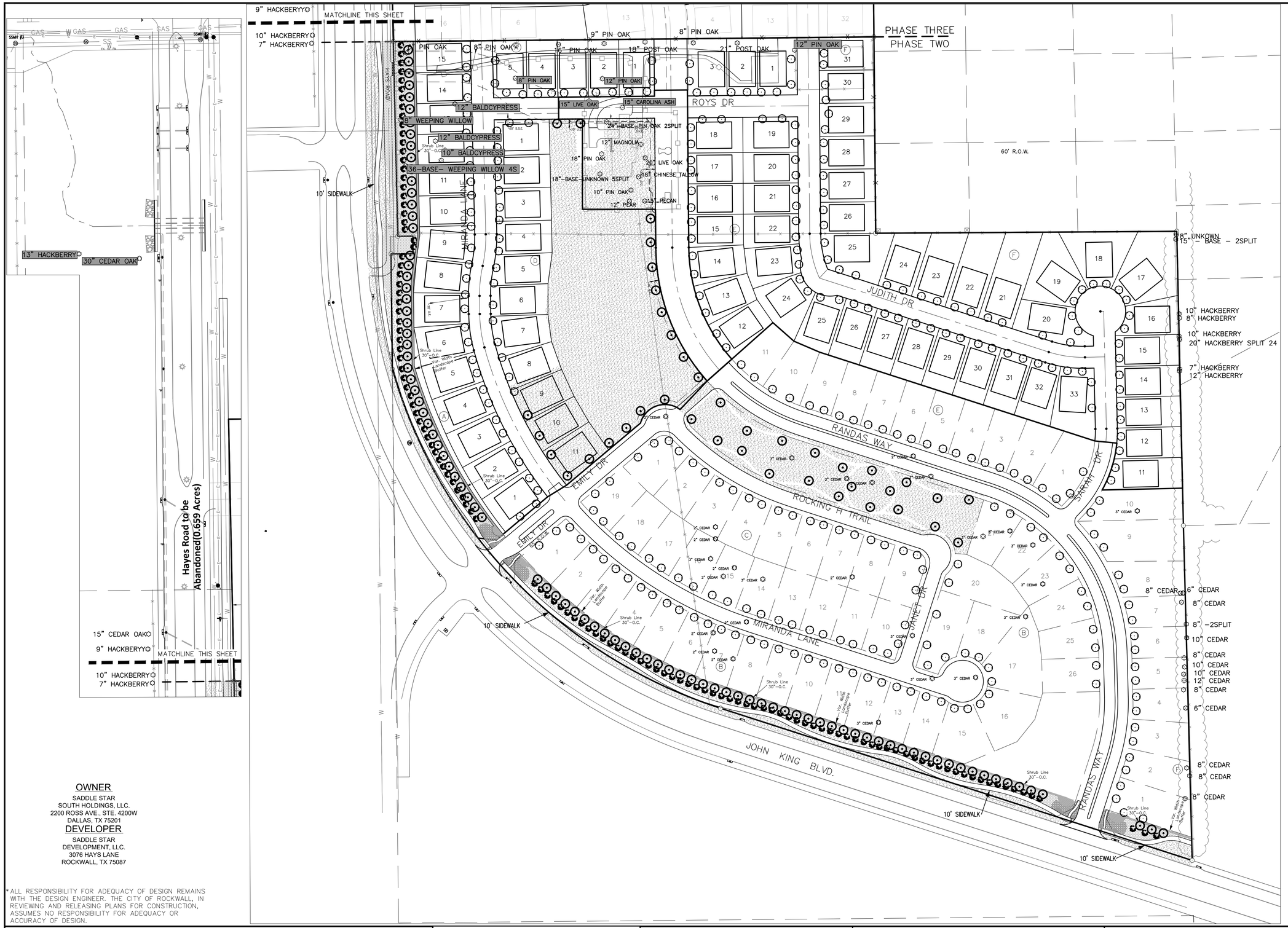
September 22, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Irrigation Plan
Saddle Star South - Phase 2
City of Rockwall, RockwallCounty, Texas

CJS PROJECT NO.
PAD001C

SHEET NO.
IR8 of 8



100 50 0 100 200

SCALE IN FEET
1" = 100'

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allé Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allé Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH
TREES to be REPLACED

82 –4" CANOPY TREE
316 – 3" CANOPY TREE
112 – 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH
TREES to be REMOVED

1 – 8" PIN OAK
2 – 12" PIN OAK
1 – 15" LIVE OAK
1 – 15" CAROLINA ASH
1 – 8" WEEPING WILLOW
1 – 36" WEEPING WILLOW
1 – 10" BALDCYPRESS
2 – 12" BALDCYPRESS
1 – 30" CEDAR ELM
1 – 13" HACKBERRY

183 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

* 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.

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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'

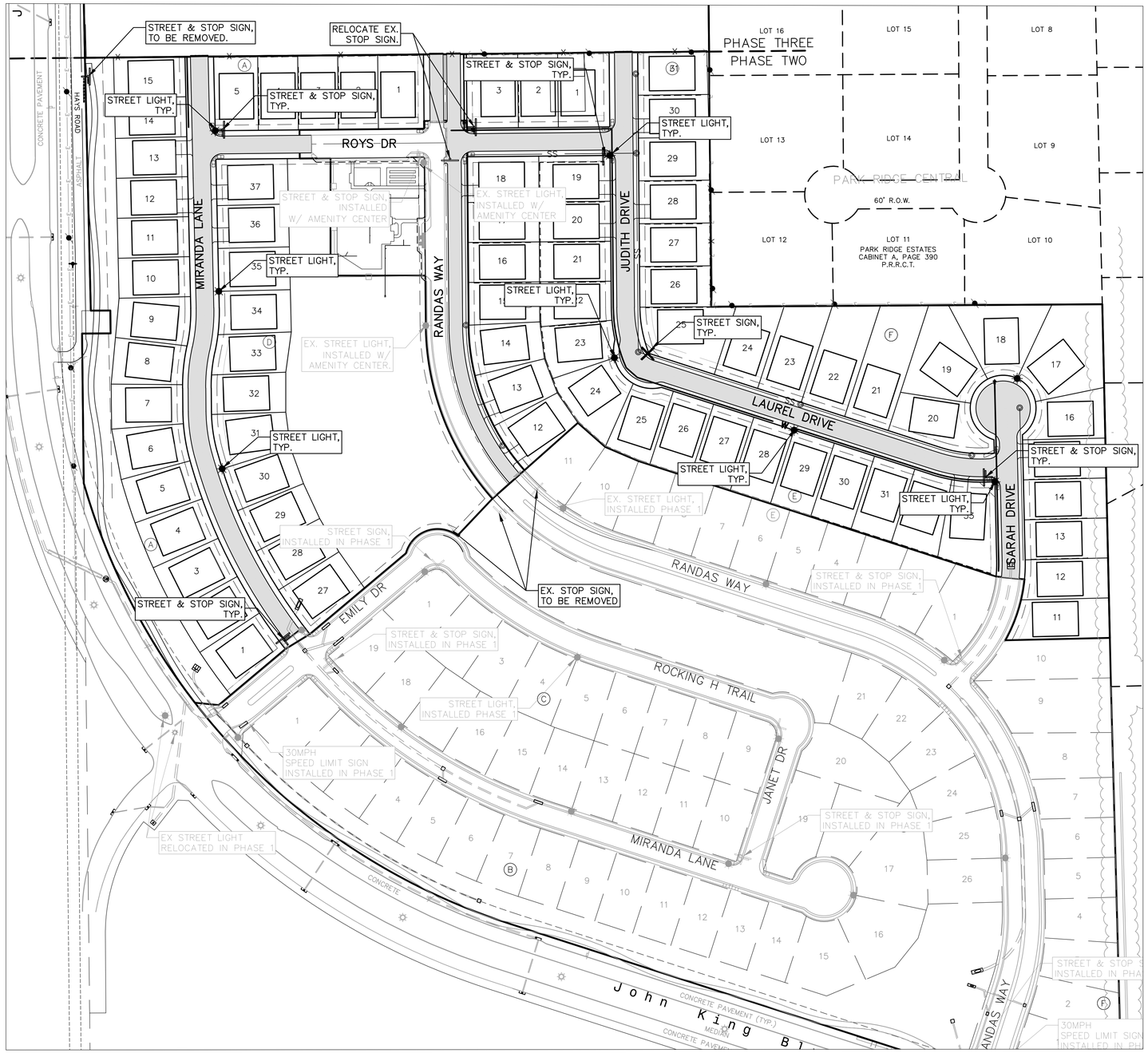
ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

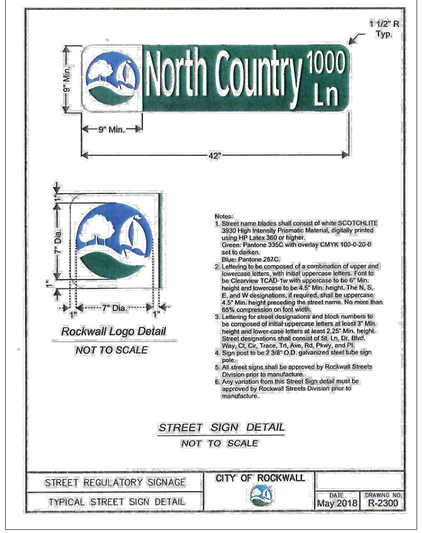
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 03/10/2021
PROJECT NO.: 06824	
DWG FILE NAME: 06824-2 TREESCAPE.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 03/10/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

LANDSCAPE/TREE PLAN
SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Street Name Blades



Street Sign Blade Submittal and Final Inspection Prior to Acceptance

(Submittal Example)

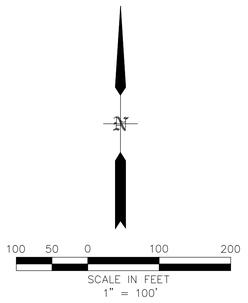


- A sample production street sign blade shall be submitted for review and approval. The sample blade shall be directed to the attention of -Technical Operations Supervisor, Streets Division, City of Rockwall Service Center, 1600 Airport Road, Rockwall Texas 75087. The sample sign must be submitted for review at least 10 days prior to the scheduled installation date.
- All street and regulatory signage shall be installed, inspected and approved, prior to final acceptance of the project. This inspection typically takes place as part of the engineering department's final walkover. Any sign related issue/issues will be noted on the projects final punch list.

Standard Street Sign - Pole and Fixtures (Maintained By the City of Rockwall)

- Standard Street Sign Post – shall be 12' long - minimum (2-3/8") galvanized steel round post with a minimum of 60 mil wall thickness.
- Standard Post Installation Depth – sign post shall be installed into solid ground to a minimum depth of 24-inches and anchored with a minimum of 60lbs of concrete.
- Standard Post Bracket – shall be (18") cast aluminum round post bracket street sign mount for bottom street blade.
- Standard Top Crossing Bracket – shall be (12") cast aluminum top crossing street sign bracket mount for top street blade.
- Standard Mounting Bracket Assemblies – shall be (2-2/8") diameter aluminum round post interlocking bracket x 2 per pole.

A SAMPLE SIGN MUST BE SUBMITTED FOR APPROVAL BY THE CITY PRIOR TO FABRICATION OF ALL STREET SIGNS.



LEGEND

- STREET SIGN
- STOP SIGN
- STREET & STOP SIGN
- STREET LIGHT

NOTE:
IF THE DEVELOPER ELECTS TO INSTALL DECORATIVE SIGN POLES AND FIXTURES:
- –HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL CARE AND MAINTENANCE FOR ANY DECORATIVE SIGN POLES INSTALLED.
- –PLAT SHALL HAVE ITEM NOTE "HOA MUST MAINTAIN, REPAIR, AND REPLACE ALL NON–STANDARD STREET AND REGULATORY SIGN POLES AND FIXTURES OR OTHER APPROVED NON–STANDARD ITEMS."
- –THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE TO STORE OR HANDLE AND DECORATIVE SIGN POST OR FIXTURES.
- –THE CITY OF ROCKWALL RESERVES THE RIGHT TO APPROVE OR DISAPPROVE ANY DECORATIVE NON–STANDARD STREET SIGN AND REGULATES SIGN POLES/POSTS AND FIXTURES.
- –STANDARD STREET AND REGULATORY 2' 3/8" GALVANIZED STEEL ROUND POST WITH ASSOCIATED FIXTURES TO BE USED.

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CAUTION! EXISTING UTILITIES
THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626–4569 AT LEAST 72 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES.

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'.
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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: 8/22/2022
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 SL.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 8/22/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

STREET LIGHT AND SIGNAGE PLAN

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-056	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for The Pet Doctor	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-056; Site Plan for The Pet Doctor
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and located at the terminus of Rochell Court.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-056) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan:
(1) All head-in parking shall be 9' X 20'. Please indicate width of a typical parking space. (Subsection 2.20.3(a), City of Rockwall Standards of Design and Construction)
(2) Trash/Recycling Enclosures shall be four (4) sided. 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 (i.e. Brick and/or Stone) and incorporates an opaque, self-latching gate.
(3) There appears to be two (2) lots delineated on the site plan (i.e. one [1] with a width of 101', one [1] with a width of 34', and one [1] with a width of 42']. Two (2) of these three (3) lots do not meet the minimum lot width for the Commercial (C) District, which is 60-feet. Please clarify the lot area being considered with this site plan and ensure that all lots are a minimum of 60-feet.
(4) The minimum parking requirement for office or a veterinarian is one (1) parking space per 300 SF of building area. This means that Building 1 will require 14 parking spaces and Building 2 will require 17 parking space for a total of 31 parking spaces. Currently, the site appears to be ten (10) parking spaces deficient. Please add ten (10) parking spaces.
(5) Please indicate that the frontage along Rochell Court is a minimum of 60-feet. This is required in order to establish this as a lot. If this cannot be met this project will need to be withdrawn and a variance to lot width will need to be granted from the Board of Adjustments (BOA). In addition, delineate the lines between public right-of-way and private drives.
(6) Change the zoning classification in the chart to stipulated Commercial (C) District zoning.

M.6 Landscape Plan:
(1) Indicate conformance to the minimum landscaping percentage required for the Commercial (C) District of 20%.

(2) All canopy trees must be a minimum of four (4) caliper inches in size.
(3) All parking spaces shall be within 80' of a canopy tree. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, Article 08, UDC)
(4) Trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)
(5) A ten (10) foot landscape buffer with one (1) canopy and one (1) accent tree per 50-linear feet is required along Rochell Court. Please show this landscape buffer and the required trees.
(6) One (1) row of trees is required to be planted at the back of the building per the General Overlay District Standards.
(7) Provide a tree mitigation table show the required mitigation versus what is being planted on the site.
(8) The building elevations depict overhead doors will be utilized. These are required to be screened from all other properties.

M.7 Photometric Plan:
(1) Please provide a Photometric Plan.
(2) Provide the same site data information required on the Site Plan.
(3) Please indicate the FC measurement for each of the proposed lights. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07, UDC)
(4) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 3.03.C, of Article 07, UDC)

M.8 Building Elevations:
(1) Two (2) separate buildings of differing sizes are being proposed; however, only one (1) set of building elevations have been submitted. Please provide building elevations for both buildings.
(2) Indicate exterior elevations adjacent to public right-of-way.
(3) Dash in roof mounted utility equipment.
(4) Indicate that the parapets will be finished on both sides with the same materials.
(5) Exterior walls should consist of 90% masonry materials and 20% stone excluding doors and windows. (Subsection 06.02.C, of Article 05, UDC)
(6) Cementitious materials shall be limited to 50% of the building's exterior façade and stucco shall not be used within the first four (4) feet from grade on a building's façade. (Subsection 06.02C. 1(a.2), of Article 05, UDC)
(7) The proposed building does not meet the Commercial Building Standards. Specifically the required projections on each façade both vertical and horizontal. (Subsection 04.01.C.1, of Article 05, UDC)
(8) A minimum of four (4) architectural elements are required for any building less than 50,000 SF (Subsection 06.02.C4, of Article 05, UDC).
(9) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In addition, a minimum of one (1) row of trees (i.e. four (4) more accent or canopy trees) shall be planted along the perimeter of the subject property to the rear of the building. (Subsection 06.02.C5, of Article 05, UDC).
(10) Provide an exhibit of the dumpster enclosure. Dumpsters shall have self-latching gates. Please provide a note indicating that the dumpster is self-latching. (Subsection 01.05.B, of Article 05, UDC)

M.9 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Four (4) Sided Architecture Requirements
(2) Cementitous Materials Requirements
(3) 20% Stone Requirements
(4) Landscape Buffer Requirements
(5) Parking Requirements
(6) Primary and Secondary Articulation Requirements
(7) Parking Lot Trees
(8) Required Lot Width in a Commercial (C) District
(9) Screening for Overhead Doors
(10) Landscaping Percentage

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory

measures.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on August 2, 2022 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.12 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 August 2, 2022; 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 August 9, 2022 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on July 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on August 9, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	10/19/2022	Needs Review

10/19/2022: - Call out all easement.
- Once touched, will not be replaced as a grate inlet.
- Structures may not be within sewer easement.
- Trash enclosure may not be within an easement. Enclosure must be accessible by trash truck for a dumpster.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Drainage from the site must follow the approved drainage area map. (See as-builts)
- Dumpster to go through oil/water separator before draining to the storm lines.
- Drainage must connect to existing underground storm sewer system that flows to detention pond.

Water and Wastewater Items:
- 8" water will need to be looped in around the site.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- Fire lane to have minimum 20' radii.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Needs Review

10/20/2022: Show all existing fire lanes and proposed relocation including radius and widths.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	10/20/2022	N/A

No Comments

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
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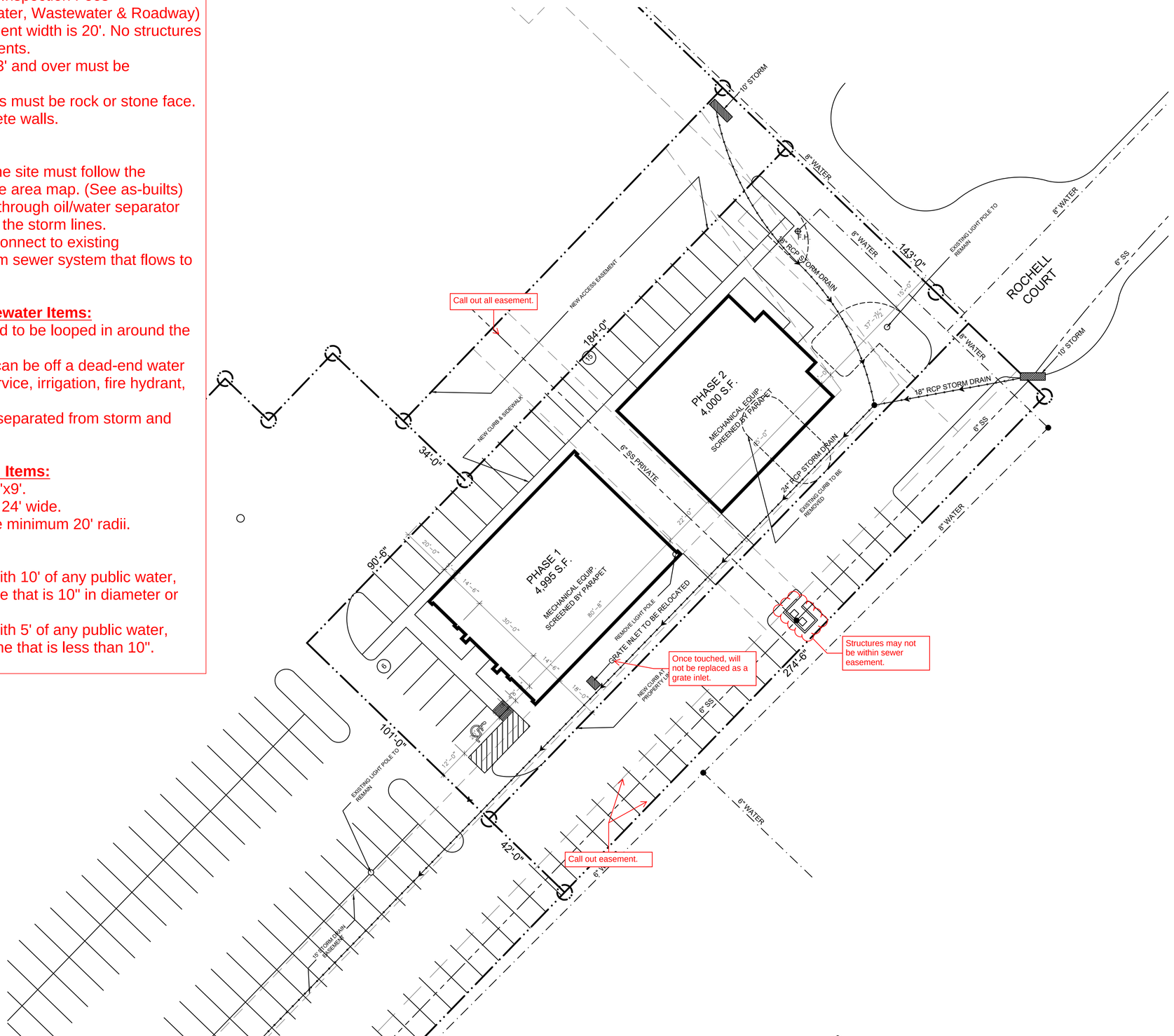


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA TABLE	
SITE AREA	0.902 ACRES (39,306 S.F.)
ZONING	B
PROPOSED USE	BUSINESS
BUILDING AREA #1:	4,995 S.F.
BUILDING AREA #2:	4,000 S.F.
LOT COVERAGE (GROSS AREA)	22.9%
FLOOR TO AREA RATIO	22.9 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
BUILDING #1	4,995 S.F.	1/500	= 10
BUILDING #2	4,000 S.F.	1/500	= 8
TOTAL PARKING REQUIRED			= 18 SPACES

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:
ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64
City of Rockwall, Rockwall County, Texas

OWNER
Dr. Keith Webb
Pet Doctor Veterinary Hospital
2703 Market Center
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-###

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_____day of_____,_____,

WITNESS OUR HANDS, this_____day of_____,_____,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
CITY REVIEW: 10-14-2022

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

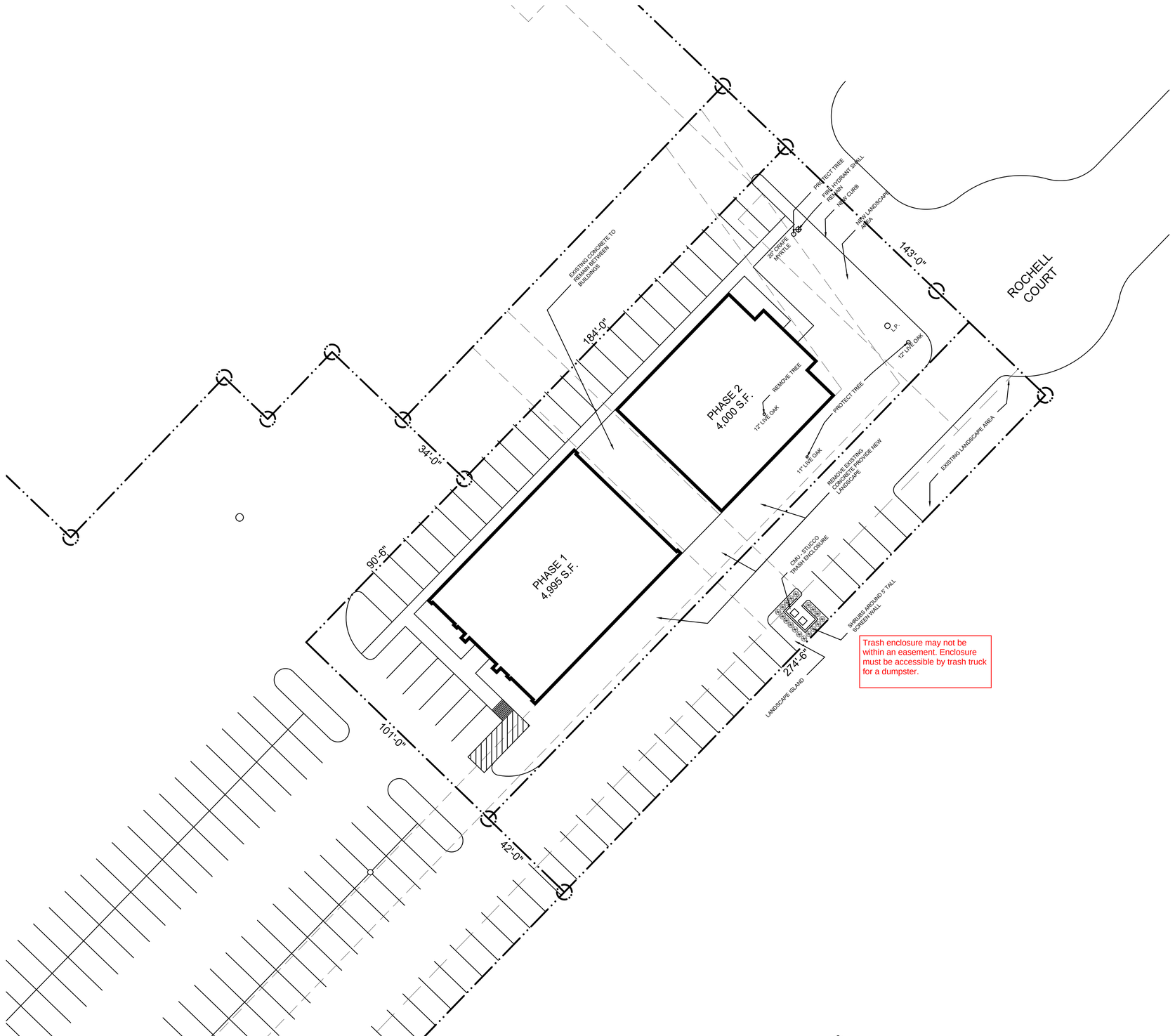
PET DOCTOR
828 Rochelle Ct.
Rockwall, Texas 75087

PET DOCTOR
DR. WEBB

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ARCHITECTURAL SITE PLAN

DATE: OCT 2022
SHEET NO: A100
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:



N

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	0.902 ACRES (39,306 S.F.)
REQUIRED LANDSCAPE AREA– 10% OF 39,306 S.F.	3,930 S.F.
PROVIDED LANDSCAPE AREA– 20.8% OF 39,309 S.F.	8,174 S.F.
IMPERVIOUS COVERAGE– 79.2% OF 39,306 S.F.	31,132 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM (MIN. 4" CALIPER)
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
- EVE'S NECKLACE (MIN. 4' TALL)
- EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

PET DOCTOR
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT , BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022–###
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_____day of_____,_____, WITNESS OUR HANDS, this_____day of_____,_____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:
CITY REVIEW: 10–14–2022

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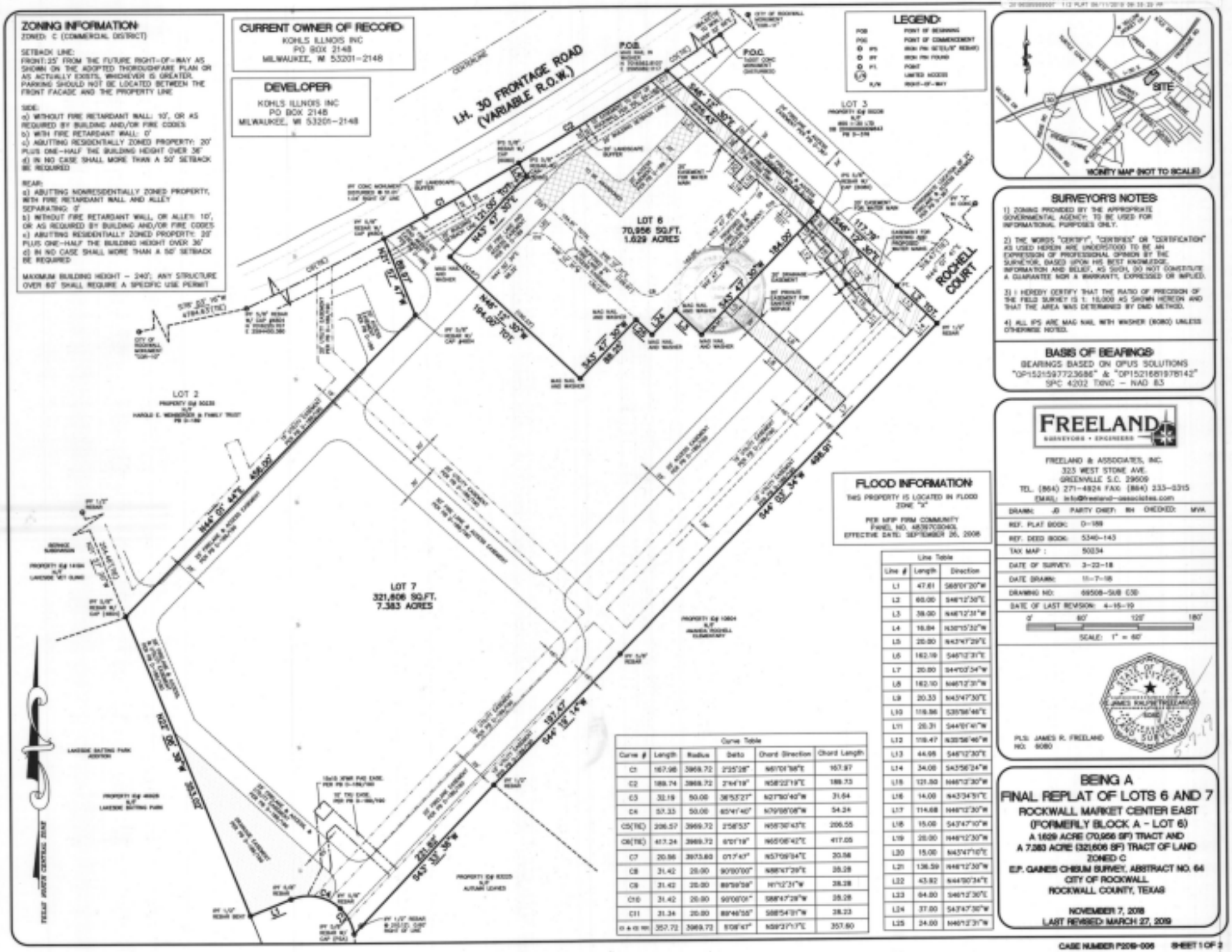
PET DOCTOR
828 Rochelle Ct.
Rockwall, Texas 75087

PET DOCTOR
DR. WEBB

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
p. 972.732.6085
f. 972.732.8058

LANDSCAPE PLAN

DATE: OCT 2022
SHEET NO: L1
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:



Line Table		
Line #	Length	Direction
L1	47.61	S69°01'20"W
L2	60.00	S46°12'30"E
L3	39.00	N46°12'31"W
L4	16.84	N35°15'32"W
L5	20.80	N43°47'29"E
L6	162.19	S46°12'31"E
L7	20.80	S44°03'34"W
L8	162.10	N46°12'31"W
L9	20.33	N43°47'30"E
L10	119.86	S35°58'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°58'46"W
L13	44.66	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.80	N46°12'30"W
L16	14.00	N43°34'51"E
L17	114.68	N46°12'30"W
L18	15.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	15.00	N43°47'10"E
L21	136.59	N46°12'30"W
L22	43.82	N44°50'34"E
L23	64.80	S46°12'30"E
L24	37.00	S43°47'30"W
L25	24.00	N46°12'31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'56"E	167.97
C2	188.74	3969.72	2°43'19"	N58°22'19"E	188.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°05'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N58°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	N65°08'42"E	417.05
C7	20.86	3973.83	0°17'43"	N57°09'34"E	20.86
C8	31.42	20.00	90°00'00"	N88°47'29"E	28.28
C9	31.42	20.00	89°59'29"	N1°12'31"W	28.28
C10	31.42	20.00	90°00'01"	S88°47'29"W	28.28
C11	31.34	20.00	89°46'55"	S08°54'01"W	28.23
C4 & C5 RM	357.72	3969.72	5°08'47"	N59°27'17"E	357.60

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:
[X] 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 823 E. I-30 Rockwall TX 75032
Subdivision ROCKWALL MARKET CENTER EAST Lot 1 Block A
General Location I-30 & MIMS ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning COMMERCIAL Current Use RETAIL
Proposed Zoning SAME Proposed Use OFFICE - VETERINARY CLINIC
Acreage 0.636 AC. Lots [Current] 2 Lots [Proposed] 3

[ ] ***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 KOHLS DEPT STORES - ERIC BORKENHAGEN
Contact Person ERIC BORKENHAGEN
Address N56 W17000 RIDGEWOOD DR
City, State & Zip MENOMONEE FALLS, WI
Phone 262.703.7000
E-Mail eric.borkenhagen@kohls.com

[X] Applicant CARROLL Architects, INC
Contact Person JEFF CARROLL
Address 750 E. I-30 #110
City, State & Zip ROCKWALL, TX 75087
Phone 214.632.1762
E-Mail JC@CARROLLARCH.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Erik Borkenhagen [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 13 *day of* October, 2022.

Owner's Signature [signature]

Notary Public in and for the State of ~~Texas~~ Wisconsin Elizabeth A. Gardner

NOTARY PUBLIC ELIZABETH A. GARDNER STATE OF WISCONSIN

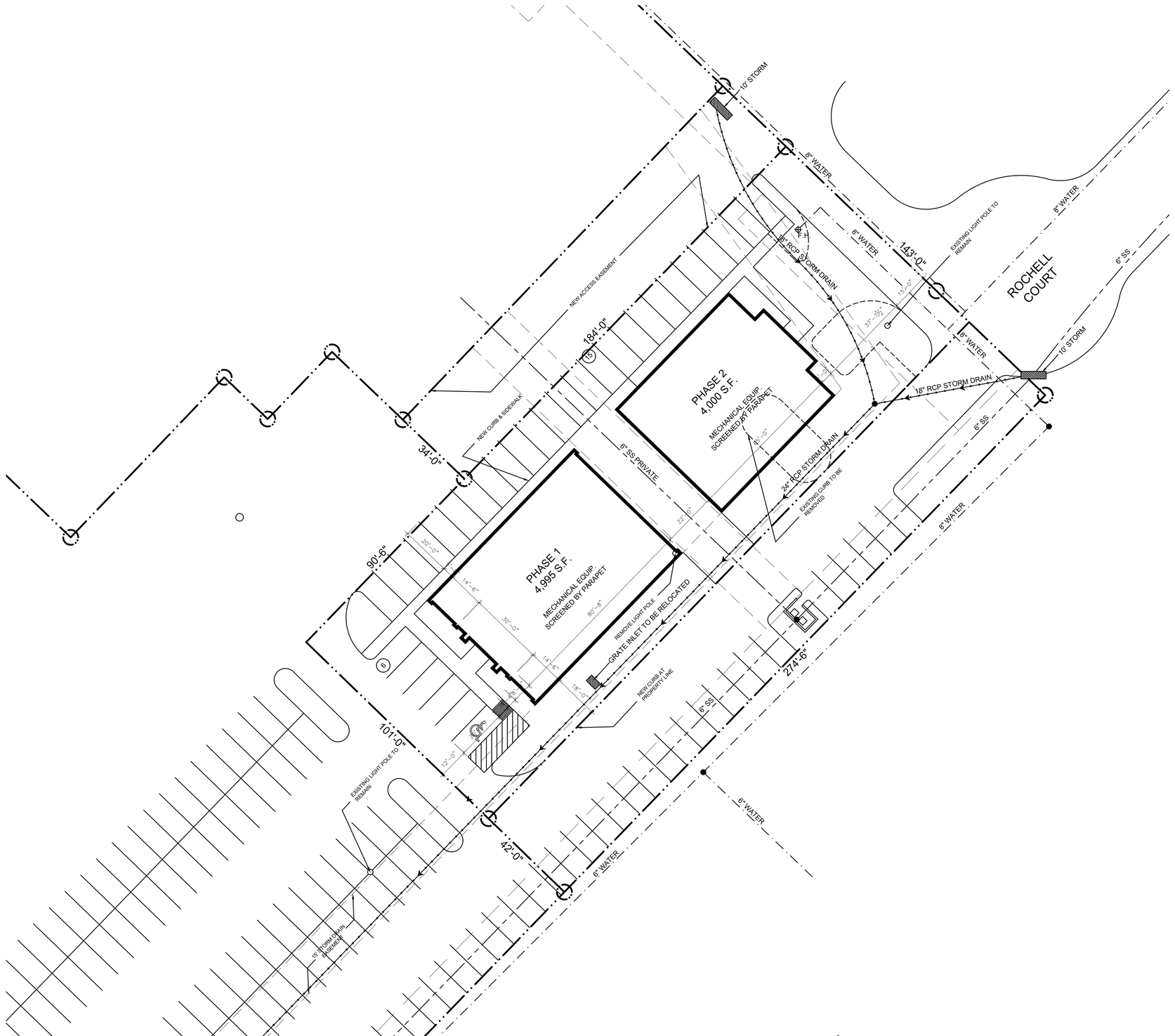
My Commission Expires 11-24-25



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.



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

SITE DATA TABLE	
SITE AREA	0.902 ACRES (39,306 S.F.)
ZONING	B
PROPOSED USE	BUSINESS
BUILDING AREA #1:	4,995 S.F.
BUILDING AREA #2:	4,000 S.F.
LOT COVERAGE (GROSS AREA)	22.9%
FLOOR TO AREA RATIO	22.9 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
BUILDING #1	4,995 S.F.	1/500	= 10
BUILDING #2	4,000 S.F.	1/500	= 8
TOTAL PARKING REQUIRED			= 18 SPACES

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:
ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64
City of Rockwall, Rockwall County, Texas

OWNER
Dr. Keith Webb
Pet Doctor Veterinary Hospital
2703 Market Center
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-###

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_____day of_____,_____,

WITNESS OUR HANDS, this_____day of_____,_____,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
CITY REVIEW: 10-14-2022

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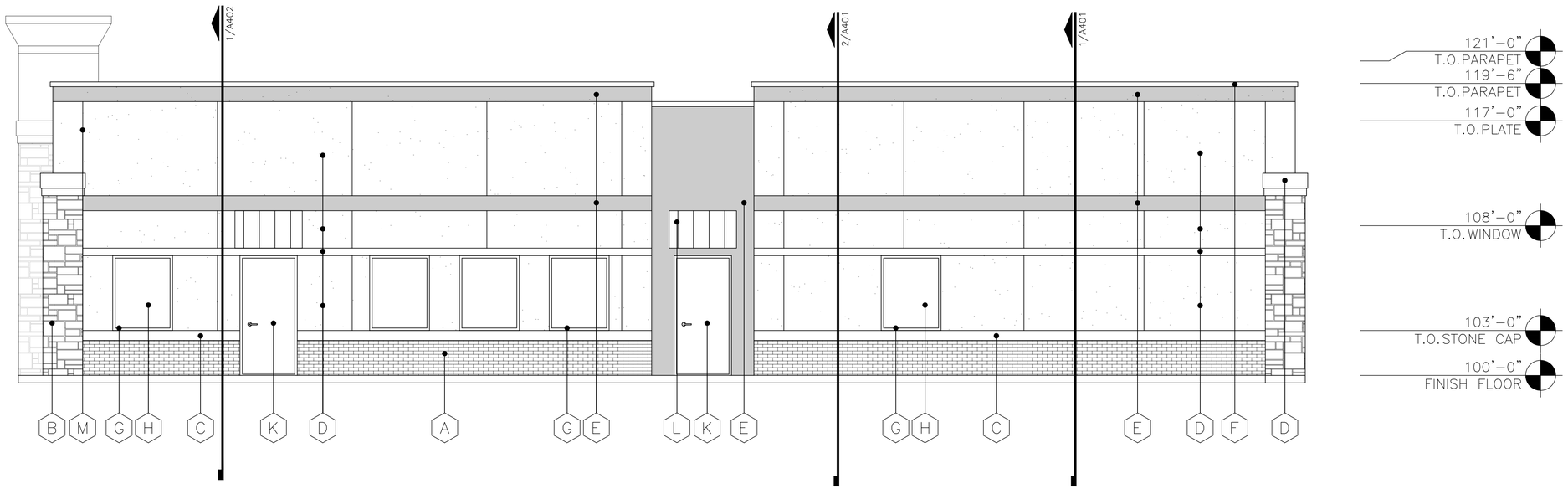
PET DOCTOR
DR. WEBB

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

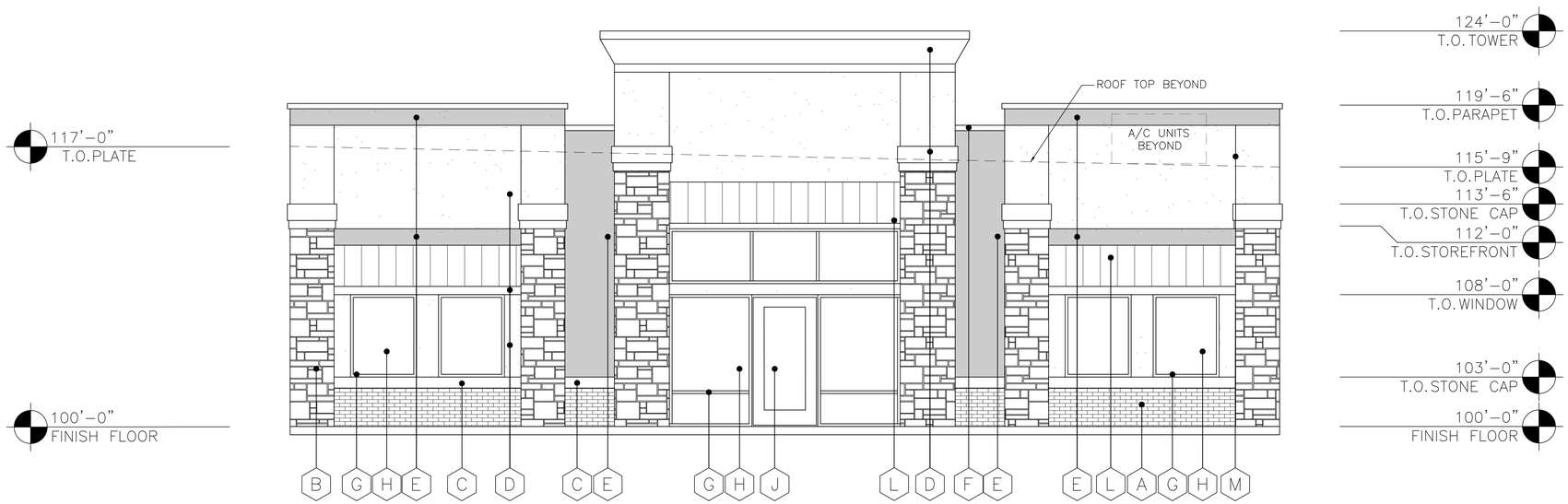
ARCHITECTURAL SITE PLAN

DATE: OCT 2022
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:
SHEET NO: A100



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STONE	-	111 S.F.	-	10%
STUCCO	-	1179 S.F.	-	79%
BRICK	-	167 S.F.	-	11%
TOTAL	-	1,457 S.F.	-	100%



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

STONE	-	250 S.F.	-	24%
STUCCO	-	730 S.F.	-	70%
BRICK	-	67 S.F.	-	6%
TOTAL	-	1,047 S.F.	-	100%

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, FIELD COLOR
- (B) STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR – CREAM
- (C) STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR – CREAM
- (D) STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT – FIELD COLOR – SANDY BEACH
- (E) STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT – ACCENT. COLOR – PEARL ASH
- (F) PREFINISHED METAL COPING COLOR – SILVER
- (G) WINDOW FRAMES ALUMINUM, COLOR – ANODIZED ALUM.
- (H) GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
- (J) STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR – ANODIZED ALUM.
- (K) EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
- (L) AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – DARK BRONZE
- (M) STUCCO: CONTROL JOINTS AS SHOWN
- (N) ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:
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LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64
City of Rockwall, Rockwall County, Texas

OWNER
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Pet Doctor Veterinary Hospital
2703 Market Center
Rockwall, TX 75032

APPLICANT
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750 E. Interstate 30 #110
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E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-###

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
CITY REVIEW: 10-14-2022

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DR. WEBB

CARROLL architects
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Rockwall, TX 75087
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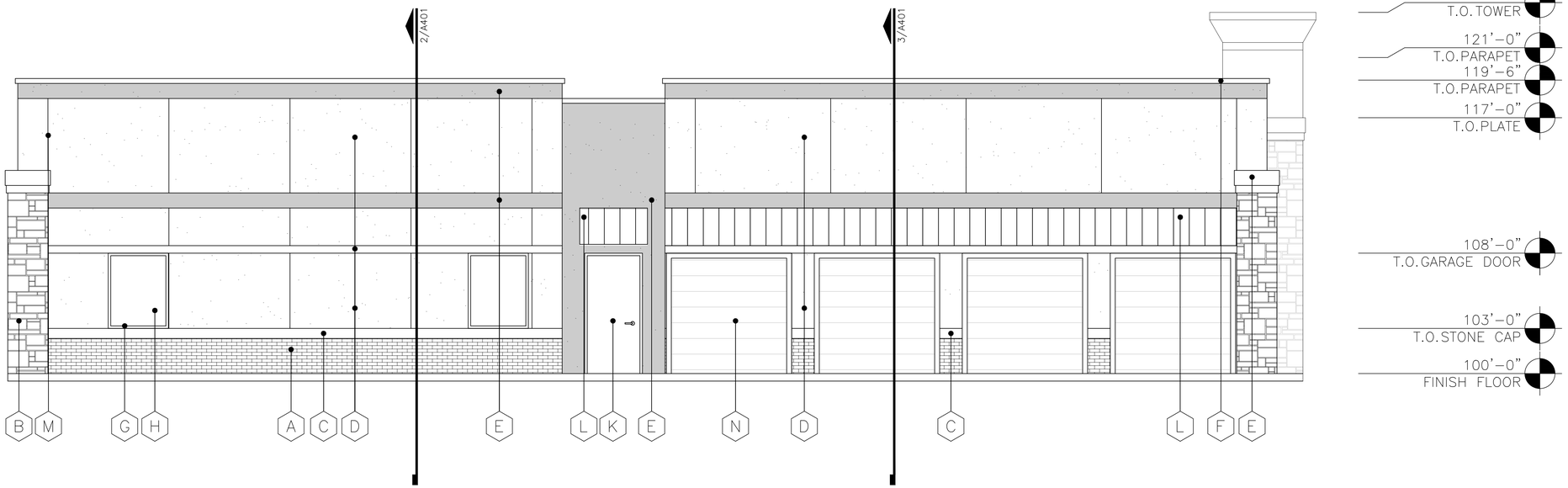
f: 972-732-8058

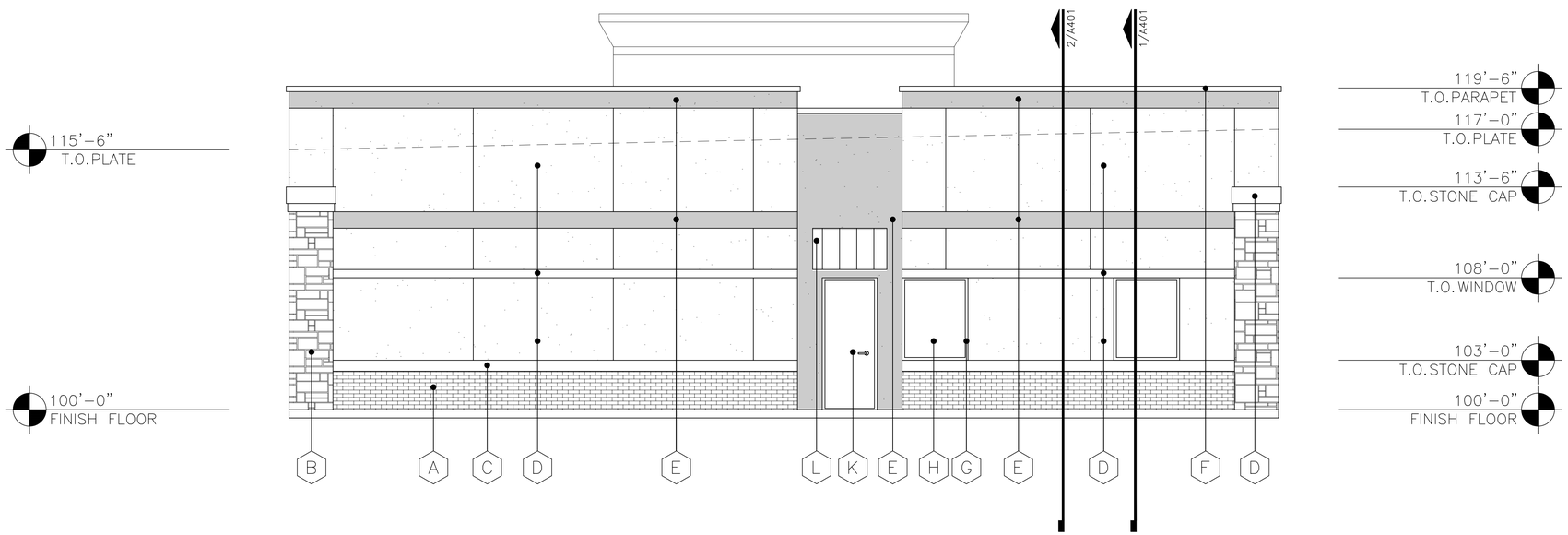
EXTERIOR ELEVATIONS

DATE: OCT 2022
SHEET NO: A501
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

STONE	-	92 S.F.	-	10%
STUCCO	-	1091 S.F.	-	82%
BRICK	-	98 S.F.	-	8%
TOTAL	-	1281 S.F.	-	100%



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

STONE	-	98 S.F.	-	10%
STUCCO	-	872 S.F.	-	79%
BRICK	-	120 S.F.	-	11%
TOTAL	-	1,090 S.F.	-	100%

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, FIELD COLOR
- (B) STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR – CREAM
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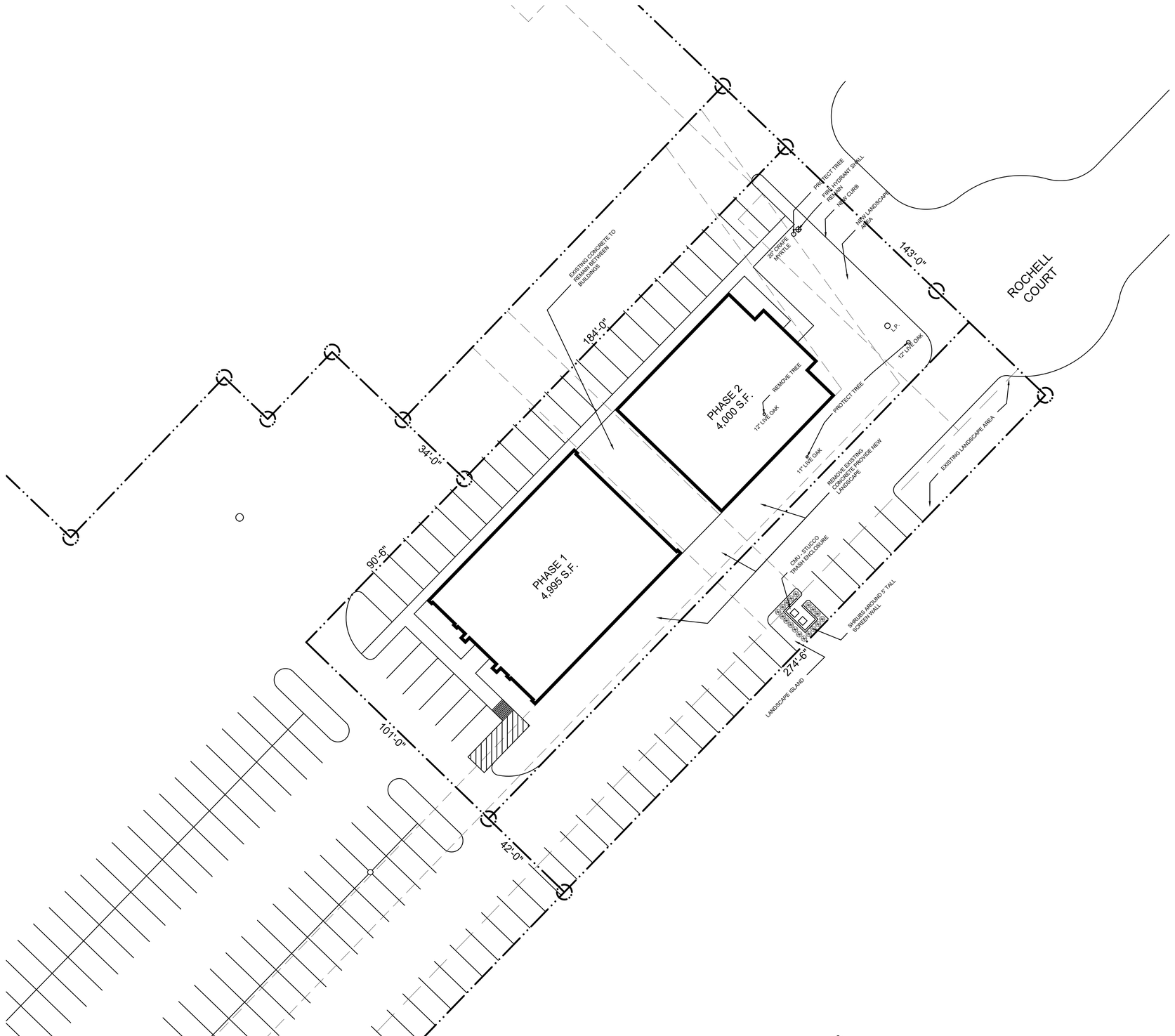
EXTERIOR ELEVATIONS

DATE: OCT 2022
SHEET NO: A502
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:





N

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

PET DOCTOR
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT , BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022–###
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_____day of_____,_____, WITNESS OUR HANDS, this_____day of_____,_____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:
CITY REVIEW: 10–14–2022

COPYRIGHT NOTICE:
These drawings and specifications are the property and copyrighted work under sec. 102 of the copyright act, 5 U.S.C. whether the project for which they are made is executed or not. The reproduction, including without limitation, the overall form, arrangement and composition of spaces, and elements of the design, including but not limited to any unauthorized use of these drawings and specifications may constitute an infringement of such copyright, building seizure, and/or monetary liability.

PET DOCTOR
828 Rochelle Ct.
Rockwall, Texas 75087

PET DOCTOR
DR. WEBB

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
p: 972.732.6085
f: 972.732.8058

LANDSCAPE PLAN

DATE: OCT 2022
SHEET NO: L1
PROJECT NO: 2022063
DRAWN BY:
CHECKED BY:

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-058	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Rayburn Electric Company	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	950 SIDS RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-058: Site Plan for Rayburn Electric Corporation
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 Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) Districts, and situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids 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 (SP2022-058) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)
M.5 In the variance letter identify the compensatory measures for each variance/exception requested. According to the UDC each variance/exception required two (2) compensatory measures. (Subsection 09.01, of Article 11)
M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.7 Site Plan:
(1) Please indicate the fence location and type approved with Case No. MIS2022-009.
(2) As indicated in the variance letter the above ground storage tanks are not screened per the UDC standards. (Subsection 01.05. C, of Article 05)
(3) All dumpster enclosures must be screened with five (5) gallon shrubs. Also, the dumpster enclosure west of proposed Building F will need to be reoriented; dumpster

enclosures may not face roadways. Please also provide a detail showing the elevations of each dumpster enclosure and the materials used. (Subsection 01.05. B, of Article 05)
(4) As indicated in the variance letter the outside storage is not screened per the UDC standards. (Subsection 01.05. E, of Article 05)
(5) Building D has roll-ups doors that face a public street and must be screened accordingly. Three (3) tiered screening is the preferred screening method please indicate this on the Landscape Plan. (Subsection 05.02, of Article 08)
(6) Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
(7) Indicate all roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)

M.8 Landscape Plan:
(1) Please delineate the ten (10) foot landscape buffer along Mims Road and Sids Road. (Subsection 05.01, of Article 08)
(2) The landscape buffer must continue along all of Sids Road, which entails a berm, a shrub row, and one (1) canopy tree and (1) accent tree per 50-linear feet (the trees may be clustered). An exception may be requested for this along Mims Road, which would require the variance letter to be updated and the subsequent compensatory measures identified. (Subsection 05.01, of Article 08)
(3) Provide a note that the irrigation will meet the UDC standards. (Subsection 05.04, of Article 08)
(4) Please indicate the berm within all landscape buffers. (Subsection 05.03. G, of Article 08)
(5) A 20-foot landscape buffer is required along S. Goliad Street [SH-205].
(6) NOTE: It would not be unreasonable ask for a variance (i.e. for S. Goliad Street) and an exception (i.e. for Mims Road) to the landscape buffer requirements, as you are not developing these lots at this time.

M.9 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. (See Section 2.1 of this checklist)
(2) The tree mitigation for this case will change as we are under a new tree preservation ordinance, which eliminates the mitigation for Hackberry Trees under 25-inches. In addition, Eastern Red Cedars over eight (8) feet in height are required to be mitigated with one (1), four (4) inch canopy tree. Eastern Red Cedars under eight (8) feet do not require mitigation. Also, mitigation is required for the 30-inche Cottonwood Tree as 60-inches of tree per the UDC, as any tree over 25-inches must be mitigated for double. (Subsection 03.01. G, of Article 09)

M.10 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 foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:
1. Remove the glazing from the material percentages for each building. (Subsection 04.01, of Article 05)
2. Provide the building height for Building F. (Subsection 07.03, of Article 05)
3. Please indicate all roof mounted mechanical equipment and their subsequent screening. (Subsection 01.05. C, of Article 05)
4. Provide a detail of the canopy above the above ground storage tanks. (Subsection 04.01, of Article 05)
5. Indicate the height of any parapet walls. Also, provide a note that the parapets will be finished on the back side with the same material as the front facing façade. (Subsection 04.01, of Article 05)
6. Each of the proposed buildings do not meet the articulation standards for wall length. Each of the proposed buildings do not meet the wall length for primary facades, which is Wall Length = 3 x Wall Height. Buildings D and F also do not meet the wall length for secondary facades, which is Wall Length = 3 x Wall Height. These will each be exceptions to the articulation standards if not corrected, which will require the variance letter to be updated.

I.12 Staff has identified the following exceptions and variances associated with the proposed request: [1] above ground tank screening, [2] outside storage screening, [3] driveway spacing, [4] Mims Road Construction, [5] landscaping in the landscape buffers, [6] S. Goliad Street landscape buffer, [7] Mims Road landscape buffer, [8] primary façade articulation, and [9] secondary façade articulation. Should you decide to request these items as exceptions/variances, please provide a letter that lists the exceptions/variances, why they are being requested, and the subsequent compensatory measures. For each exception and variance requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11); however, for certain variances and exceptions this may not be necessary (i.e. the landscape buffers along Mims Road and SH-205 and the construction of Mims Road). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural

elements, more pedestrian amenity, larger landscape planting sizes, etc.
I.13 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 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 November 1, 2022; 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 November 15, 2022 Planning & Zoning Meeting.
I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). 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	10/19/2022	Needs Review

10/19/2022: - Laydown yard must be concrete if there is a building in the area.
- Parking spaces to be 20x9' minimum.
- Wall must be 10' from water line.
- What is being placed on top of the water line? No structures allowed in easements.
- No detention in floodplain.
- No water easements allowed in detention.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- TIA is required to be submitted separately with application to the Engineering Dept.(must pay retainer to City before review).

Drainage Items:
- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning, C=0.9 for all non-floodplain areas.
- Ex. and proposed detention areas need to be shown
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
-No grate inlets allowed
-Call out floodplain elevation of cross section a minimum of every 300'.
- Detention is not allowed within floodplain area.
-Floodplain and erosion hazard setback must be within a drainage easement with potentially additional width.

Water and Wastewater Items:
- Loop minimum 8-inch Water Line on site

- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Mims Lift Station Pro-rata $401.89/acre.
- Trees must be a minimum of 5' from a public water line.
- Public water and sewer easements not allowed in detention easement

Roadway Paving Items:
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Must dedicate half of Goliad ROW 120' total ROW width
- Must dedicate half of Mims Road 65' total ROW width and build 29' wide section.
- Must dedicate half of Sids Road 65' total ROW width.
- Traffic Impact Analysis required
- Driveway Variance required for spacing along 205 for TxDOT and City requirements.
- Must pay proportional share of Sids Road for additional building.
- Drive to Mims Road must be a minimum of 1' above floodplain elevation.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Needs Review

10/20/2022: FDC (fire department connections)shall be within 50 feet, facing, and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from the fire lane access.
Show the location of all proposed and existing FDCs
Fire hydrants shall be located 6 feet behind the edge of the fire apparatus access roadway/fire lane pavement.
All buildings shall have fire lane coverage within 250 feet of all portions of the exterior building walls when protected with fire sprinklers. Show coverage measurements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

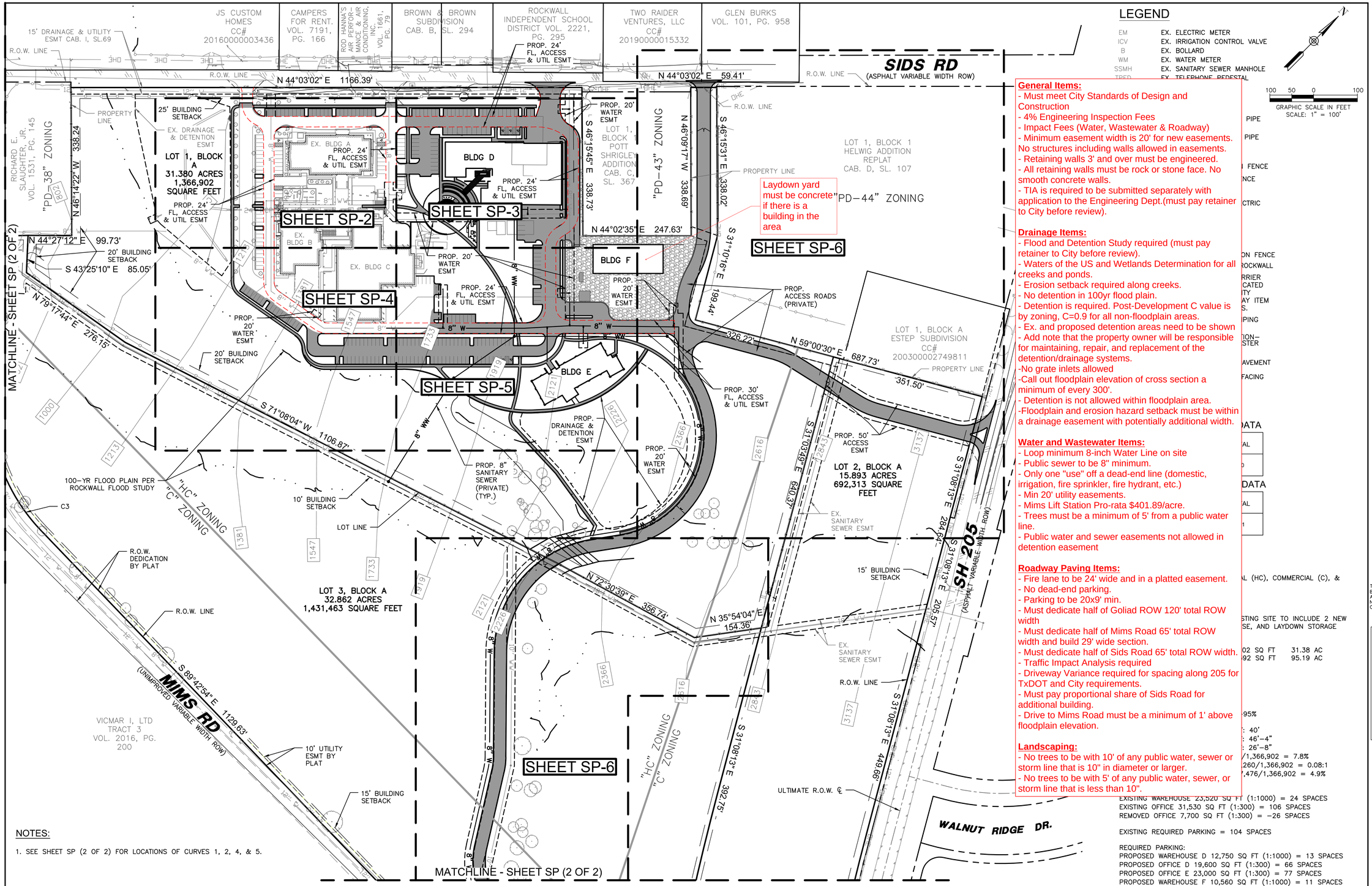
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

General Items:
- Must meet City Standards of Design and Construction
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NOTES:

1. SEE SHEET SP (2 OF 2) FOR LOCATIONS OF CURVES 1, 2, 4, & 5.

BOUNDARY CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C4	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C5	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW HAVE #3 BARS 24" O.C.E.W.

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

PIPE
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L (HC), COMMERCIAL (C), &

STING SITE TO INCLUDE 2 NEW SE, AND LAYDOWN STORAGE

02 SQ FT 31.38 AC
92 SQ FT 95.19 AC

95%
: 40'
: 46'-4"
: 26'-8"
/1,366,902 = 7.8%
260/1,366,902 = 0.08:1
,476/1,366,902 = 4.9%

EXISTING WAREHOUSE 23,520 SQ FT (1:1000) = 24 SPACES
EXISTING OFFICE 31,530 SQ FT (1:300) = 106 SPACES
REMOVED OFFICE 7,700 SQ FT (1:300) = -26 SPACES

EXISTING REQUIRED PARKING = 104 SPACES

REQUIRED PARKING:
PROPOSED WAREHOUSE D 12,750 SQ FT (1:1000) = 13 SPACES
PROPOSED OFFICE D 19,600 SQ FT (1:300) = 66 SPACES
PROPOSED OFFICE E 23,000 SQ FT (1:300) = 77 SPACES
PROPOSED WAREHOUSE F 10,560 SQ FT (1:1000) = 11 SPACES

TOTAL REQUIRED PARKING = 271 SPACES
TOTAL PROVIDED PARKING = 271 SPACES

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

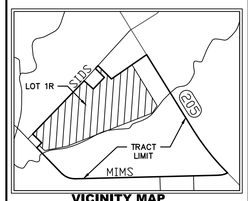
OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

STATE OF TEXAS
BRIAN PAUL PATRICK
80844
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRIAN PAUL PATRICK, P.E. 80844 ON 10/14/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21

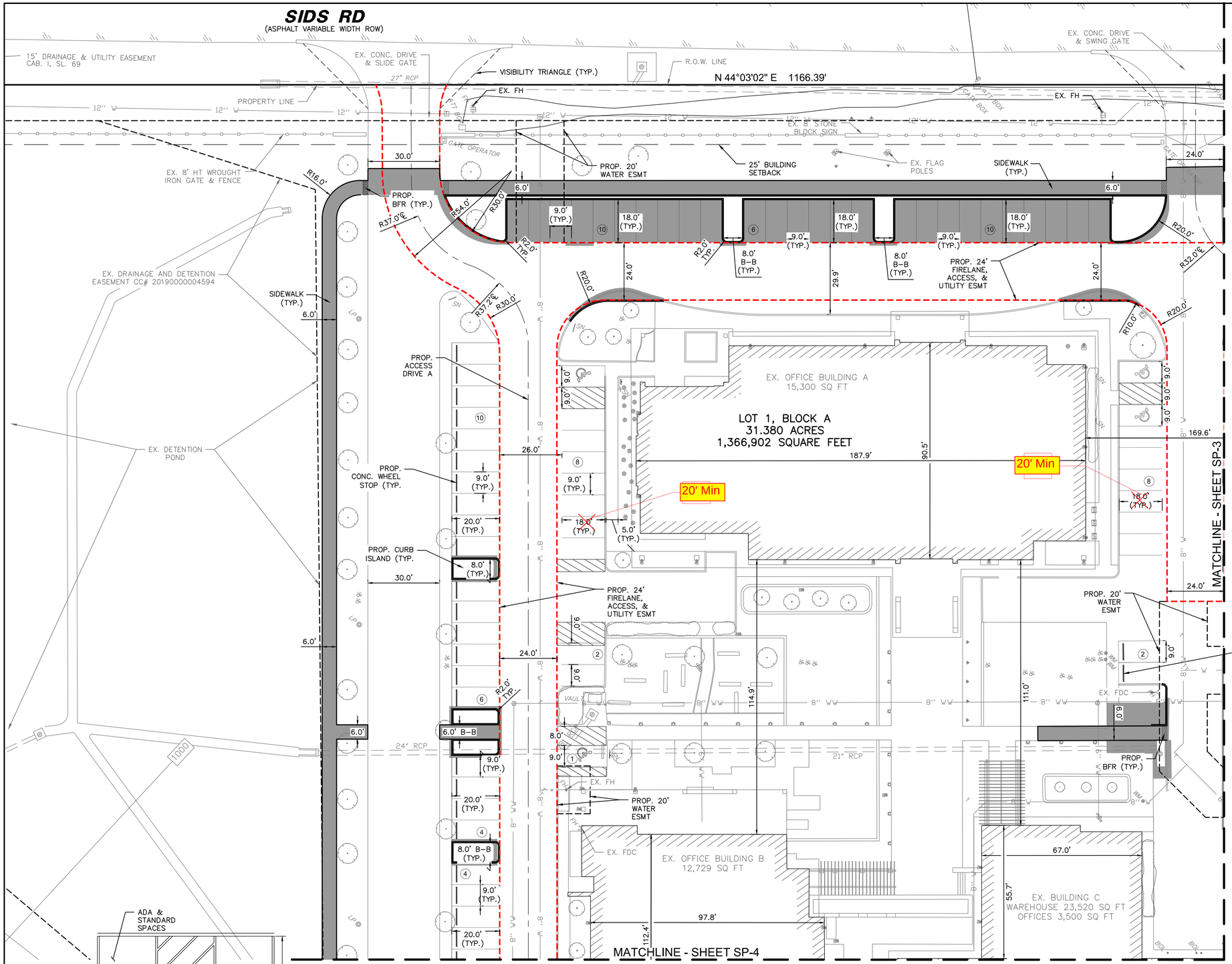
DATE
10/14/2022

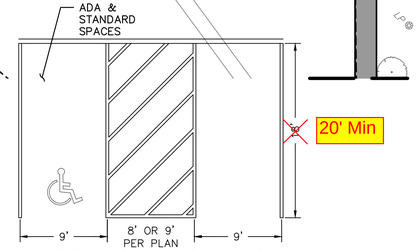
ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP (1 OF 2)





TYPICAL PARKING SPACE
N.T.S.

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EXISTING FLOOD LIGHT
	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION– CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL RADII ARE 2' UNLESS OTHERWISE INDICATED.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
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BRIAN PAUL PATRICK
80844
LICENSED
PROFESSIONAL ENGINEER

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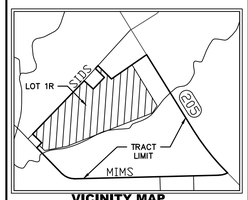


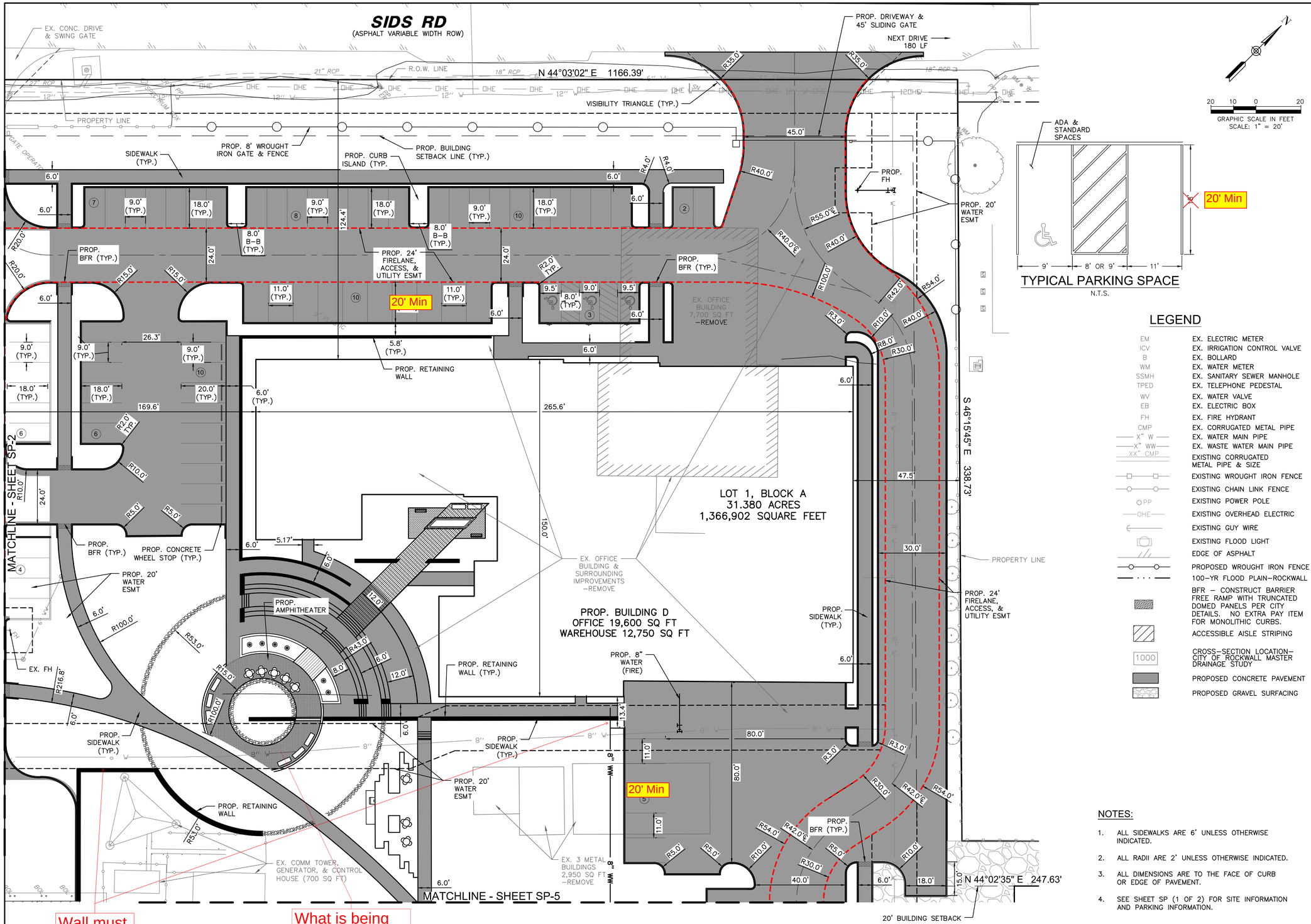
VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
10/14/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-2



TYPICAL PARKING SPACE
N.T.S.

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EXISTING FLOOD LIGHT
	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	100–YR FLOOD PLAIN–ROCKWALL
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS–SECTION LOCATION– CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL RADII ARE 2' UNLESS OTHERWISE INDICATED.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

STATE OF TEXAS
BRIAN PAUL PATRICK
80844
REGISTERED
PROFESSIONAL ENGINEER

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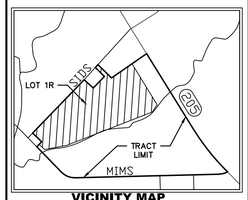

VICINITY MAP
NTS

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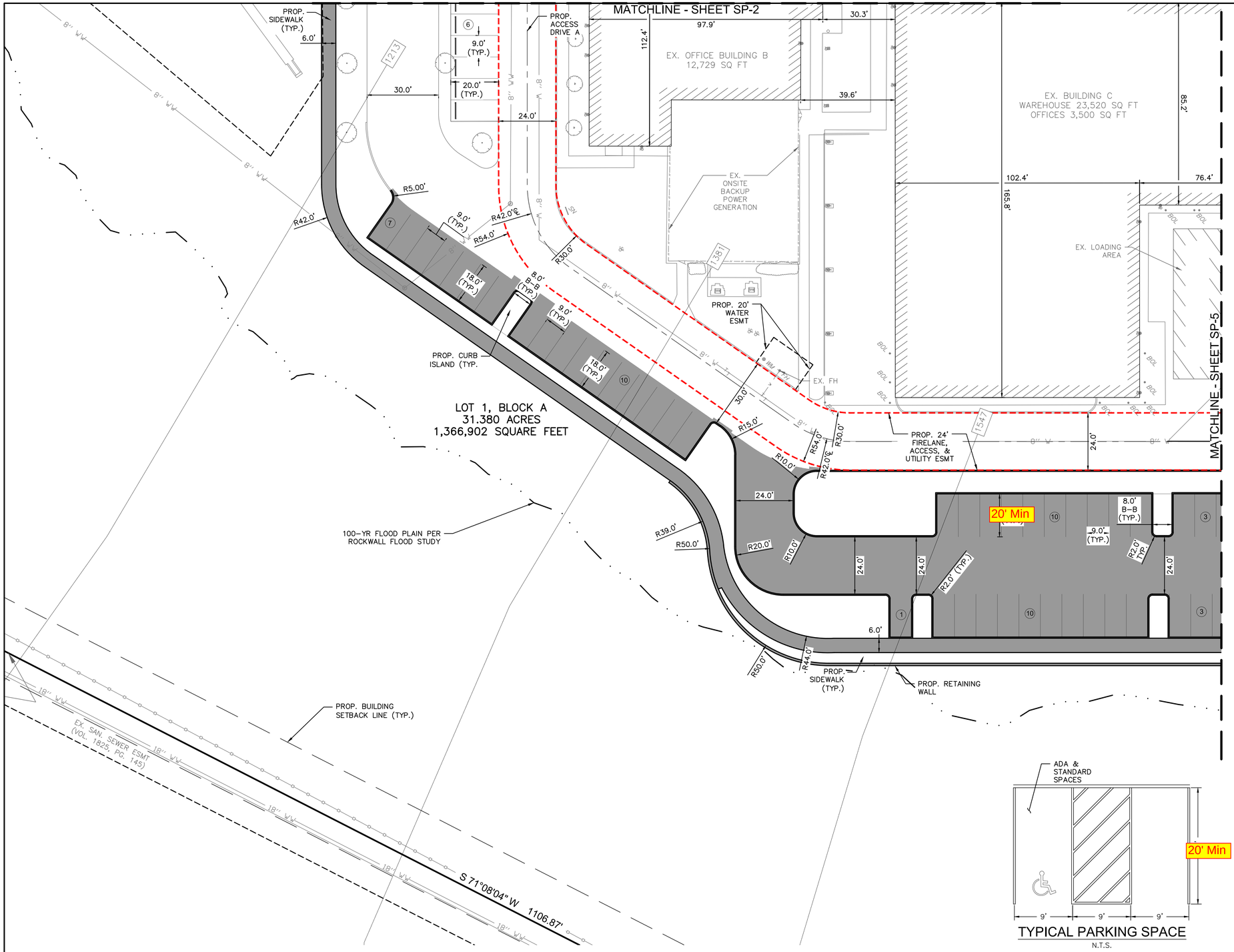
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-3



20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

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1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

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Rayburn Electric COOPERATIVE

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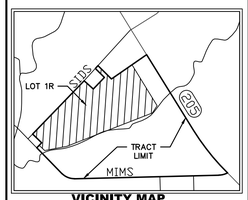

VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21

DATE
10/14/2022

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP-4

MATCHLINE - SHEET SP-3

MATCHLINE - SHEET SP-4

MATCHLINE - SHEET SP-6

EX. BUILDING C
WAREHOUSE 23,520 SQ FT
OFFICES 3,500 SQ FT

PROP. BUILDING F
WAREHOUSE
10,560 SQ FT

PROP. BUILDING E
OFFICE
23,000 SQ FT

LOT 1, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

PROP. ACCESS DRIVE A

PROP. ACCESS DRIVE B

PROP. 24' FIRELANE, ACCESS, & UTILITY ESMT

PROP. 8" SANITARY SEWER (PRIVATE)

PROP. CURB ISLAND (TYP.

PROP. SIDEWALK (TYP.)

PROP. OUTSIDE STORAGE

PROP. EMERG. GENERATOR

PROP. 20' WATER ESMT

PROP. RELOCATED ABOVE GROUND FUEL TANKS W/ CANOPY

PROP. FH

PROP. BFR (TYP.)

PROP. 8" WATER (FIRE)

PROP. SSMH (TYP.)

PROP. RETAINING WALL

PROP. AMENITY & DETENTION POND (SEE SHEET SP-7)

PROP. DRAINAGE & DETENTION ESMT (SEE SHET SP-7)

EX. 8" WATER TO BE ABANDONED

REPLACE EX. DUMPSTER ENCLOSURE

EX. LOADING AREA

100-YR FLOOD PLAIN PER ROCKWALL FLOOD STUDY

20' Min

SIDEWALK (TYP.)

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
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	EX. WROUGHT IRON FENCE
	EX. CHAIN LINK FENCE
PP	EX. POWER POLE
OHE	EX. OVERHEAD ELECTRIC
	EX. GUY WIRE
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	EDGE OF ASPHALT
	PROP. WROUGHT IRON FENCE
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1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
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GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

NOTES:

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ADA & STANDARD SPACES

TYPICAL PARKING SPACE
N.T.S.

HKS

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OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

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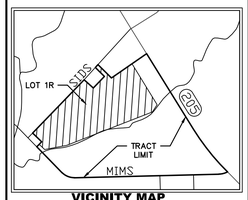

VICINITY MAP
NTS

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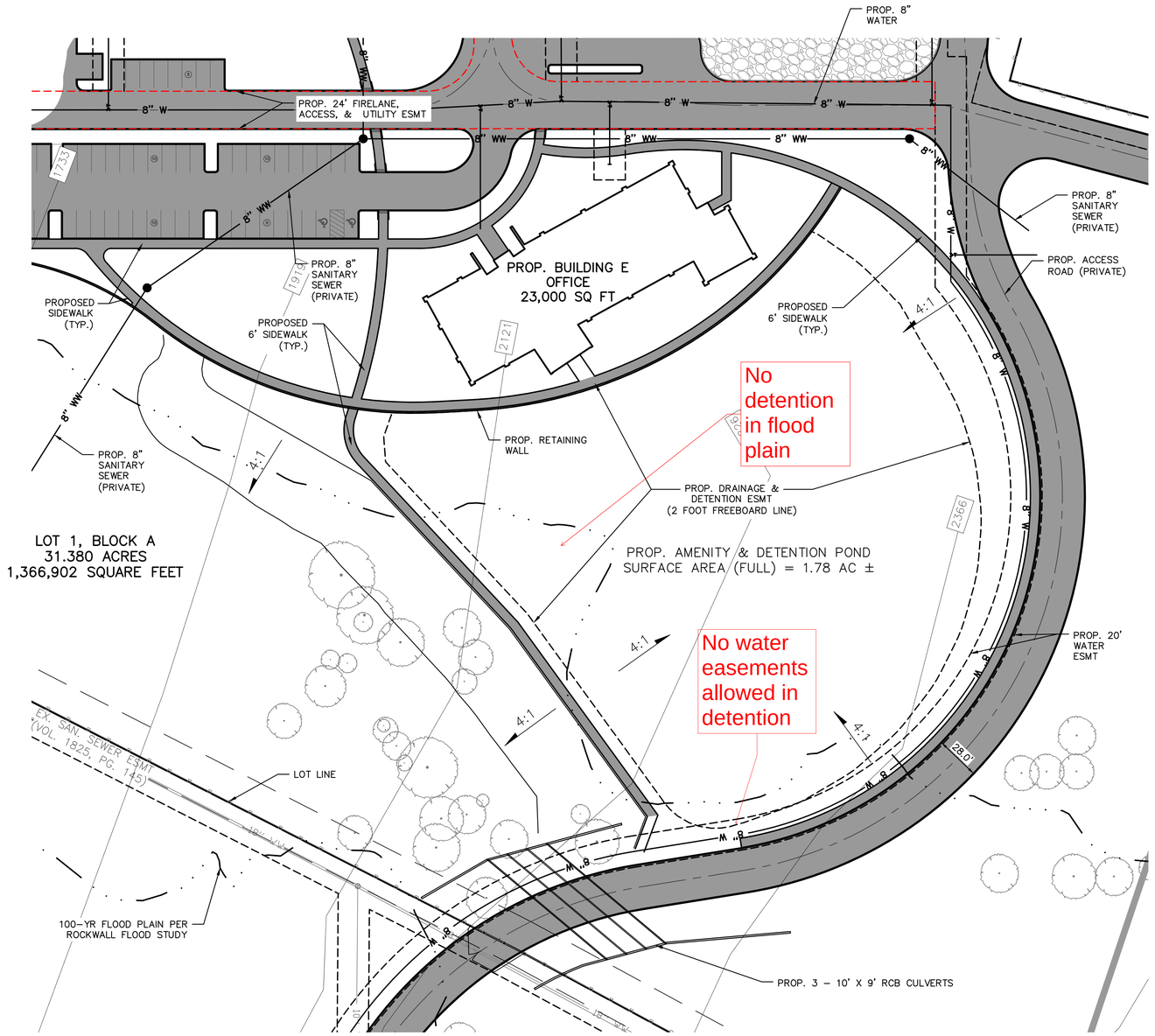
SHEET TITLE
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP-5



40 20 0 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

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ICV	EX. IRRIGATION CONTROL VALVE
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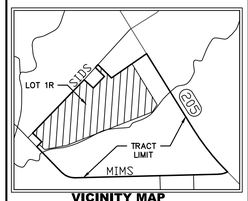

VICINITY MAP
NTS

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CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-7

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 Sids Road, Rockwall, Texas				
SUBDIVISION	Rayburn Country Addition	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG, C and HC	CURRENT USE	Rayburn Electric's Headquarters		
PROPOSED ZONING	AG, C and HC	PROPOSED USE	Rayburn Electric's Headquarters		
ACREAGE	99.849	LOTS [CURRENT]	Four (4)	LOTS [PROPOSED]	Four (4)

☑ ***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	Rayburn Country Electric Coop.	☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	Frank A. Polma, P.E.
ADDRESS	950 Sids Road	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	Garland, Texas, 75040
PHONE	(469) 402-2112	PHONE	(972) 494-5031
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	fapolma@rdelta.com

NOTARY VERIFICATION [REQUIRED]

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

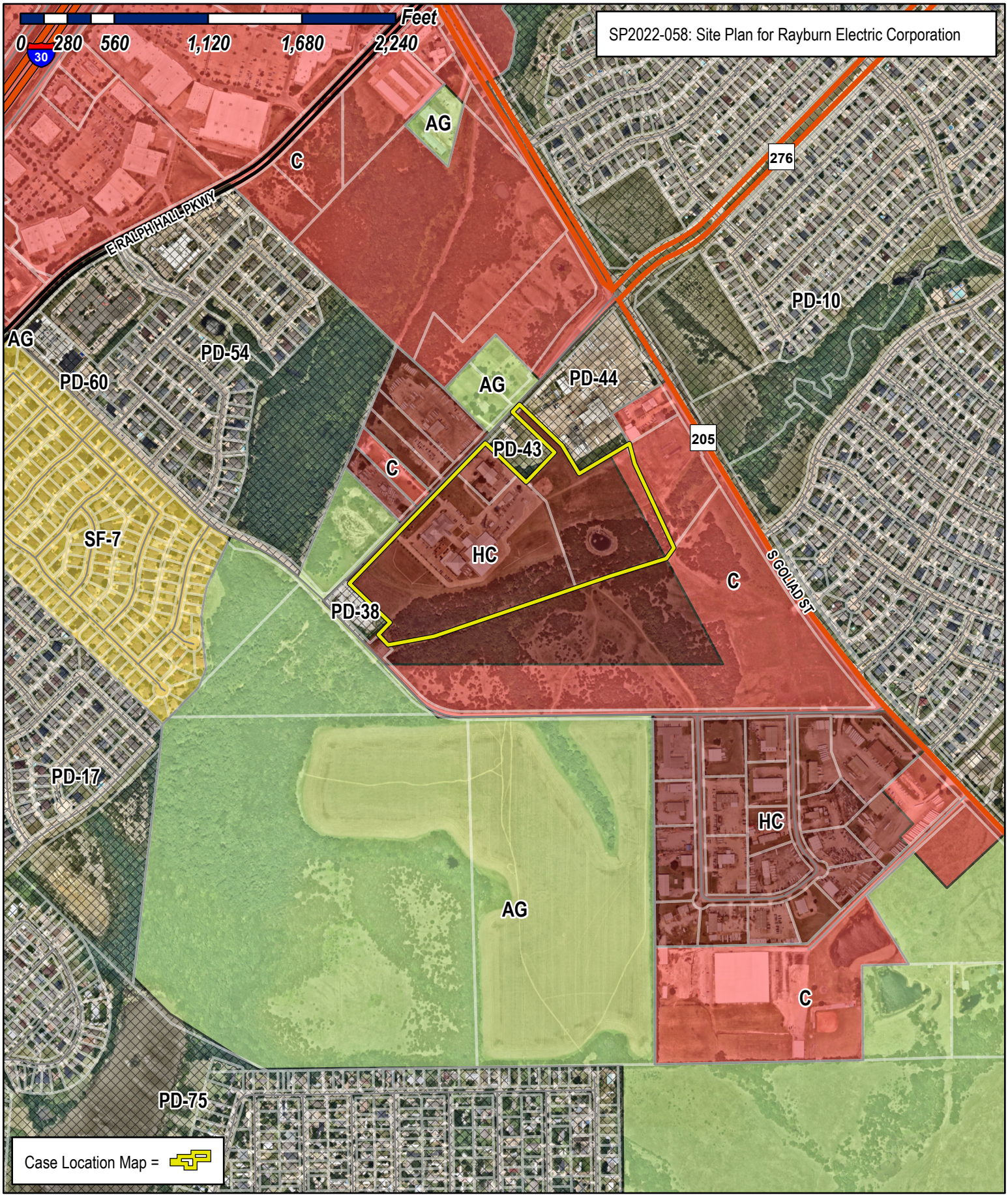
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2,246.98 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* October *, 2022. BY SIGNING 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 12 *DAY OF* October *, 2022*

STEPHANIE HUNT
Notary Public, State of Texas
Comm. Expires 09-01-2024
Notary ID 11508120

OWNER'S SIGNATURE Stephanie Hunt

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.

r.delta ENGINEERS

October 14, 2022

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **REC Campus Expansion – Case #SP2022-041**
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following requests for variances to the City's development requirements and Unified Development Code (UDC):

- Above Ground Fuel Tank Screening: Subsection 01.05 of the UDC requires screening utilizing walls matching the main structure. The proposed fuel storage tank is internal to the site and not visible from any public right-of-way. We request that this requirement be waived since walls would serve purpose screening the fuel storage tank from public view.
- Mims Road Reconstruction: City Engineering comments on the Preliminary Plat indicate that the Owner must reconstruct Mims Road as a 29-foot wide paving section. REC requests that this requirement be deferred until such time as development of Lot 3. Block A occurs. At this time REC proposes only to connect one access drive to Mims Road. The access drive will be private, gated, and used for property maintenance access purposes.
- Driveway Spacing Variance: A variance to the minimum spacing requirement is requested for the proposed Access Drive connection to State Highway 205. Preliminary discussions with the Texas Department of Transportation indicate they would permit the reduced driveway spacing if the driveway connection is constructed in the "right in" "right out" configuration shown on the Site Plan. The proposed access drive connection to State Highway 205 will be gated and is intended mainly for egress of the REC Mobile Substation.

- Outdoor Storage Area Screening Variance: A partial variance for screening of the proposed gravel laydown yard from SH 205 is requested due to its distance from the roadway. We request that only canopy trees along a portion of the proposed access drive be required to screen the outdoor storage area as shown in the Landscape Plans in lieu of a masonry wall or the full landscape screening.

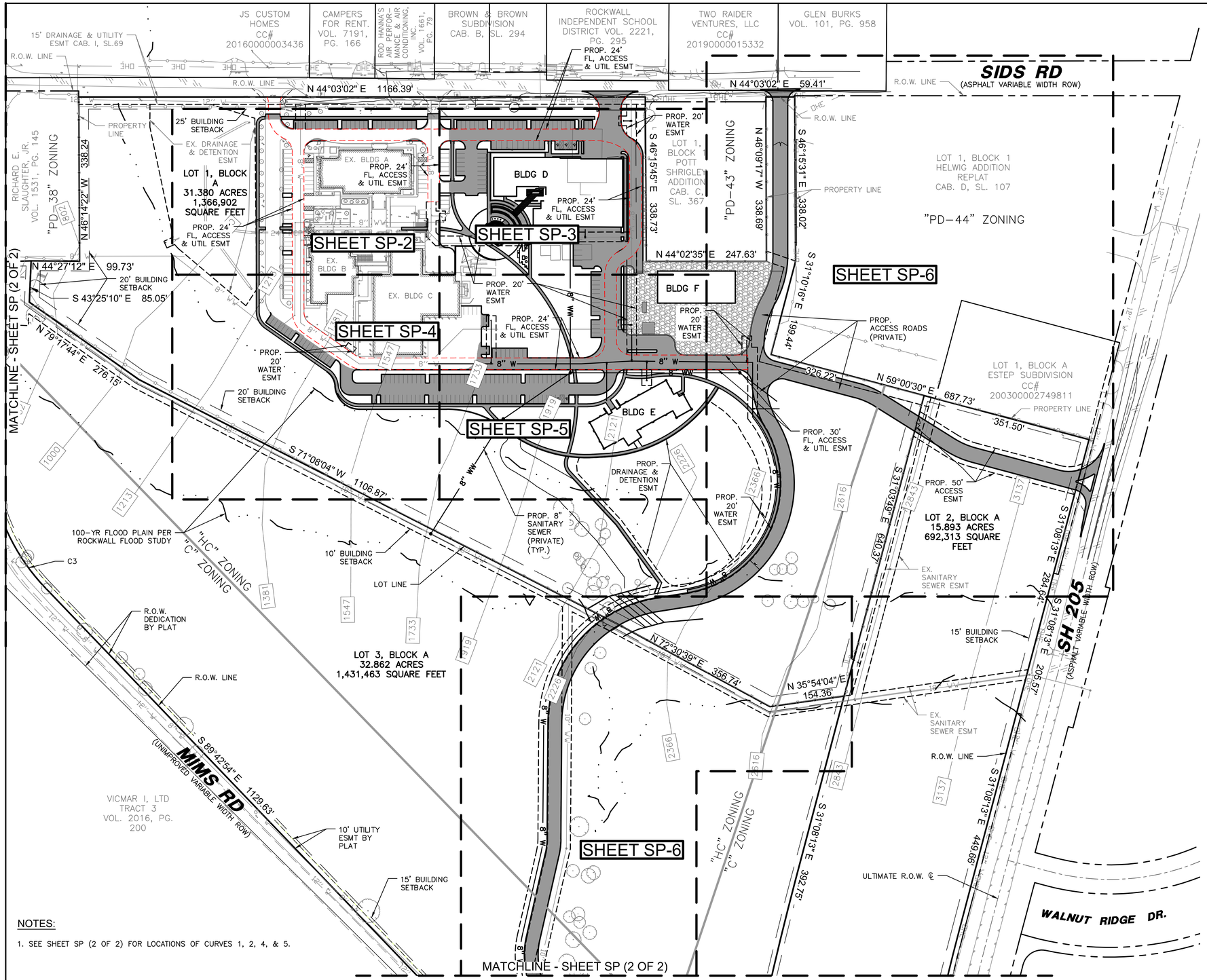
We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative



LEGEND

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ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
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	PROPOSED WROUGHT IRON FENCE
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	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION- CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
125	5	130

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
262	9	271

SITE INFORMATION:

EXISTING ZONING: HEAVY COMMERCIAL (HC), COMMERCIAL (C), & AGRICULTURAL (AG)

PROPOSED ZONING: NO CHANGE

PROPOSED USE: EXPANSION OF EXISTING SITE TO INCLUDE 2 NEW OFFICE BUILDINGS, TRUCK WAREHOUSE, AND LAYDOWN STORAGE WAREHOUSE

TOTAL AREA LOT 1: 1,366,902 SQ FT 31.38 AC
TOTAL AREA LOTS 1-4: 4,146,392 SQ FT 95.19 AC

LOT 1 "HC" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 90-95%

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'-4"
PROPOSED MAX. BUILDING F HEIGHT: 26'-8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 67,476/1,366,902 = 4.9%

EXISTING PARKING:
EXISTING WAREHOUSE 23,520 SQ FT (1:1000) = 24 SPACES
EXISTING OFFICE 31,530 SQ FT (1:300) = 106 SPACES
REMOVED OFFICE 7,700 SQ FT (1:300) = -26 SPACES

EXISTING REQUIRED PARKING = 104 SPACES

REQUIRED PARKING:
PROPOSED WAREHOUSE D 12,750 SQ FT (1:1000) = 13 SPACES
PROPOSED OFFICE D 19,600 SQ FT (1:300) = 66 SPACES
PROPOSED OFFICE E 23,000 SQ FT (1:300) = 77 SPACES
PROPOSED WAREHOUSE F 10,560 SQ FT (1:1000) = 11 SPACES

TOTAL REQUIRED PARKING = 271 SPACES
TOTAL PROVIDED PARKING = 271 SPACES

NOTES:

1. SEE SHEET SP (2 OF 2) FOR LOCATIONS OF CURVES 1, 2, 4, & 5.

BOUNDARY CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C4	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C5	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW HAVE #3 BARS 24" O.C.E.W.

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HKS

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HKS, INC.
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SUITE 100
DALLAS, TX 75201

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950 SIDS ROAD
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469-402-2100

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GARLAND, TEXAS 75040
TBPE No. F-1515

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80844
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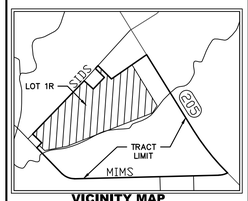

VICINITY MAP
NTS

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NO.	DESCRIPTION	DATE

PROJECT NUMBER
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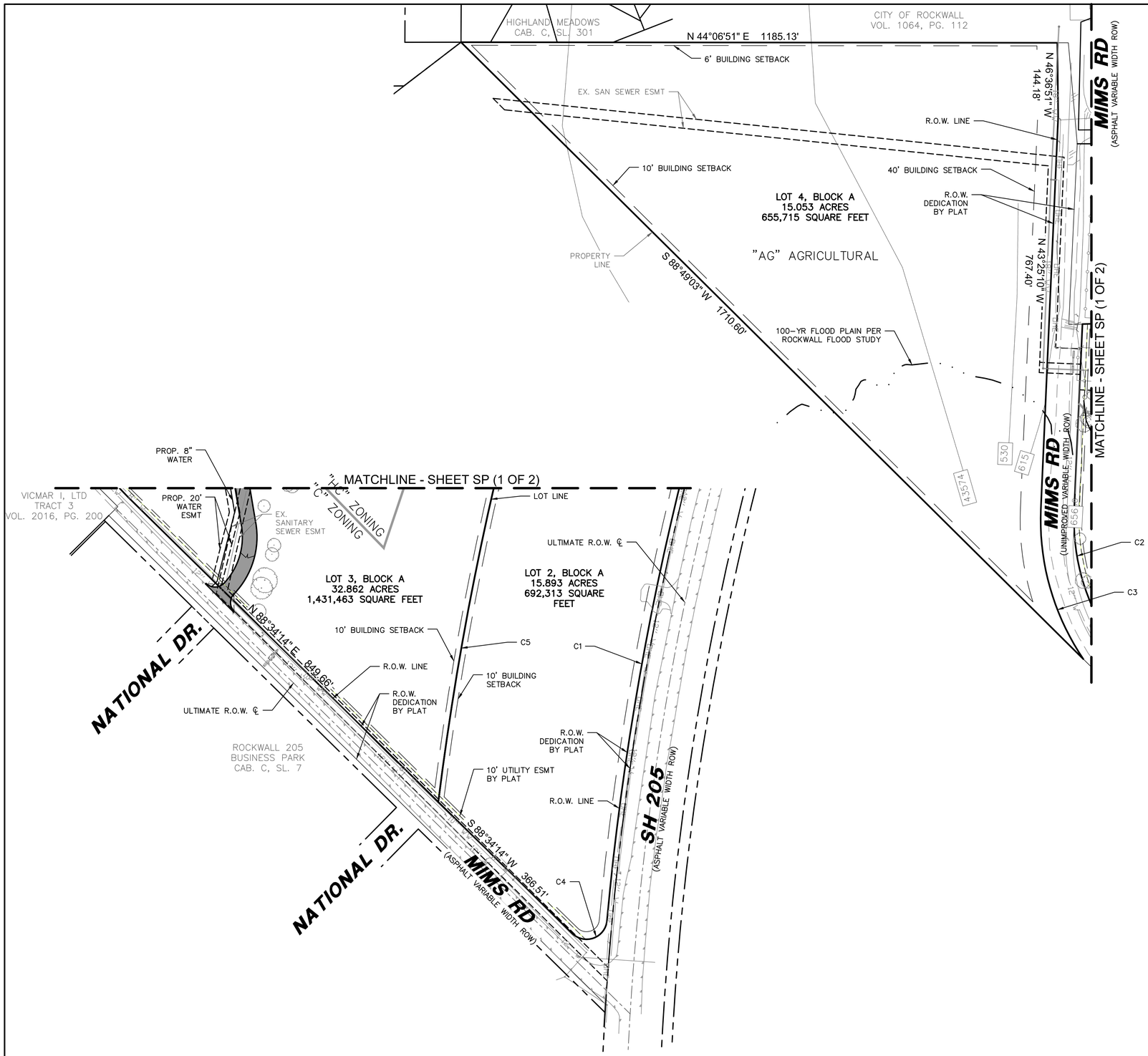
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP (1 OF 2)



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GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

SITE INFORMATION:

SEE SP (1 OF 2)

PAVEMENT INFORMATION:

SEE SP (1 OF 2)

NOTES:

1. SEE SHEET SP (2 OF 2) FOR BOUNDARY CURVE DATA.

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REC CAMPUS ADDITION

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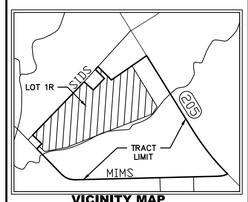

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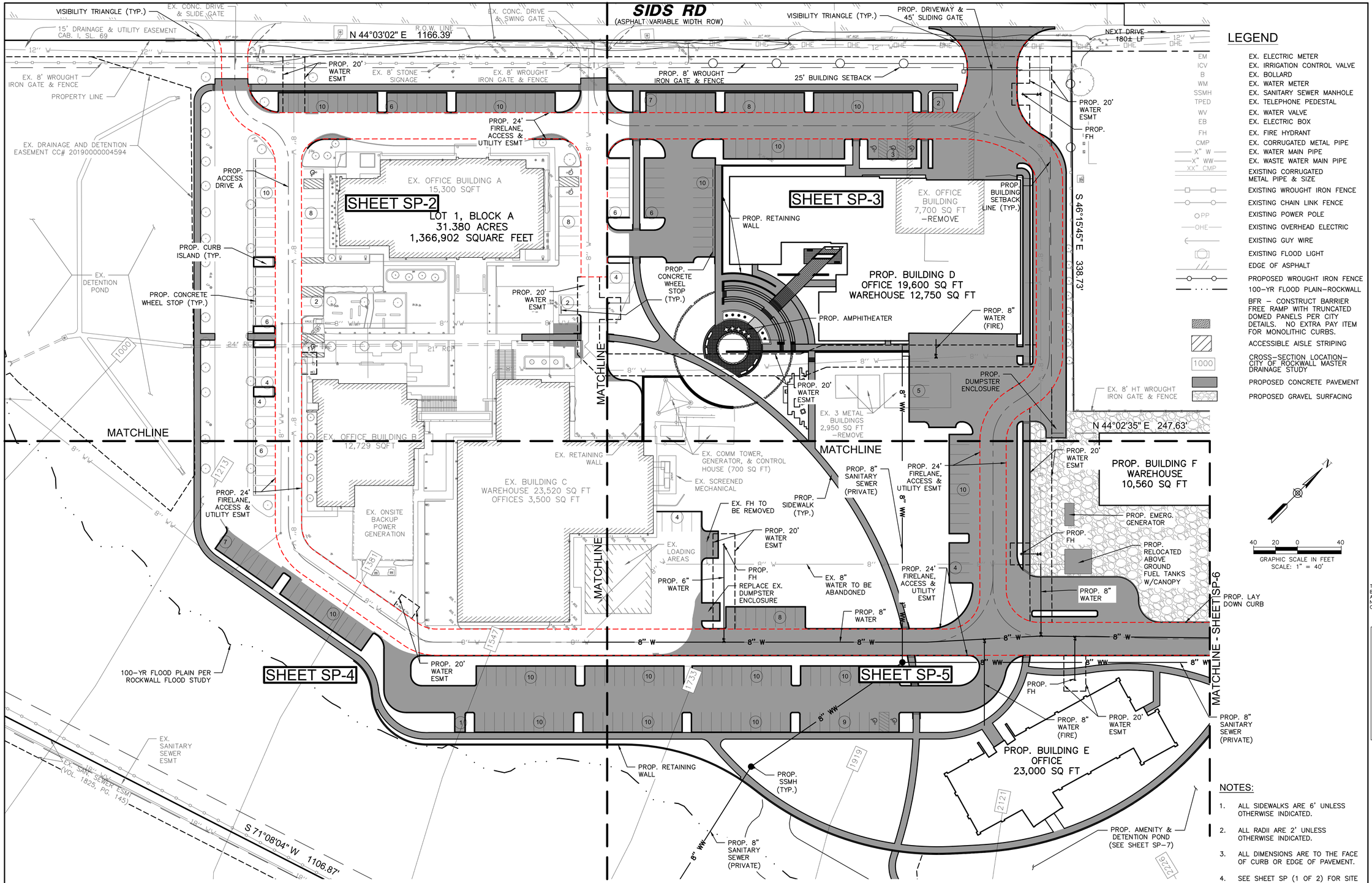
SHEET TITLE
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP (2 OF 2)



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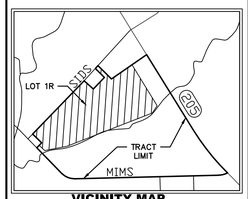

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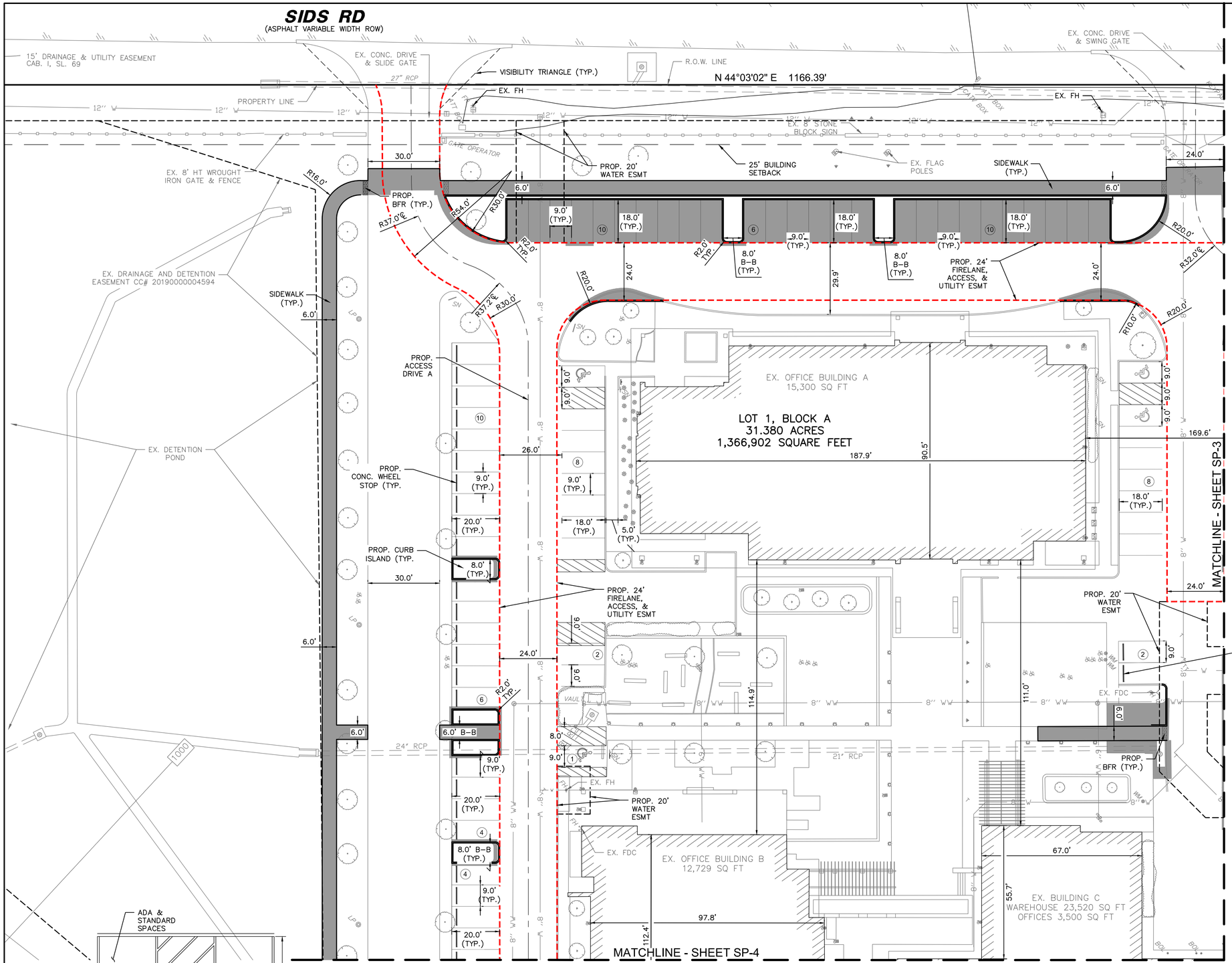
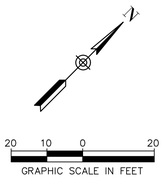
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP-1





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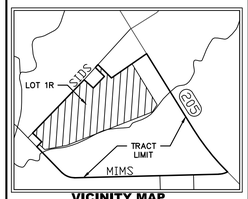

VICINITY MAP
NTS

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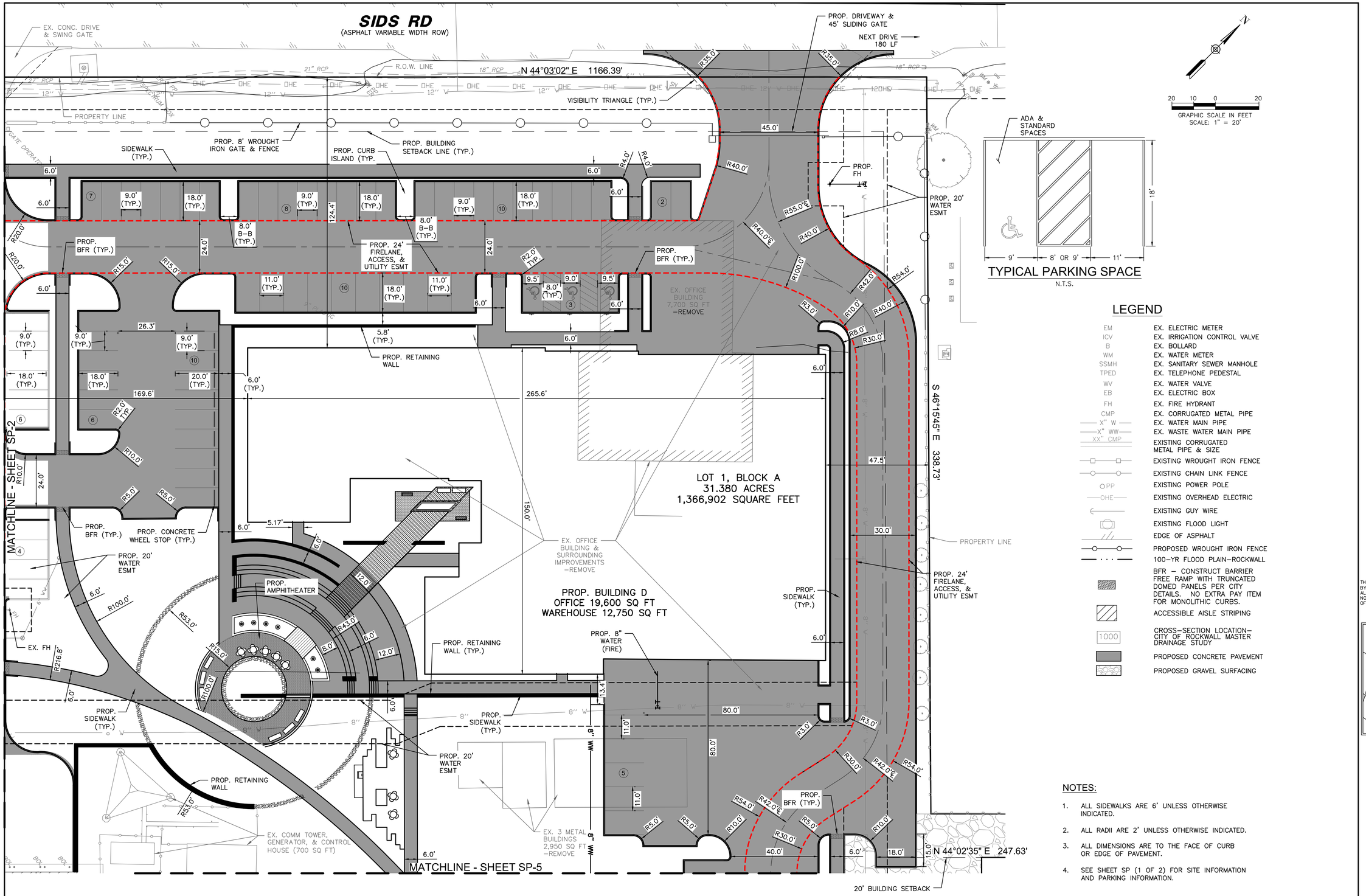
SHEET NO.
SP-2



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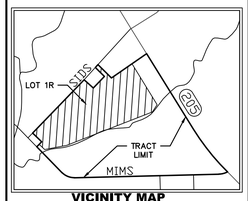

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SHEET TITLE
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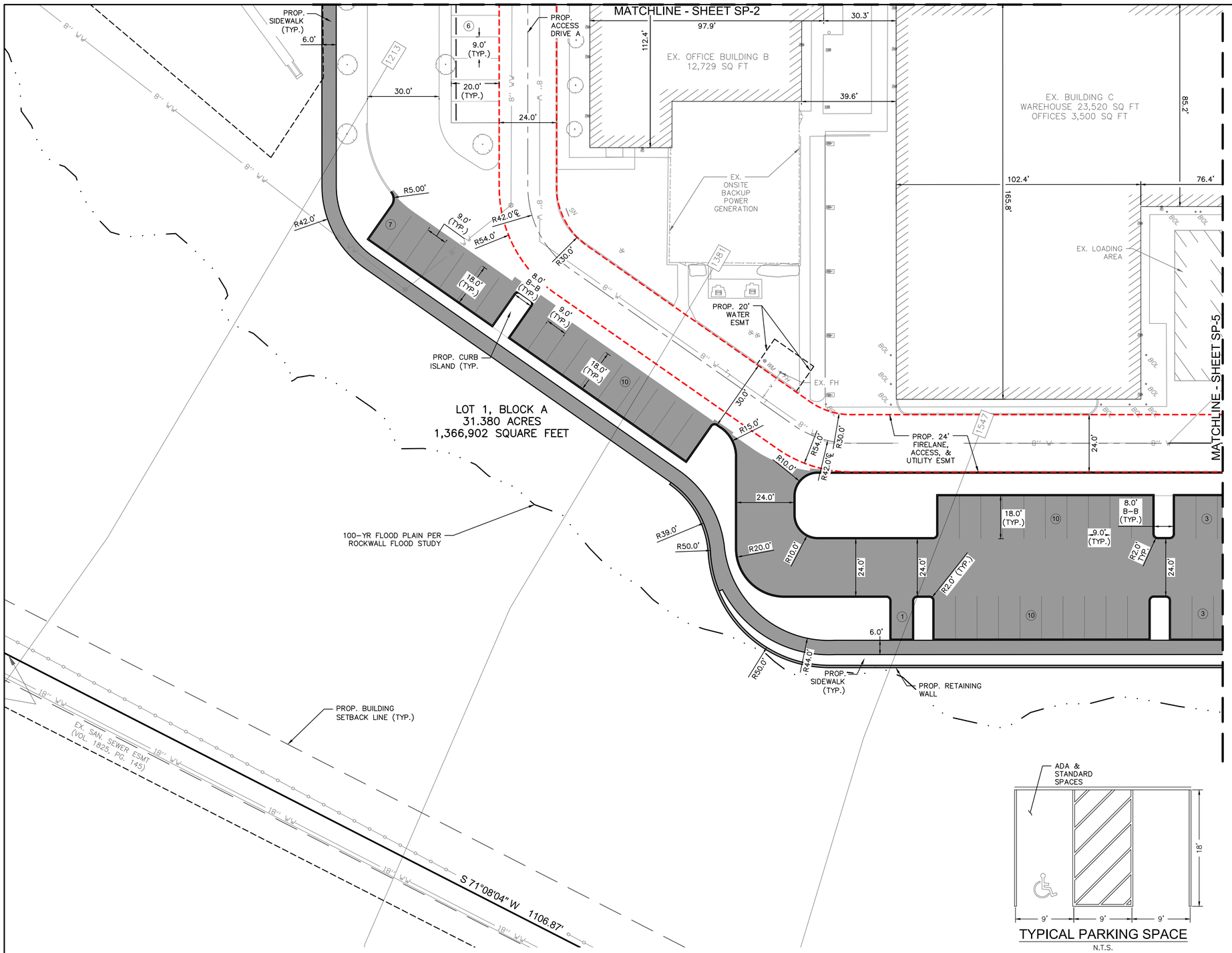
SHEET NO.
SP-3



TYPICAL PARKING SPACE
N.T.S.

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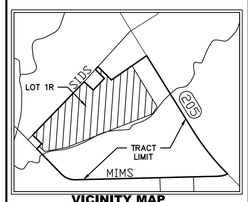

VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
10/14/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-4

MATCHLINE - SHEET SP-3

MATCHLINE - SHEET SP-4

MATCHLINE - SHEET SP-6

EX. BUILDING C
WAREHOUSE 23,520 SQ FT
OFFICES 3,500 SQ FT

PROP. BUILDING F
WAREHOUSE
10,560 SQ FT

PROP. BUILDING E
OFFICE
23,000 SQ FT

LOT 1, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

PROP. ACCESS DRIVE A

PROP. ACCESS DRIVE B

PROP. 24' FIRELANE, ACCESS, & UTILITY ESMT

PROP. 8" SANITARY SEWER (PRIVATE)

PROP. SIDEWALK (TYP.)

PROP. OUTSIDE STORAGE

PROP. EMERG. GENERATOR

PROP. 20' WATER ESMT

PROP. RELOCATED ABOVE GROUND FUEL TANKS W/ CANOPY

PROP. CURB ISLAND (TYP.

PROP. FH

PROP. BFR (TYP.)

PROP. 8" WATER (FIRE)

PROP. SSMH (TYP.)

PROP. RETAINING WALL

PROP. AMENITY & DETENTION POND (SEE SHEET SP-7)

PROP. DRAINAGE & DETENTION ESMT (SEE SHEET SP-7)

EX. 8" WATER TO BE ABANDONED

REPLACE EX. DUMPSTER ENCLOSURE

EX. LOADING AREA

100-YR FLOOD PLAIN PER ROCKWALL FLOOD STUDY

SIDEWALK (TYP.)

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EX. CORRUGATED METAL PIPE & SIZE
	EX. WROUGHT IRON FENCE
	EX. CHAIN LINK FENCE
PP	EX. POWER POLE
OHE	EX. OVERHEAD ELECTRIC
	EX. GUY WIRE
	EX. FLOOD LIGHT
	EDGE OF ASPHALT
	PROP. WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL RADII ARE 2' UNLESS OTHERWISE INDICATED.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

TYPICAL PARKING SPACE
N.T.S.

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

RayburnElectric COOPERATIVE

STATE OF TEXAS
BRIAN PAUL PATRICK
80844
REGISTERED
PROFESSIONAL ENGINEER

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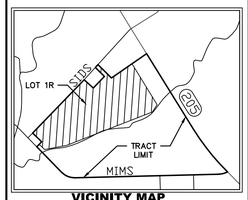


VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21

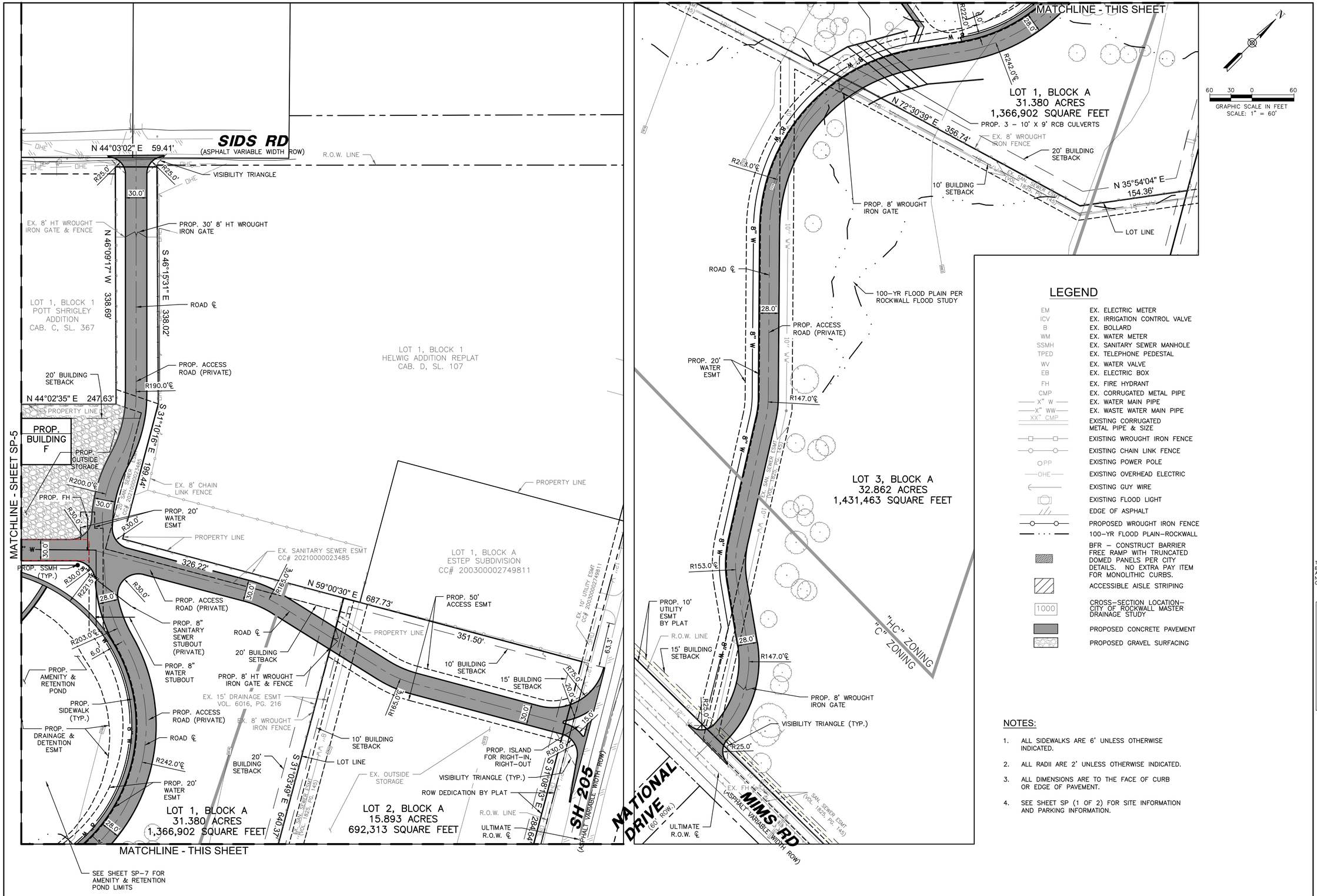
DATE
10/14/2022

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
SITE PLAN

CASE# SP2022-041

SHEET NO.
SP-5



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
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	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
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1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING

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ROCKWALL, TX 75087
469-402-2100

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618 MAIN STREET
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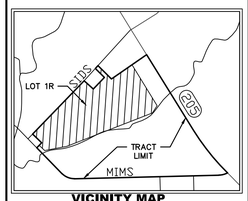

VICINITY MAP
NTS

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DATE
10/14/2022
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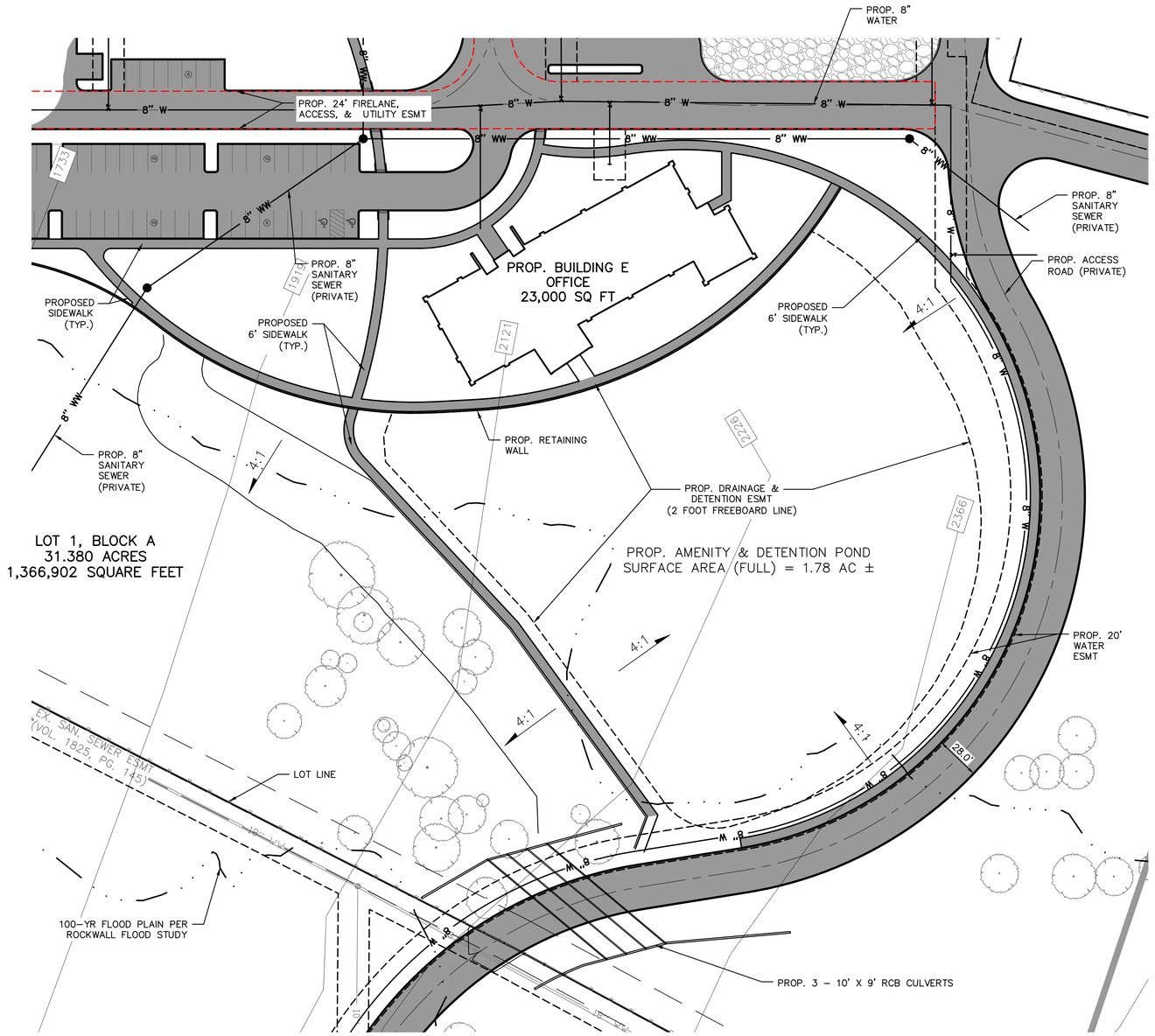
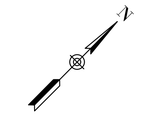
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-6





LEGEND

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1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
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BRIAN PAUL PATRICK
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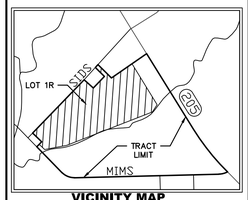


VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
10/14/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-041

SHEET NO.
SP-7

ELEVATION MATERIAL CALCULATIONS

MATERIAL:	AMOUNT (SF):	AMOUNT%:
**NORTH		
PORTLAND CEMENT PLASTER (PCP01)	460	16
WOOD SIDING (WD01)	160	6
STONE VENEER (ST01)	607	21
GLAZING (GL01)	710	24
TILT UP CONCRETE PANELS (PC01)	975	33
TOTAL:	2,912*	100
SOUTH		
PORTLAND CEMENT PLASTER (PCP01)	547	14
WOOD SIDING (WD01)	0	0
STONE VENEER (ST01)	635	16
GLAZING (GL01)	1,374	34
TILT UP CONCRETE PANELS (PC01)	1,457	36
TOTAL:	4,013*	100
EAST		
PORTLAND CEMENT PLASTER (PCP01)	54	1
WOOD SIDING (WD01)	0	0
STONE VENEER (ST01)	120	3
GLAZING (GL01)	475	11
TILT UP CONCRETE PANELS (PC01)	3540	85
TOTAL:	4189	100
WEST		
PORTLAND CEMENT PLASTER (PCP01)	1465	31
WOOD SIDING (WD01)	154	3
STONE VENEER (ST01)	680	14
GLAZING (GL01)	950	19
TILT UP CONCRETE PANELS (PC01)	1,629	33
TOTAL:	4878	100

** Designates elevations adjacent to Public ROW

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

AMF02:
a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

AMF03:
a. MATERAL TYPE: STEEL
b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

PCP01:
a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
b. COLOR: MATCH SW 9111 ANTLER VELVET

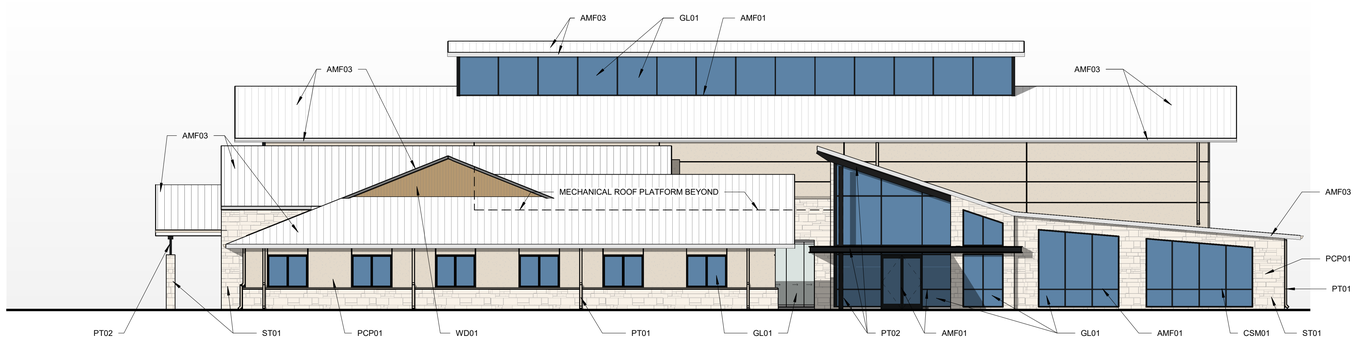
PT01:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: GUTTERS AND DOWNSPOUTS

PT02:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: EXPOSED STRUCTURAL STEEL & ENTRY CANOPIES

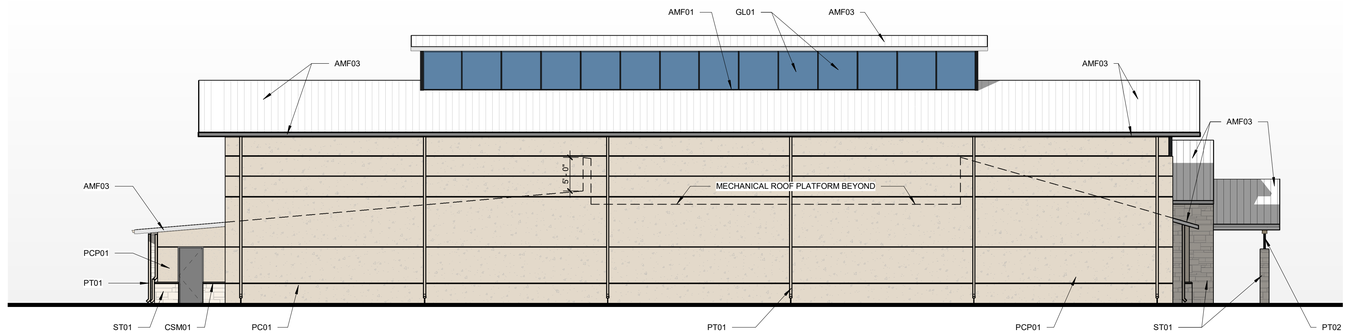
GL01: INSULATING COATED GLASS - VISION
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS

GL02: INSULATING COATED GLASS - SPANDREL
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: SPANDREL 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS
COLOR: V908 GRAY

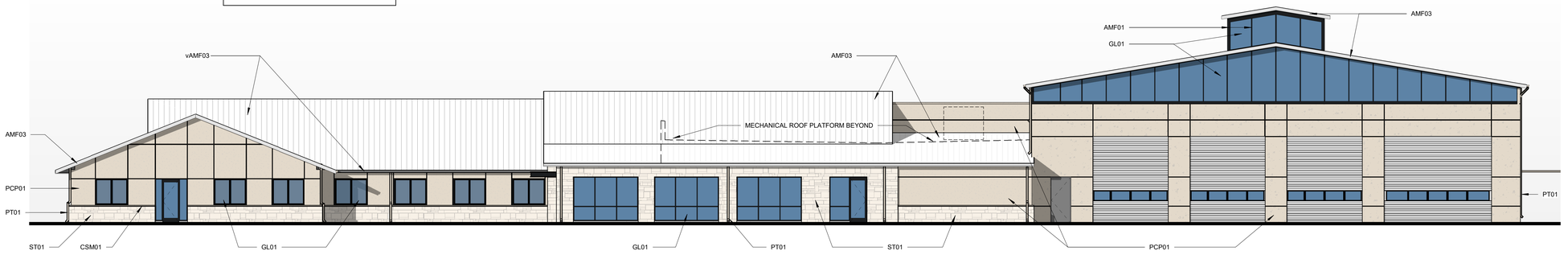
CMU01:
a. MANUFACTURER: FEATHERLITE
b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM



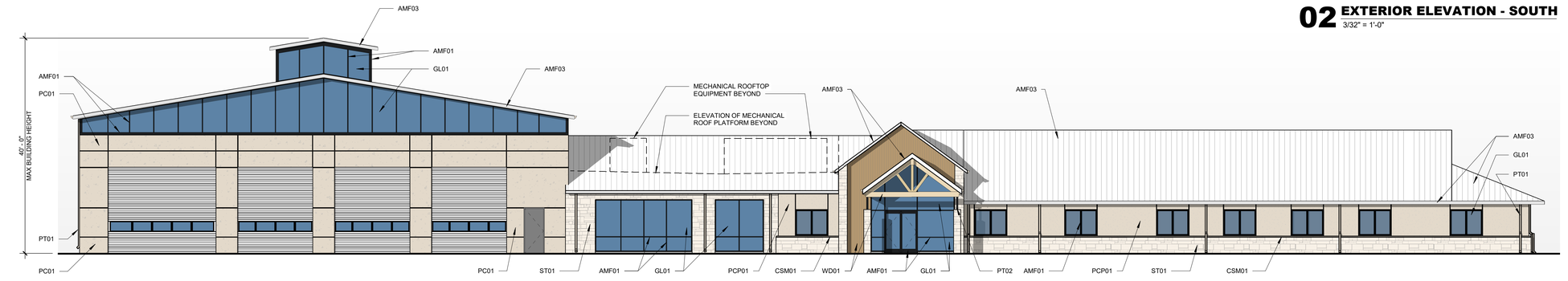
04 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



03 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



02 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



01 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

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HKS

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Rayburn Electric COOPERATIVE

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect:
Arch. Reg. No.:
Date:

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
10/14/22
ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING D
SHEET NO.
PA5.01

PLOT DATE: 10/14/2022 12:33:31 PM TEMPLATE VERSION: 21.0.0.20200831

ELEVATION MATERIAL CALCULATIONS

MATERIAL:	AMOUNT (SF):	AMOUNT%:
NORTH		
PORTLAND CEMENT PLASTER (PCP01)	270	4
WOOD SIDING (WD01)	180	2
STONE VENEER (ST01)	2560	34
GLAZING (GL01)	4366	60
TOTAL:	7376*	100
SOUTH		
PORTLAND CEMENT PLASTER (PCP01)	270	4
WOOD SIDING (WD01)	93	1
STONE VENEER (ST01)	2473	34
GLAZING (GL01)	4421	61
TOTAL:	7257	100
EAST		
PORTLAND CEMENT PLASTER (PCP01)	110	3
WOOD SIDING (WD01)	56	2
STONE VENEER (ST01)	1683	53
GLAZING (GL01)	1313	42
TOTAL:	3162	100
WEST		
PORTLAND CEMENT PLASTER (PCP01)	110	3
WOOD SIDING (WD01)	56	2
STONE VENEER (ST01)	1750	55
GLAZING (GL01)	1273	40
TOTAL:	3189	100

** Designates elevations adjacent to Public ROW

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

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a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

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b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

PCP01:
a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
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3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS

GL02: INSULATING COATED GLASS - SPANDREL
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: SPANDREL 1/4" THICK GLASS WITH COATING NO.2 SURFACE
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS
COLOR: V908 GRAY

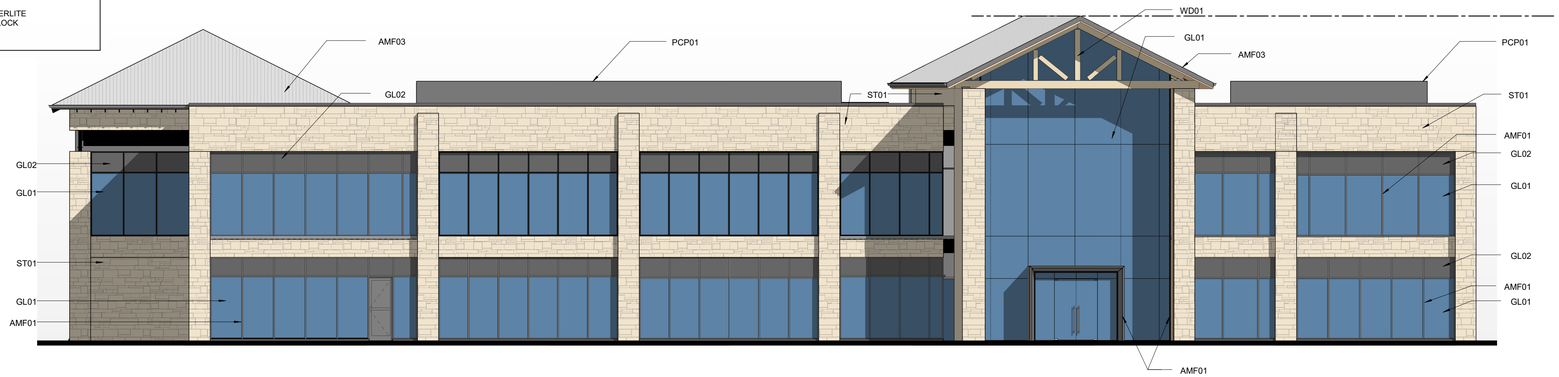
CMU01:
a. MANUFACTURER: FEATHERLITE
b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM



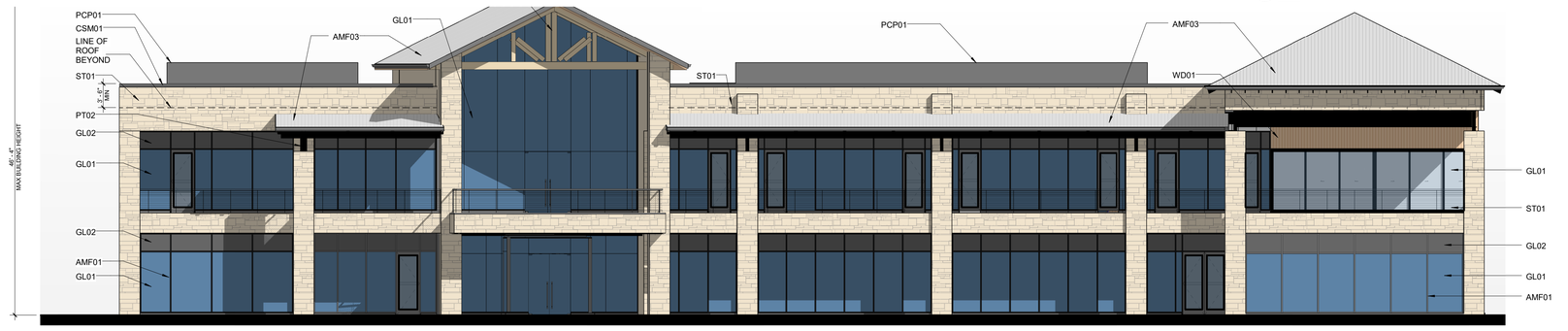
04 EXTERIOR ELEVATION - WEST SD
1/8" = 1'-0"



03 EXTERIOR ELEVATION - EAST SD
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH SD
1/8" = 1'-0



01 EXTERIOR ELEVATION - SOUTH SD
1/8" = 1'-0"

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NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
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DATE
10/14/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING E
SHEET NO.
PA5.02

ELEVATION MATERIAL CALCULATIONS

MATERIAL:	AMOUNT (SF):	AMOUNT%:
**NORTH		
CMU SPLIT FACE (CMU01)	2720	100
TOTAL:	2,720*	100
SOUTH		
ALL OPEN		
EAST		
CMU SPLIT FACE (CMU01)	1394	100
TOTAL:	1394	100
WEST		
CMU SPLIT FACE (CMU01)	1394	100
TOTAL:	1394	100

** Designates elevations adjacent to Public ROW

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

AMF02:
a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

AMF03:
a. MATERIAL TYPE: STEEL
b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

PCP01:
a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
b. COLOR: MATCH SW 9111 ANTLER VELVET

PT01:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: GUTTERS AND DOWNSPOUTS

PT02:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: EXPOSED STRUCTURAL STEEL & ENTRY CANOPIES

GL01: INSULATING COATED GLASS - VISION
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2", ALUMINIUM BLACK, ARGON
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CMU01:
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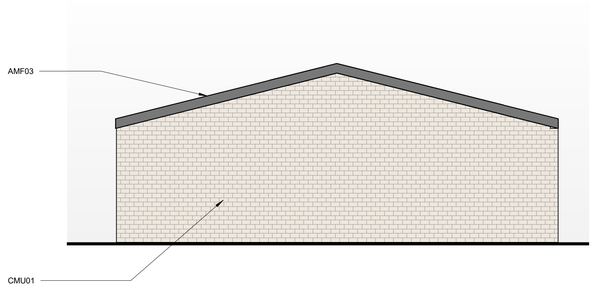
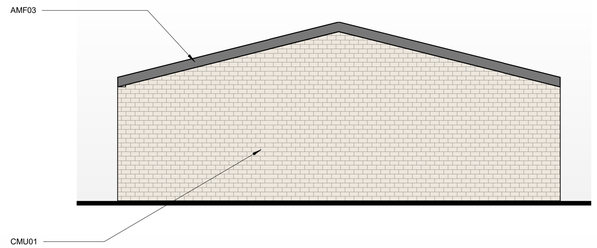
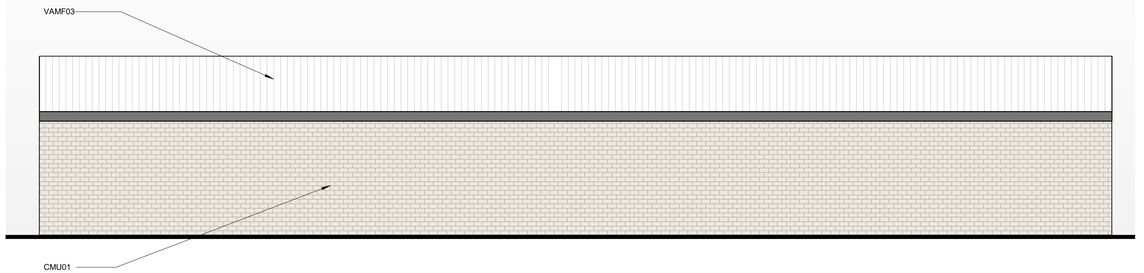


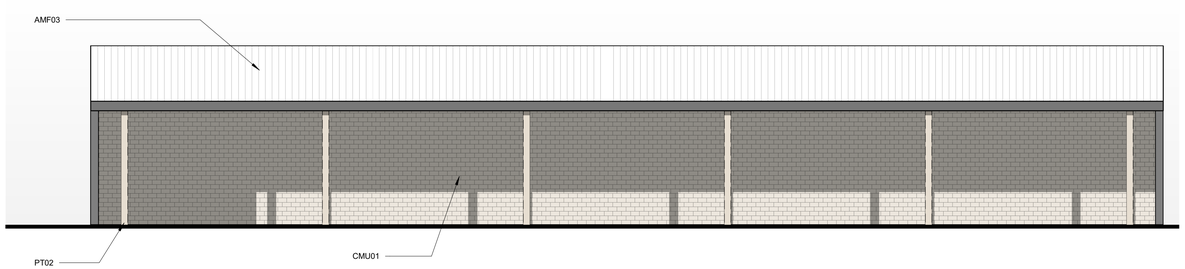
04 EXTERIOR ELEVATION - BUILDING F EAST
3/32" = 1'-0"



03 EXTERIOR ELEVATION - BUILDING F WEST
3/32" = 1'-0"



02 EXTERIOR ELEVATION - BUILDING F NORTH
3/32" = 1'-0"



01 EXTERIOR ELEVATION - BUILDING F SOUTH
3/32" = 1'-0"

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Arch. Reg. No.:
Date:

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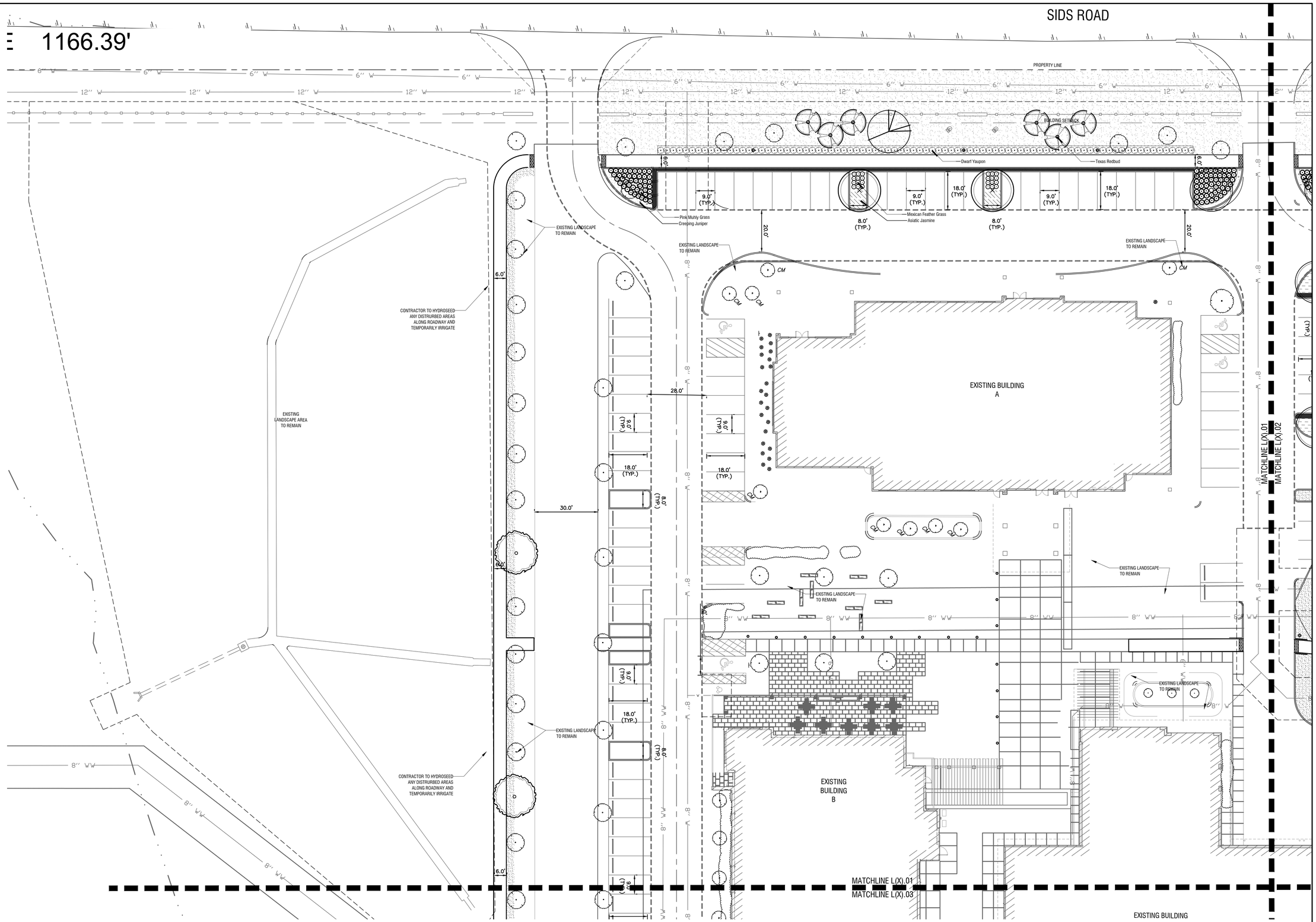
HKS PROJECT NUMBER
25370.000
DATE
10/14/2022
ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING F
SHEET NO.
PA5.03

PLOT DATE: 10/14/2022 7:55:59 PM TEMPLATE VERSION: 21.0.0.20200831



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L.A. No. 3480 Date 10/14/2022

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DATE
10/14/22

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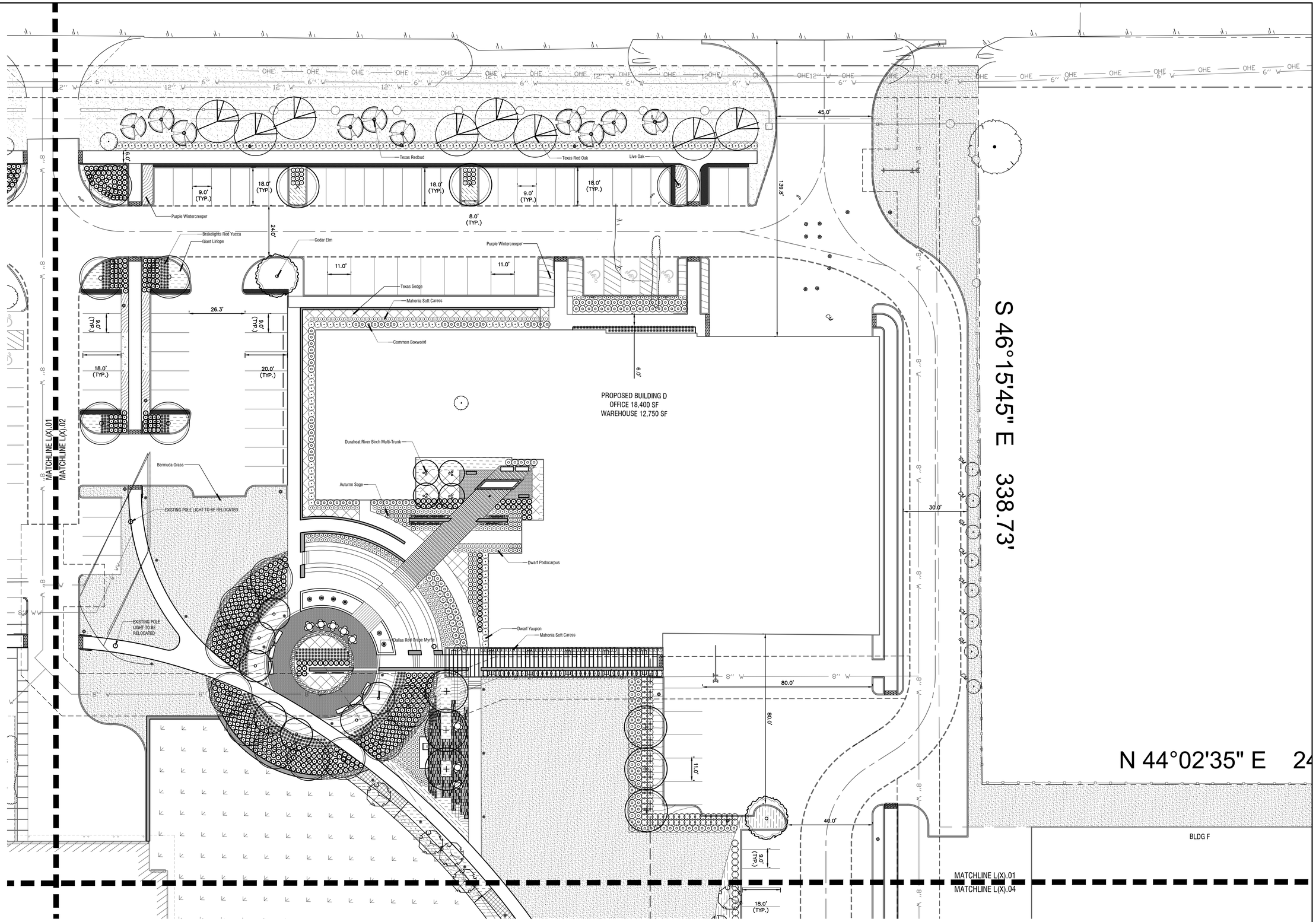
SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L5.01



NORTH

0' 20' 40'

Scale: 1" = 20'-0"

Landscape Plan

Scale: 1" = 20' - 0"

A

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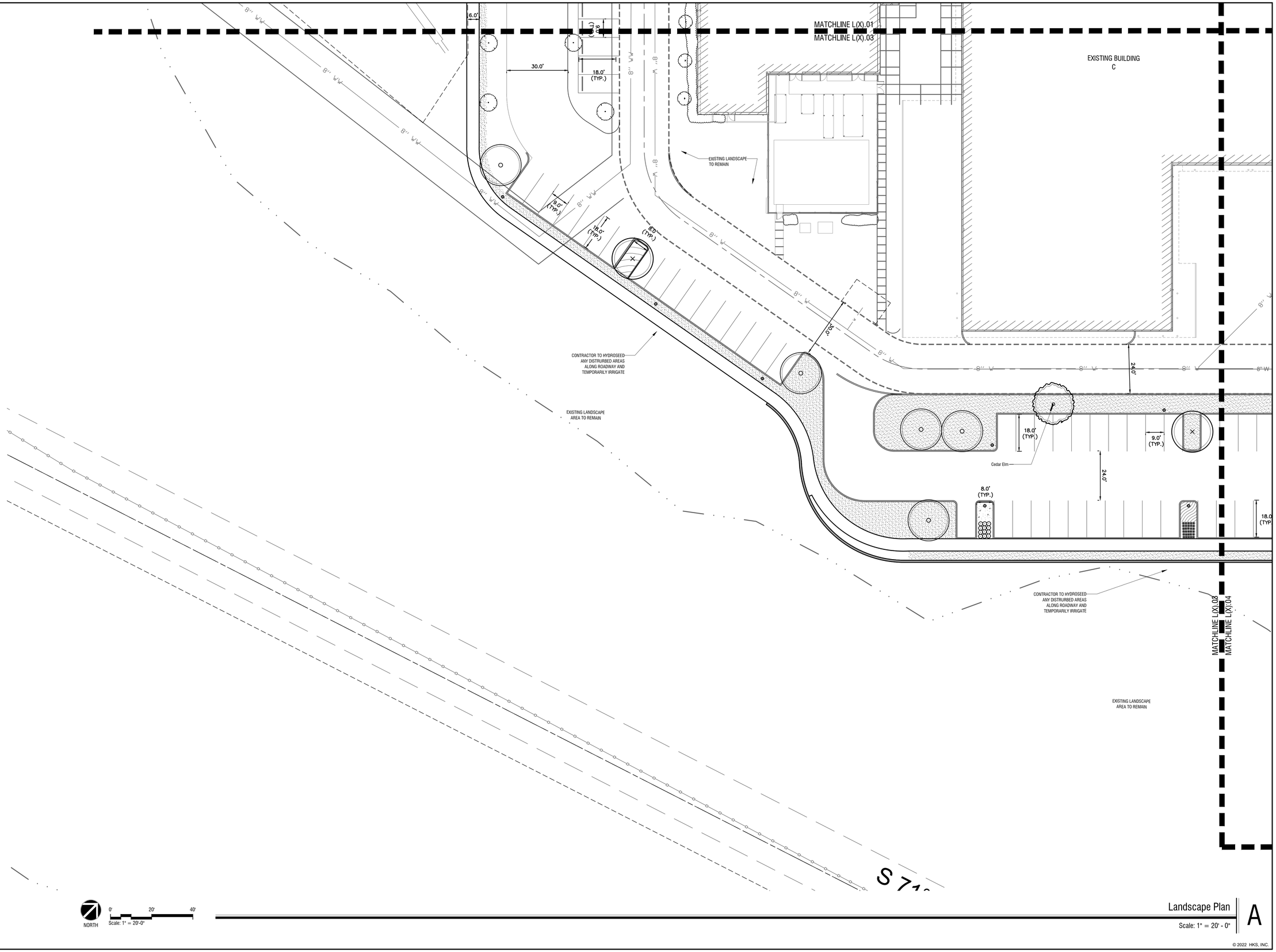
LANDSCAPE PLAN

SHEET NO.
L5.02



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SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L5.03

MATCHLINE L(X).01
MATCHLINE L(X).04

18.0' (TYP.)
9.0' (TYP.)
18.0' (TYP.)
Lacebark Elm
8" W
EXISTING POLE LIGHT TO BE RELOCATED
9.0' (TYP.)
18.0' (TYP.)
11.0'
Purple Wintercreeper
24.0'
35.0'
8.0' (TYP.)
18.0' (TYP.)
9.0' (TYP.)
Yaupon Holly
Fountain Grass
Mexican Feather Grass
Littoral Planting Upland Mix
PROPOSED BUILDING E
31,350 SF (OFFICE)
Little Gem Dwarf Southern Magnolia
CONTRACTOR TO HYDROSEED ANY DISTURBED AREAS ALONG ROADWAY AND TEMPORARILY IRRIGATE
PROPOSED DETENTION POND

MATCHLINE L(X).03
MATCHLINE L(X).04
MATCHLINE L(X).04
MATCHLINE L(X).05
MATCHLINE L(X).04
MATCHLINE L(X).06

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

Landscape Plan
Scale: 1" = 20' - 0"
A

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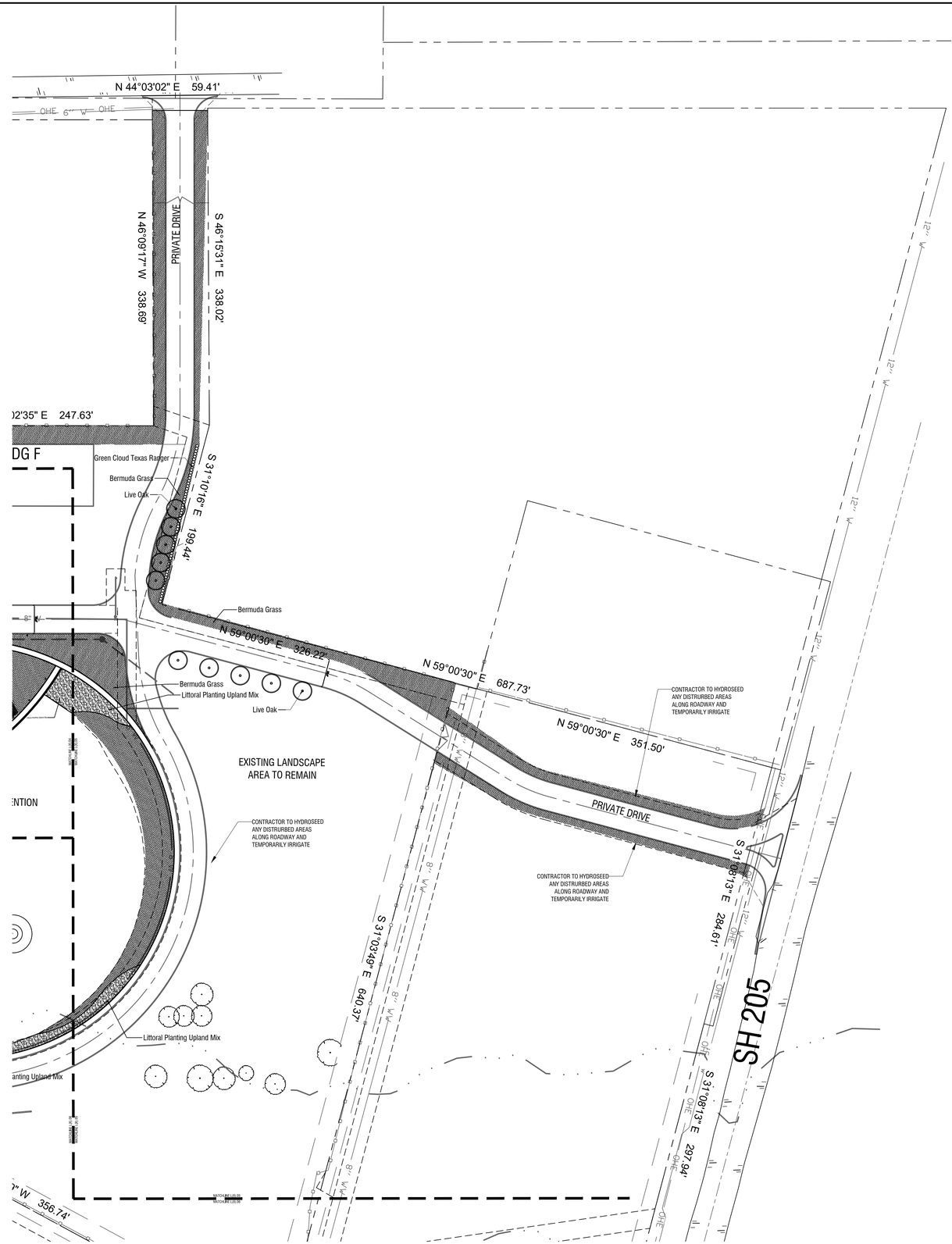
L5.04



NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Landscape Plan

Scale: 1" = 60' - 0"

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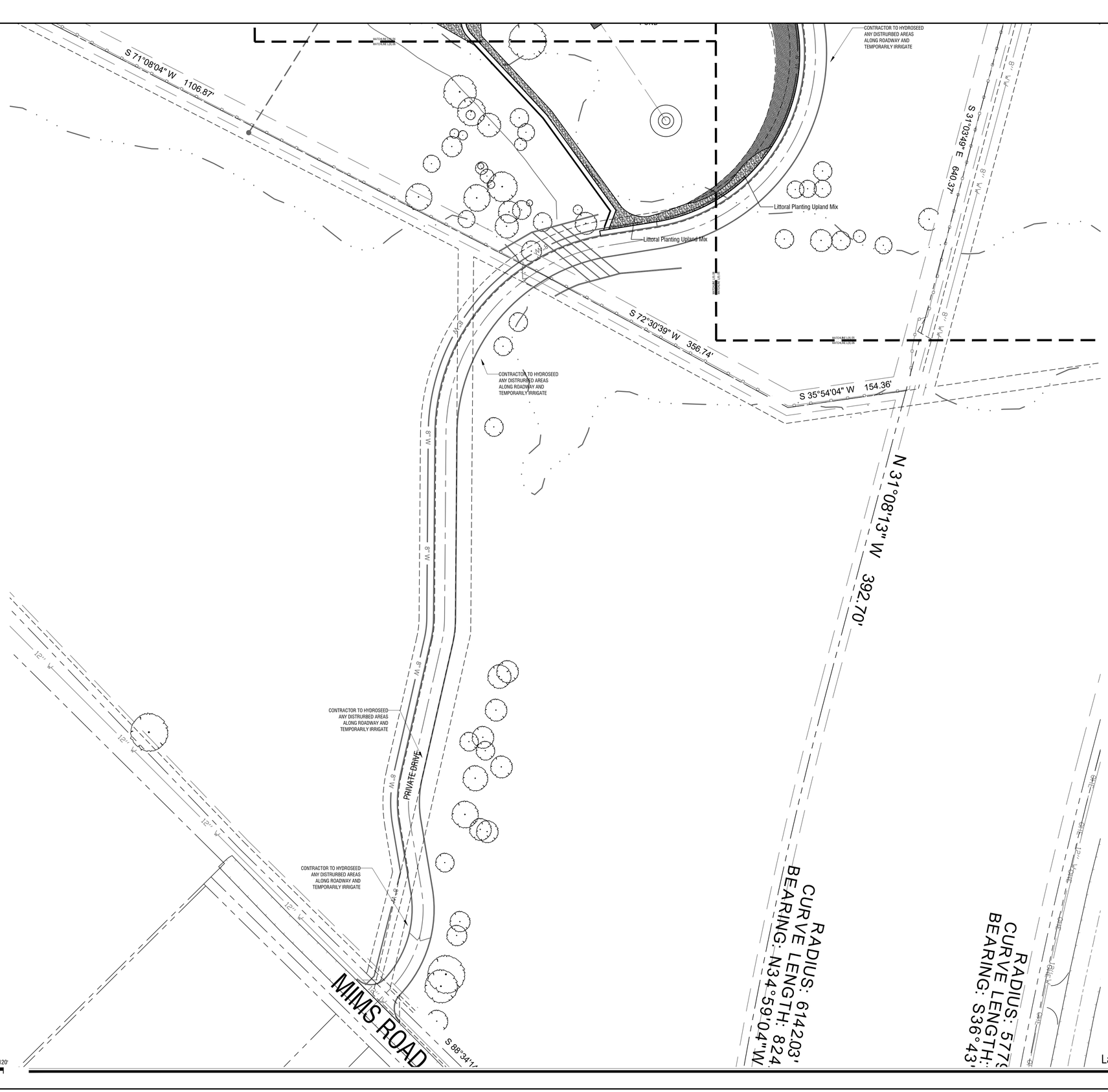

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SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L5.06

Rayburn Co-Op - Rockwall Code Calculations Chart		
Site Data	**AC**	**SF**
Total Site Area	31.38	1,366,902
Surface Parking Spaces	271	
Site Landscape Area	**Required (% / SF)**	**Provided (% / SF)**
15% of site to be landscaped (Heavy Commercial zoning district)*	15%	16%
**includes Existing Landscape Area to Remain*	205,035	214,086
Street Frontage	**Required**	**Provided**
Sids Road - 832 LF(773 LF Frontage + 59.41 LF of Drive connection)		
10' Buffer	YES	YES
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	17	17 (8 Existing)
1 Accent Tree/ 50LF (4' ht. Min.)	17	17
Continuous row of shrubs (min. 30" ht.- 3 Gal.)	YES	YES
SH 205 - Drive connection 200LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
Mims Road - Drive connection 76 LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
Parking Lot	**Required**	**Provided**
1 Large Canopy Tree/ 10 parking spaces	27	35
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES
Total Trees	**Required**	**Provided**
Total Canopy Trees		74
Total Trees Existing		33
Total Trees		148

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
125	5	130

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
262	9	271

SITE INFORMATION:

EXISTING ZONING: HEAVY COMMERCIAL (HC), COMMERCIAL (C), & AGRICULTURAL (AG)

PROPOSED ZONING: NO CHANGE

PROPOSE USE: EXPANSION OF EXISTING SITE TO INCLUDE 2 NEW OFFICE BUILDINGS, TRUCK WAREHOUSE, AND LAYDOWN STORAGE WAREHOUSE

TOTAL AREA LOT 1: 1,366,902 SQ FT 31.38 AC
TOTAL AREA LOTS 1–4: 4,146,392 SQ FT 95.19 AC

LOT 1 "HC" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 90–95%

PROPOSED MAX. BUILDING HEIGHT: 40 FT (BUILDING D)
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 67,476/1,366,902 = 4.9%

EXISTING PARKING:
EXISTING WAREHOUSE 23,520 SQ FT (1:1000) = 24 SPACES
EXISTING OFFICE 31,530 SQ FT (1:300) = 106 SPACES
REMOVED OFFICE 7,700 SQ FT (1:300) = –26 SPACES

EXISTING REQUIRED PARKING = 104 SPACES

REQUIRED PARKING:
PROPOSED WAREHOUSE D 12,750 SQ FT (1:1000) = 13 SPACES
PROPOSED OFFICE D 19,600 SQ FT (1:300) = 66 SPACES
PROPOSED OFFICE E 23,000 SQ FT (1:300) = 77 SPACES
PROPOSED WAREHOUSE F 10,560 SQ FT (1:1000) = 11 SPACES

TOTAL REQUIRED PARKING = 271 SPACES
TOTAL PROVIDED PARKING = 271 SPACES

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14`	As Shown	13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Duraheat River Birch Multi-Trunk / Betula nigra `Duraheat`	65 gal	10`-12` ht		11	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)
	Lacebark Elm / Ulmus parvifolia	4" cal	14`-16`	As Shown	15	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginana	4" cal	12`-14` ht	As Shown	28	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus texana	4" cal	12`-14` ht	As Shown	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER

ORNAMENTAL TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dallas Red Crape Myrtle / Lagerstroemia indica 'Dallas Red'	65 gal	10`-12`		7	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	65 gal	8`-10` ht	As Shown	3	CONTAINER, NURSERY GROWN, MATCHED, FULL TO BASE, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Redbud / Cercis canadensis texensis	45 gal	8`-10`	As Shown	16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Yaupon Holly / Ilex vomitoria	45 Gal.	8`-10`	As Shown	22	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM

SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Autumn Sage / Salvia greggii	3 gal	12" h X 18" w	24" OC	169	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	3 gal	12" h X 12" w	18" OC	949	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Common Boxwood / Buxus sempervirens	3 gal	24" h x 24" w	36" OC	289	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Podocarpus / Podocarpus macrophyllus `Pringles`	3 gal	24" h x 18" w	24" OC	257	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	3 gal min.	24" h x 24" w	36" OC	235	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	3 gal min.	24" h x 24" w	36" OC	305	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mahonia Soft Caress / Mahonia eurybracteata `Soft Caress`	3 gal	18" h X 18" w	24" OC	125	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mexican Feather Grass / Nassella tenuissima	3 gal min.	12" h X 12" w	24" OC	125	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Pink Muhly Grass / Muhlenbergia capillaris	3 gal	18" h X 18" w	30" OC	711	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SHRUB AREAS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	SPACING	QTY	REMARKS
	Littoral Planting Upland Mix	SEED				10,493 sf	
	Fountain Grass / Cenchrus advena	3 gal	12" Ht. x 12" W	24" OC	24" o.c.	304	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	1 gal	12" Ht. x 12" W	24" O.C.	24" o.c.	266	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Switch Grass / Panicum virgatum	3 gal	18" Ht. 12" Spr.	36" O.C.	36" o.c.	118	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	
	Hydroseed	HYDROMULCH			27,926 sf	REFER TO SPECIFICATIONS
	Asiatic Jasmine / Trachelospermum asiaticum	1 gal	8"h x 8"w	18" o.c.	1,050	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod			130,384 sf	REFER TO SPECIFICATIONS
	Creeping Juniper / Juniperus horizontalis	1 gal	8"h x 8"w	18" o.c.	232	
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w	18" o.c.	1,056	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Bluestem Grass / Schizachyrium scoparium	3 gal	24" h x 18" w	24" o.c.	170	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Purple Wintercreeper / Euonymus fortunei 'Coloratus'	1 gal	8"h x 8"w	18" o.c.	1,251	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w	18" o.c.	1,079	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 10/14/2022

KEY PLAN

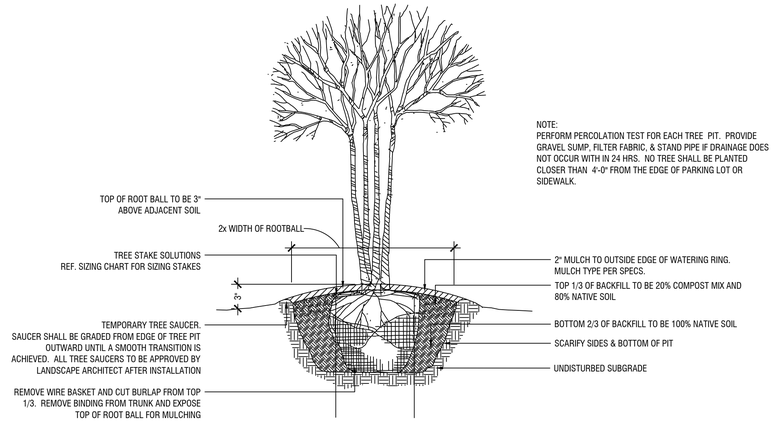
REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
10/14/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
PLANTING SCHEDULE

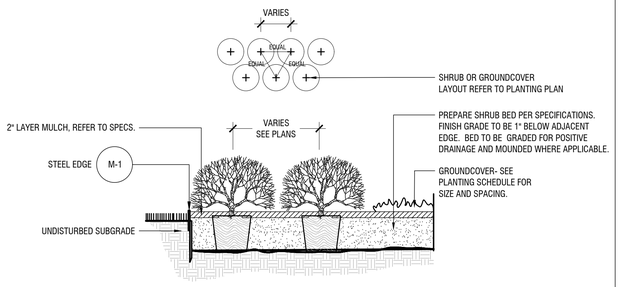
SHEET NO.
L5.07

PLOT DATE:
TEMPLATE VERSION:



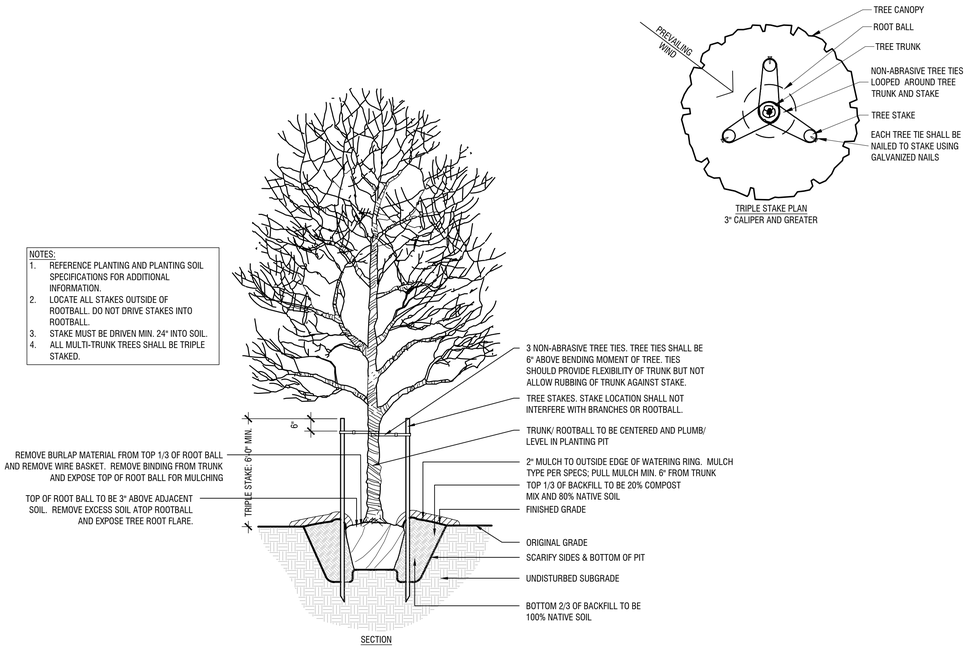
Multi-trunk / Ornamental Tree — B

Scale: 1/2" = 1'-0"



Shrubs & Groundcover — D

Scale: 1/2" = 1'-0"



Canopy Tree (Above Grade Stakes) — A

Scale: 1/2"=1'-0"

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25370.000

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10/14/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
PLANTING DETAILS

SHEET NO.
L5.08

PLOT DATE:
TEMPLATE VERSION:

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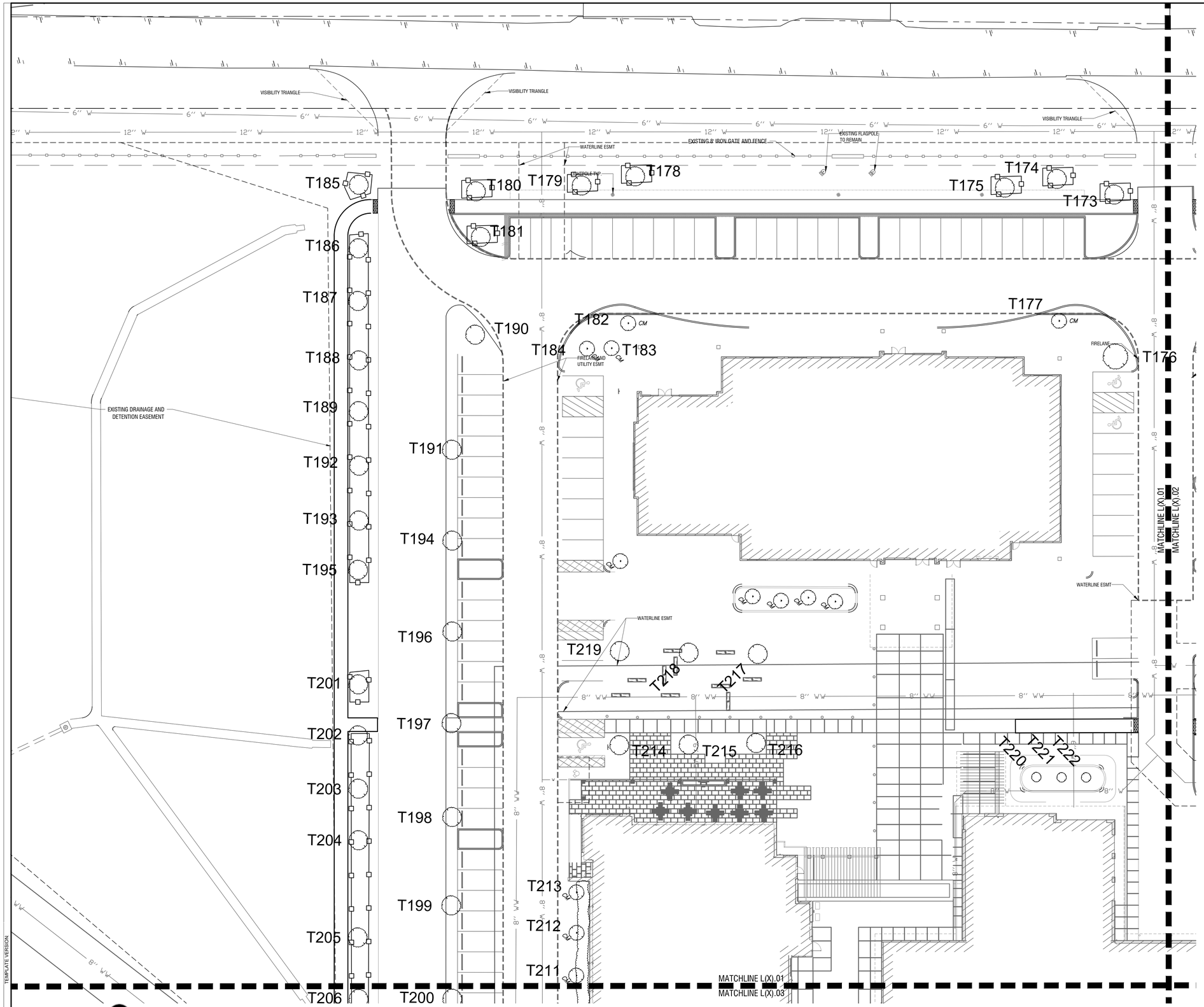

LEGEND

- T40 — EXISTING TREE TAG NUMBER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

Treescape Plan

Scale: 1" = 20' - 0"

A

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25370.000

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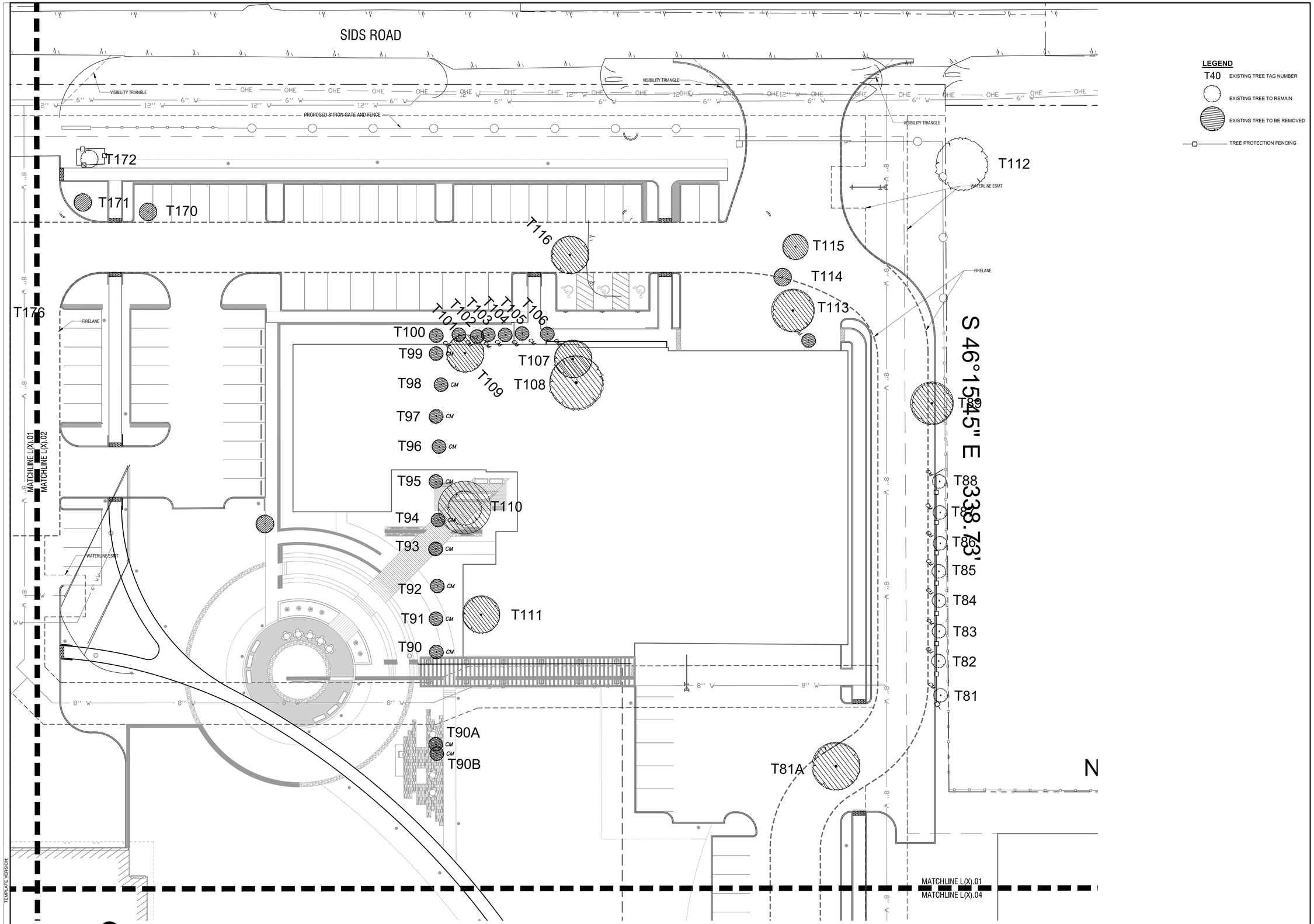
SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.01

PLOT DATE:
TEMPLATE VERSION:



LEGEND

- T40 — EXISTING TREE TAG NUMBER
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- TREE PROTECTION FENCING

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SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.02

Treescape Plan
Scale: 1" = 20' - 0"
A

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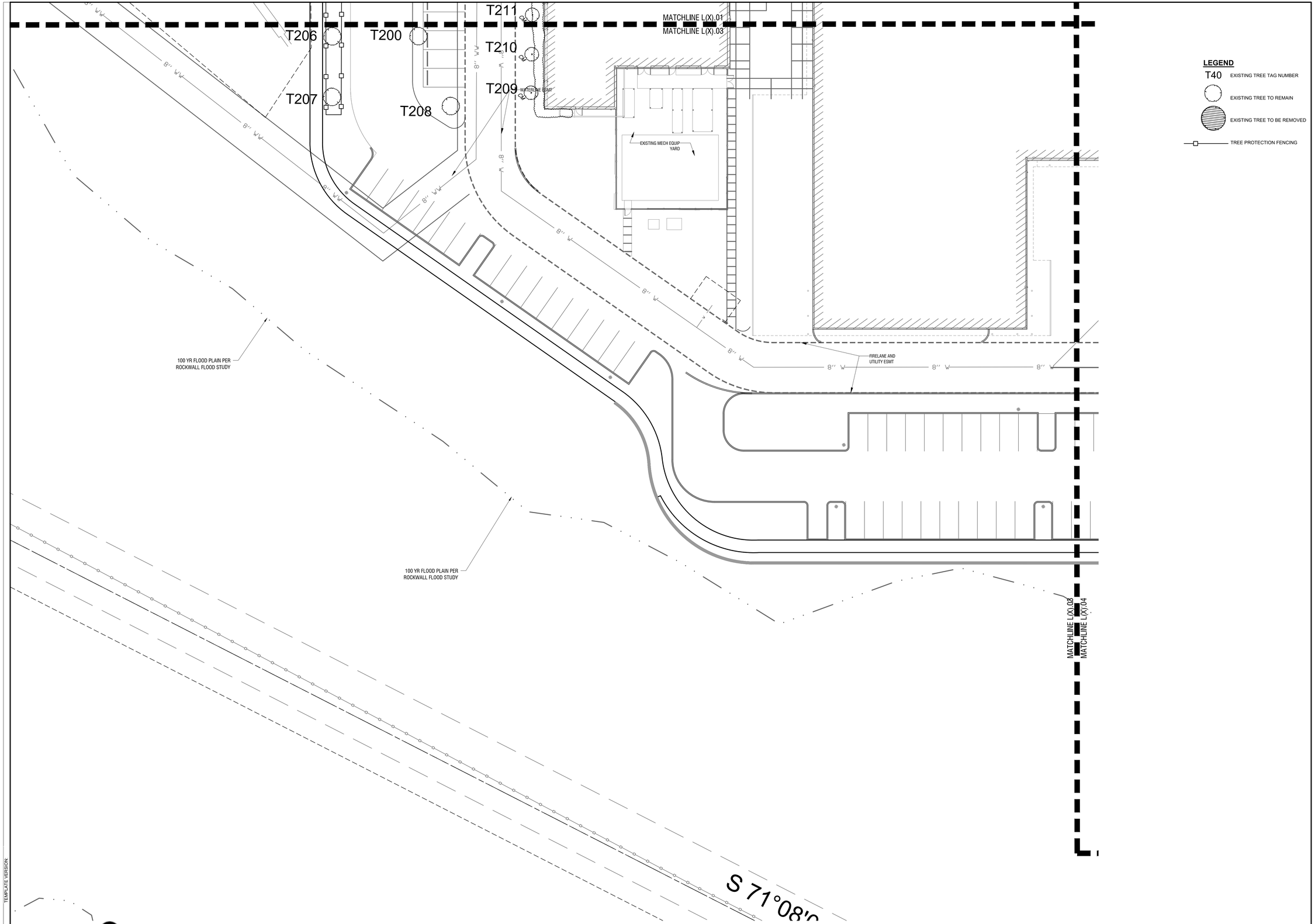

LEGEND

T40 EXISTING TREE TAG NUMBER

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

Treescape Plan

Scale: 1" = 20' - 0"

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HKS PROJECT NUMBER
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10/14/22

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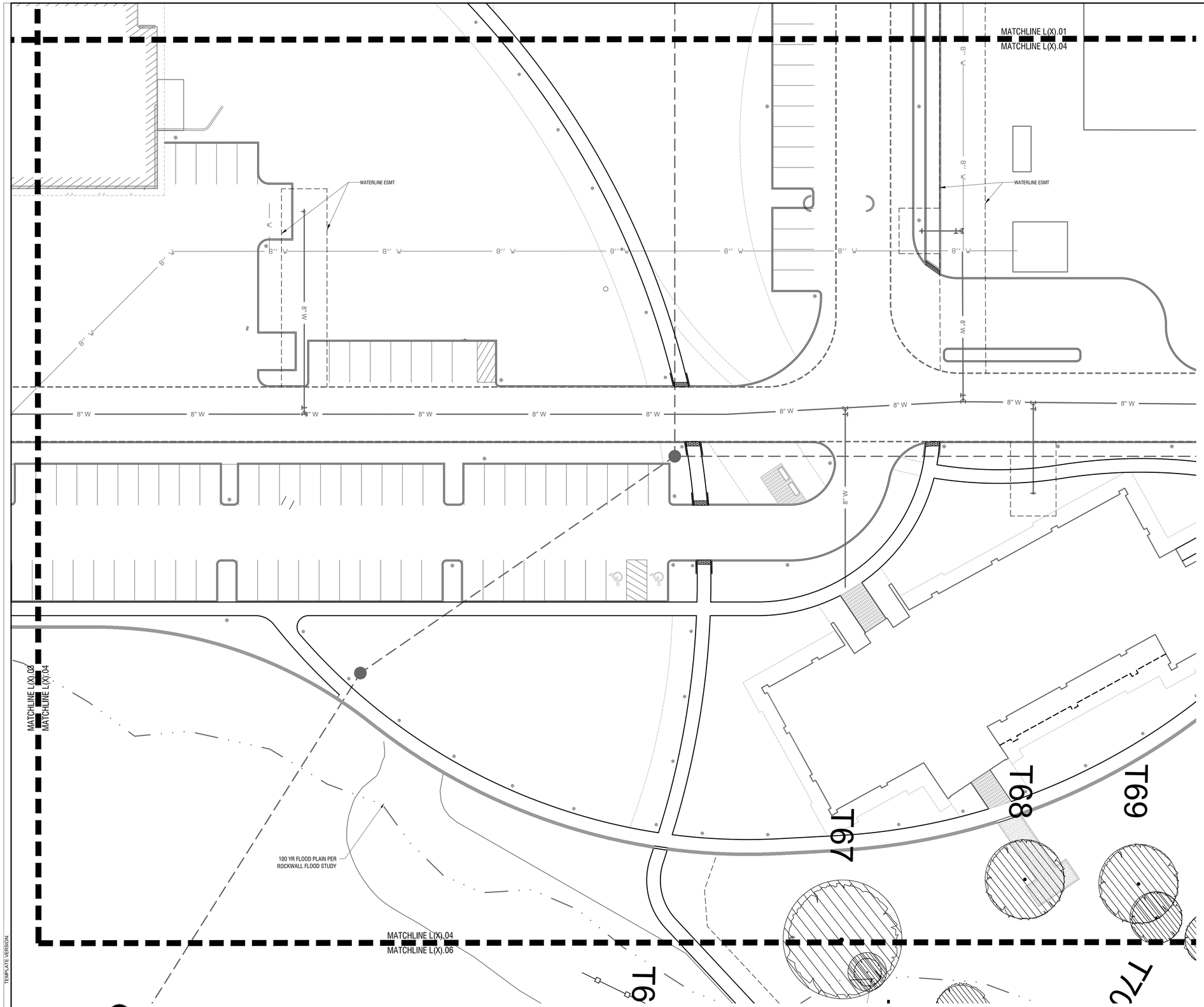
SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.03

PLOT DATE:

TEMPLATE VERSION:



LEGEND

T40 EXISTING TREE TAG NUMBER

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

Treescape Plan

Scale: 1" = 20' - 0"

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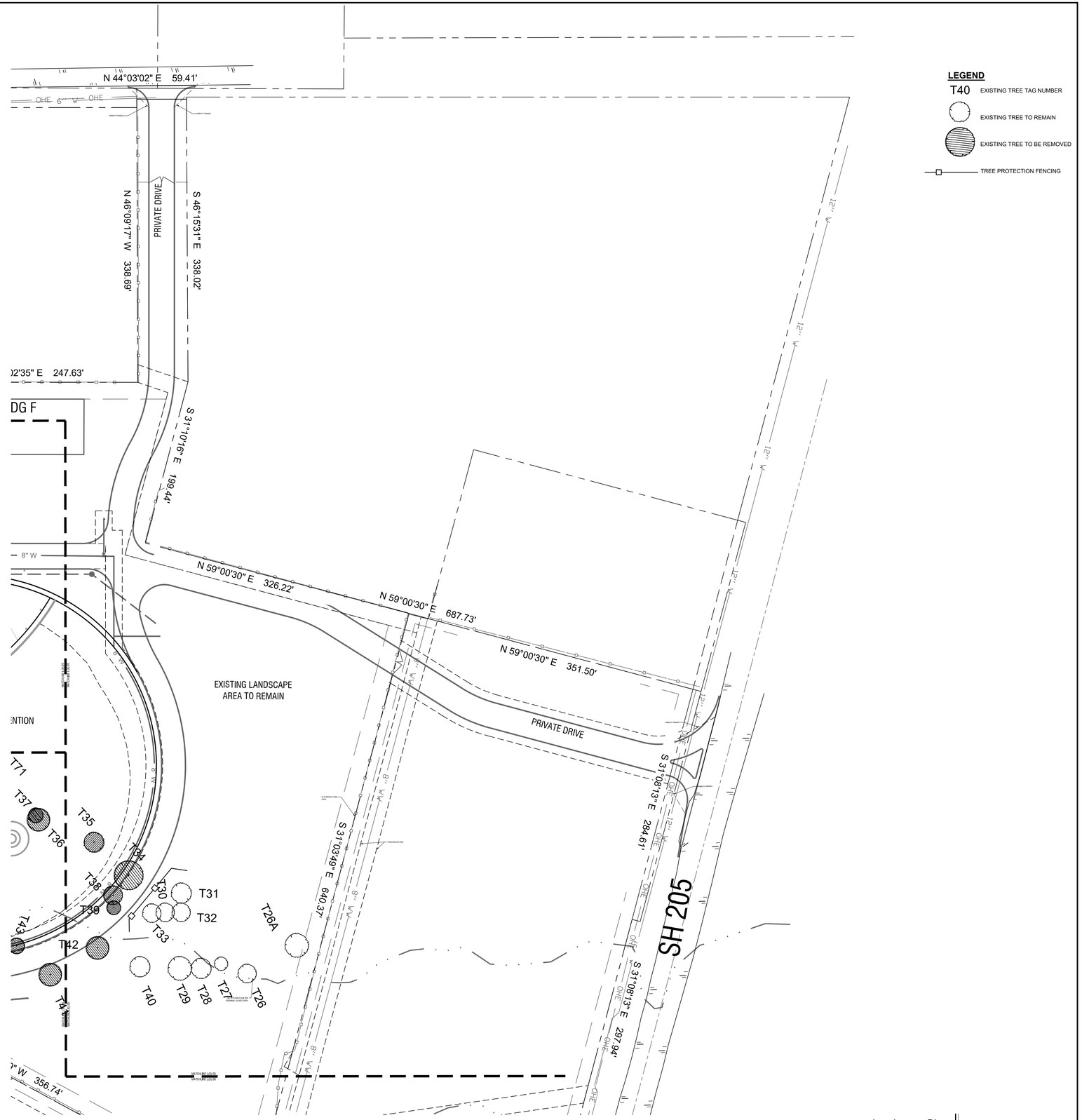
SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.04

PLOT DATE:

TEMPLATE VERSION:



LEGEND

- T40 — EXISTING TREE TAG NUMBER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Landscape Plan

Scale: 1" = 60' - 0"

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HKS PROJECT NUMBER
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10/14/22

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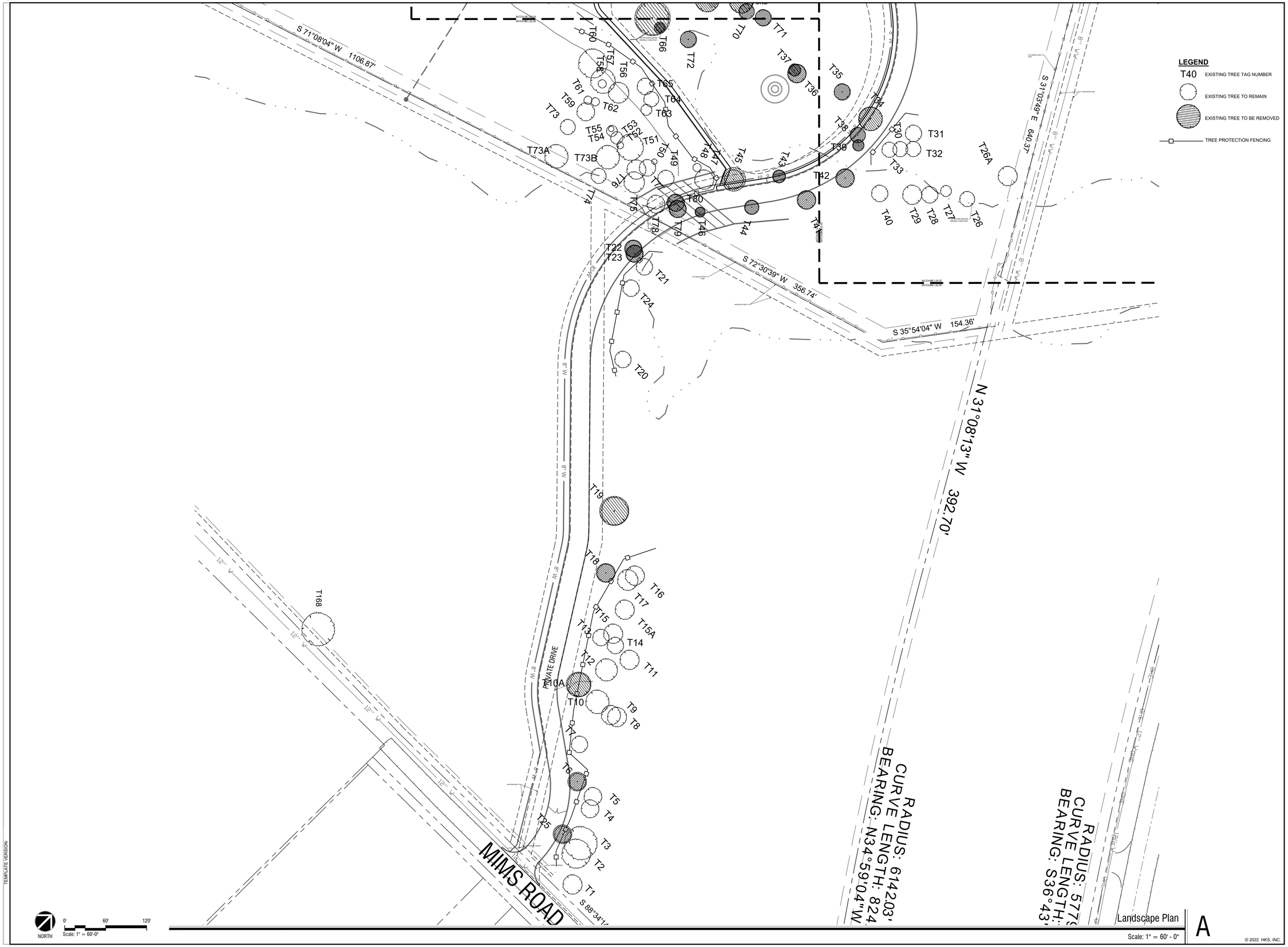
SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.05



Landscape Plan

Scale: 1" = 60' - 0"

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TEMPLATE VERSION:

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KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

DATE
10/14/22

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CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L7.06

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
					Feature	Primary	Secondary	Non-Protected		
T1	14	M.T.	Bois D'Arc					X		
T2	24	M.T.	Bois D'Arc					X		
T3	24		Bois D'Arc					X		
T4	16	M.T.	Hackberry				X			
T5	13		American Elm			X				
T6	12		Eastern Red Cedar				X		Removed	6
T7	12		Eastern Red Cedar				X			
T8	14		Hackberry				X			
T9	15	M.T.	Bois D'Arc					X		
T10	18	M.T.	American Elm			X				
T10A	30		Cottonwood					X	Removed	
T11	14		Black Willow					X		
T12	16		Black Willow					X		
T13	12		Eastern Red Cedar				X			
T14	15	M.T.	Hackberry	Dying and Covered with Poison Ivy			X			
T15	14		Hackberry	Diseased Crown			X			
T15A	14	M.T.	Hackberry				X			
T16	14		Hackberry				X			
T17	15		American Elm			X				
T18	13		Hackberry				X		Removed	6.5
T19	14	M.T.	Bois D'Arc	Tagged as "20"				X	Removed	
T20	12		Eastern Red Cedar				X			
T21	13	M.T.	Eastern Red Cedar				X			
T22	12		Eastern Red Cedar				X		Removed	6
T23	12		Eastern Red Cedar				X		Removed	6
T24	12		Eastern Red Cedar				X			
T25	12		Eastern Red Cedar				X		Removed	6
T26A	9		Cedar Elm			X				
T26	11		Eastern Red Cedar				X			
T27	8		White Ash			X				
T28	13	M.T.	Eastern Red Cedar				X			
T29	14	M.T.	Eastern Red Cedar				X			
T30	11		Eastern Red Cedar				X			
T31	12		Eastern Red Cedar				X			
T32	11		Eastern Red Cedar	Branched to Ground			X			
T33	11		Eastern Red Cedar				X			
T34	17		White Ash			X			Removed	17
T35	12		Eastern Red Cedar	Only Top 1/4 of Tree is Alive.			X		Removed	6
T36	13		Eastern Red Cedar	Entirely Dead			X		Removed	6.5
T37	9		White Ash			X			Removed	9
T38	11		Hackberry				X		Removed	5.5
T39	8		Slippery Elm	Entire Tree is Wilted.		X			Removed	8
T40	12		Hackberry				X			
T41	13		Hackberry				X		Removed	6.5
T42	14	M.T.	Eastern Red Cedar				X		Removed	7
T43	8		Hackberry					X	Removed	
T44	10"		Bois D'Arc					X	Removed	
T45	14		American Elm			X			Removed	14
T46	7		Slippery Elm			X			Removed	7
T47	14		White Ash			X				
T48	6		Cedar Elm			X				
T49	12		Eastern Red Cedar				X			
T50	4		Bois D'Arc					X		
T51	19		Bois D'Arc					X		
T52	5		Persimmon			X				
T53	9		Persimmon			X				
T54	8		Black Willow					X		
T55	4		Persimmon			X				
T56	15		White Ash			X				
T57	18		Bois D'Arc					X		
T58	6		Bois D'Arc					X		
T59	14	M.T.	Bois D'Arc					X		
T60	21	M.T.	Bois D'Arc					X		
T61	6		Bois D'Arc	Tagged as "62"				X		
T62	6		Bois D'Arc	Tagged as "63"				X		
T63	8		American Elm			X				
T64	8	M.T.	Hackberry					X		
T65	12		White Ash			X				
T66	6		Bois D'Arc					X	Removed	
T67	24	M.T.	Bois D'Arc					X	Removed	
T68	17	M.T.	Hackberry				X		Removed	8.5
T69	15	M.T.	Hackberry				X		Removed	7.5
T70	11		Hackberry				X		Removed	5.5
T71	12		Bois D'Arc					X	Removed	
T72	14		Hackberry				X		Removed	7
T73	11		Cedar Elm			X				
T73A	8		American Elm			X				
T73B	12		Eastern Red Cedar				X			
T74	15		Eastern Red Cedar				X			
T75	15		Eastern Red Cedar				X			
T76	14		Eastern Red Cedar				X			
T77	12		Black Willow					X		
T78	13		Eastern Red Cedar				X			
T79	12		Eastern Red Cedar				X		Removed	6
T80	12		Eastern Red Cedar				X		Removed	6
T81	12	M.T.	'Natchez' Crape Myrtle					X		
T81A	18		Live Oak			X			Removed	18
T82	7	M.T.	'Natchez' Crape Myrtle					X		
T83	6	M.T.	'Natchez' Crape Myrtle					X		
T84	11	M.T.	'Natchez' Crape Myrtle					X		
T85	16	M.T.	'Natchez' Crape Myrtle					X		
T86	18	M.T.	'Natchez' Crape Myrtle					X		
T87	15	M.T.	'Natchez' Crape Myrtle					X		
T88	11	M.T.	'Natchez' Crape Myrtle					X		
T89	15		Bradford Pear			X			Removed	15
T90	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T90A	20	M.T.	'Natchez' Crape Myrtle					X	Removed	
T90B	9	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T91	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T92	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T93	15	M.T.	'Natchez' Crape Myrtle					X	Removed	
T94	9	M.T.	'Natchez' Crape Myrtle					X	Removed	
T95	19	M.T.	'Natchez' Crape Myrtle					X	Removed	
T96	7	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T96	7	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T97	19	M.T.	'Natchez' Crape Myrtle					X	Removed	
T98	9	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T99	13	M.T.	'Natchez' Crape Myrtle					X	Removed	
T100	8	M.T.	'Natchez' Crape Myrtle					X	Removed	
T101	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T102	7	M.T.	'Natchez' Crape Myrtle					X	Removed	
T103	10	M.T.	'Natchez' Crape Myrtle					X	Removed	
T104	7	M.T.	'Natchez' Crape Myrtle					X	Removed	
T105	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T106	6	M.T.	'Natchez' Crape Myrtle					X	Removed	
T107	18		Red Oak			X			Removed	18
T108	22		Bradford Pear			X			Removed	22
T109	12		Bradford Pear	Diseased		X			Removed	12
T110	15		Bradford Pear	Wind Damaged		X				
T111	15		Live Oak			X			Removed	15
T112	17		Live Oak			X				
T113	13		Live Oak	Bad Freeze Damaged Trunk		X			Removed	13
T114	5		Magnolia			X			Removed	5
T115	9		Live Oak	Bad Freeze Damaged Trunk		X			Removed	9
T116	12		Texas Red Oak	Substantial Trunk Damage with Borer Infestation		X			Removed	12
T138	18	M.T.	Hackberry				X			
T141	12		Eastern Red Cedar				X			
T142	14		Eastern Red Cedar				X			
T143	17	M.T.	Eastern Red Cedar				X			
T144	4		Cedar Elm			X				
T145	16		Eastern Red Cedar				X			
T146	11		Eastern Red Cedar				X			
T147	14		Eastern Red Cedar				X			
T148	12		Eastern Red Cedar				X			
T149	12		Eastern Red Cedar				X			
T150	12		Eastern Red Cedar				X			
T151	12	M.T.	Eastern Red Cedar				X			
T152	15		Eastern Red Cedar				X			
T153	11		Eastern Red Cedar				X			
T155	16		Eastern Red Cedar				X			
T156	12		Eastern Red Cedar				X			
T157	14		Eastern Red Cedar				X			
T158	8		Cedar Elm			X				
T158A	7		Cedar Elm			X				
T159	8		Locust					X		
T160	5		White Ash			X				
T161	5		Cedar Elm			X				
T162	4		White Ash			X				
T163	4		Cedar Elm			X				
T164	8		Cedar Elm			X				
T164A	7		Cedar Elm			X				
T164B	10	M.T.	Cedar Elm			X				
T164C	6		Cedar Elm			X				
T165	7		Black Willow					X		
T166	20		Black Willow					X		
T168	19	M.T.	Eastern Red Cedar				X			
T168A	23	M.T.	Eastern Red Cedar				X			
T170	6		Live Oak			X			Removed	6
T171	6		Live Oak			X				
T172	6		Bur Oak			X				
T173	6		Bur Oak			X				
T174	6		Bur Oak			X				
T175	6		Bur Oak			X				
T176	7		Live Oak			X				
T177	8	M.T.	'Natchez' Crape Myrtle					X		
T178	6		Bur Oak			X				
T179	6		Bur Oak			X				
T180	6		Bur Oak			X				
T181	6		Live Oak	Stunted- Old Sapsucker Damage		X				
T182	10	M.T.	'Natchez' Crape Myrtle					X		
T183	7.5	M.T.	'Natchez' Crape Myrtle					X		
T184	7	M.T.	'Natchez' Crape Myrtle					X		
T185	6		Bald Cypress			X				
T186	6		Bald Cypress			X				
T187	6		Bald Cypress			X				
T188	6		Bald Cypress			X				
T189	6		Bald Cypress			X				
T190	6		Live Oak	Stunted- Old Sapsucker Damage		X				
T191	6		Live Oak			X				
T192	6		Bald Cypress			X				
T193	6		Bald Cypress			X				
T194	6		Live Oak			X				
T195	6		Bald Cypress			X				
T196	6		Live Oak			X				
T197	6		Live Oak			X				
T198	6		Live Oak			X				
T199	6		Live Oak			X				
T200	6		Live Oak			X				
T201	6		Bald Cypress			X				
T202	6		Bald Cypress			X				
T203	6		Bald Cypress			X				
T204	6		Bald Cypress			X				
T205	6		Bald Cypress			X				
T206	6		Bald Cypress			X				
T207	6		Bald Cypress			X				
T208	6		Live Oak			X				
T209	-		Crape Myrtle	Dead, Coming Back From Roots						
T210	3.5	M.T.	'Natchez' Crape Myrtle					X		
T211	2.5	M.T.	'Natchez' Crape Myrtle					X		
T212	2.5	M.T.	'Natchez' Crape Myrtle					X		
T213	3	M.T.	'Natchez' Crape Myrtle					X		
T214	6		Live Oak	Weeping Habit		X				
T215	6		Live Oak	Weeping Habit		X				
T216	6		Live Oak	Weeping Habit		X				
T217	6		Live Oak	Weeping Habit		X				
T218	6		Live Oak	Weeping Habit		X				
T219	6		Live Oak	Weeping Habit		X				
T223	14		Black Willow					X		
TOTAL	**2,210**									

TOTAL REPLACEMENT INCHES REQUIRED:	302.5
MITIGATION INCHES PROVIDED ON SITE:	513
MITIGATION INCHES REMAINING:	-210.5

NOTE: REFER TO L5.08 FOR TREE PROTECTION FENCING DETAIL.

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PLOT DATE:

TEMPLATE VERSION:

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

RayburnElectric COOPERATIVE

RELEASED FOR REVIEW

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. ____ LANDON R. HUCKINS
L.A. No. 3480 Date 10/14/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

DATE
10/14/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE TABLE

SHEET NO.
L7.07

RAYBURN ELECTRIC COOPERATIVE

LANDSCAPE PLANS
FOR
BUILDING D AND E CAMPUS EXPANSION
ROCKWALL, TX

HARDSCAPE, LANDSCAPE, IRRIGATION

		Drawings Issued										
		30% PROGRESS SET (ISSUE DATE - 09.01.22)	65% PROGRESS SET (ISSUE DATE - 09.26.22)	PSP SUBMITTAL (ISSUE DATE - 10.11.22)								
Sheet Number	Sheet Title											
L0.00	SHEET INDEX		●	●								
GENERAL												
L1.00	GENERAL NOTES & MATERIALS LEGEND		●	●								
L1.01	OVERALL PLAN		●	●								
HARDSCAPE												
L2.01	HARDSCAPE PLAN		●	●								
L2.02	HARDSCAPE PLAN		●	●								
L2.03	HARDSCAPE PLAN		●	●								
L2.04	HARDSCAPE PLAN		●	●								
L2.05	HARDSCAPE PLAN		●	●								
L2.06	HARDSCAPE PLAN		●	●								
DETAILS												
L4.01	HARDSCAPE DETAILS		●	●								
PLANTING												
L5.01	LANDSCAPE PLAN	●	●	●								
L5.02	LANDSCAPE PLAN	●	●	●								
L5.03	LANDSCAPE PLAN	●	●	●								
L5.04	LANDSCAPE PLAN	●	●	●								
L5.05	LANDSCAPE PLAN	●	●	●								
L5.06	LANDSCAPE PLAN	●	●	●								
L5.07	PLANTING SCHEDULE	●	●	●								
L5.08	PLANTING DETAILS	●	●	●								
TREE PRESERVATION												
L7.01	TREESCAPE PLAN	●	●	●								
L7.02	TREESCAPE PLAN		●	●								
L7.03	TREESCAPE PLAN		●	●								
L7.04	TREESCAPE PLAN		●	●								
L7.05	TREESCAPE PLAN		●	●								
L7.06	TREESCAPE PLAN		●	●								
L7.07	TREESCAPE TABLE	●	●	●								

HKS

ARCHITECT
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350 N SAINT PAUL ST
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PRELIMINARY
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Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 10/14/2022

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
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ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SHEET INDEX

SHEET NO.
L0.00

PLOT DATE:
TEMPLATE VERSION:

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GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
7. **DESIGN BUILD FOUNTAIN CONTRACTOR TO PROVIDE ALL DESIGN & ENGINEERING FOR POOL AND FOUNTAIN TO INCLUDE ALL MEP AND STRUCTURE DESIGN.**

IRRIGATION NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
6. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE 7' CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY REQUIREMENTS. TREES OVERHANGING PUBLIC STREETS AND FIRE LANE SHALL HAVE A 14' MIN. CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AFTER FINAL ACCEPTANCE.
17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

MATERIAL LEGEND:

PAVING

P-1 CONCRETE PAVING (STANDARD)

COLOR:	NATURAL GRAY
FINISH:	MEDIUM BROOM FINISH
CONTROL JOINTS:	SAWCUT (1/4 DEPTH OF CONCRETE) @ REGULAR INTERVALS (TYPICAL JOINT SPACING TO BE EQUAL TO WIDTH OF WALK)
EXPANSION JOINTS:	GENERALLY 30' O.C. MAX. (SEE PLANS FOR LOCATION)
JOINT SEALANT:	COLOR TO MATCH CONCRETE
IMPORTANT:	**REPLACE ALL COARSE AGGREGATE WITH 3/8" CRUSHED WHITE LIMESTONE**
APPROVAL:	***MOCKUP, EJ SEALANT SAMPLE***

P-2 CONCRETE PAVING (INTEGRAL COLOR)

COLOR:	TBD (SCOFIELD, CHROMIX ADMIXTURE)
FINISH:	HEAVY ROCK SALT (50% COVERAGE)
CONTROL JOINTS:	SAWCUT (1/4 DEPTH OF CONCRETE) REGULAR INTERVALS (JOINT SPACING REFERENCE PLAN)
EXPANSION JOINTS:	GENERALLY 30' O.C. MAX. (SEE PLANS FOR EXACT LOCATION)
JOINT SEALANT:	COLOR TO MATCH CONCRETE
APPROVAL:	***COLOR SAMPLE, EJ SEALANT SAMPLE, MOCKUP***

P-3 CONCRETE PAVING (AMPHITHEATER SEATING)

COLOR:	TBD (SCOFIELD, CHROMIX ADMIXTURE)
FINISH:	ARCHITECTURAL FINISH
CONTROL JOINTS:	SAWCUT (1/4 DEPTH OF CONCRETE) REGULAR INTERVALS (JOINT SPACING REFERENCE PLAN)
EXPANSION JOINTS:	GENERALLY 30' O.C. MAX. (SEE PLANS FOR EXACT LOCATION)
JOINT SEALANT:	COLOR TO MATCH CONCRETE
INSTALL:	PHENOLIC FACED HIGH DENSITY OVERLAY PLYFORM (REF. SPECS). TIE HOLES SPACED 12" FROM WALL TOP AND ENDS, SPACED EQUALLY WITHIN WALL FIELD AT 24" O.C. MAX. PROVIDE SAW CUT CONTROL JOINTS CENTERED BETWEEN EVERY OTHER ROW OF TIE HOLES (APPROX. 4'-0" O.C. MAX) WALL TOP TO BE TROWELED SMOOTH. PROVIDE SHARP 90° CORNERS. NO CHAMFERED OR RADIUS CORNERS WILL BE ACCEPTED. ON ARCHITECTURALLY FINISHED CONCRETE, EXCESSIVELY LARGE OR FREQUENT BUGHOLES AND/OR OTHER SURFACE DEFECTS WILL BE CAUSE FOR REJECTION OF MOCKUP.
APPROVAL:	***COLOR SAMPLE, EJ SEALANT SAMPLE, MOCKUP***

P-4 UNIT PAVER (ENTRY WALKWAY)

TYPE:	VERONA
COLOR:	PEWTER(33%), ANTIQUE PEWTER (33%), SLATE (33%)
SIZE:	3" x 18" x 80mm
PATTERN:	RANDOM 1/3 RUNNING BOND
INSTALL:	REF. DETAILS
SUPPLIER:	KEYSTONE HARDSCAPES
CONTACT:	JOEY GUEDEA (214.684.4427)
APPROVAL:	***CUT SHEET, SAMPLE, MOCKUP***

P-5 UNIT PAVER (UPPER COURTYARD)

TYPE:	VERONA
COLOR:	SAND HILL BLEND
SIZE:	8" x 16" x 80mm
PATTERN:	*RUNNING BOND*
INSTALL:	REF. DETAILS
SUPPLIER:	KEYSTONE HARDSCAPES
CONTACT:	JOEY GUEDEA (214.684.4427)
APPROVAL:	***CUT SHEET, SAMPLE, MOCKUP***

P-6 UNIT PAVER (OUTDOOR KITCHEN PAVING)

TYPE:	VERONA
COLOR:	CHARCOAL
SIZE:	3" x 18" x 80mm
PATTERN:	RANDOM STACKED BOND
INSTALL:	REF. DETAILS
SUPPLIER:	KEYSTONE HARDSCAPES
CONTACT:	JOEY GUEDEA (214.684.4427)
APPROVAL:	***CUT SHEET, SAMPLE, MOCKUP***

P-7 UNIT PAVER (LOWER COURTYARD)

TYPE:	HOLLAND
COLOR:	ANTIQUE PEWTER (50% FIELD), SAND HILL BLEND (50% FIELD), CHARCOAL (BORDER)
SIZE:	4" x 8" x 60mm
PATTERN:	HERRINGBONE WITH SINGLE SOLDIER COURSE BORDER
INSTALL:	REF. DETAILS
SUPPLIER:	KEYSTONE HARDSCAPES
CONTACT:	JOEY GUEDEA (214.684.4427)
APPROVAL:	***CUT SHEET, SAMPLE, MOCKUP***

P-8 UNIT PAVER (TRUNCATED)

TYPE:	TRUNCATED DOME CONCTETE PAVER
COLOR:	CHARCOAL
SIZE:	4" x 8" x 60mm
PATTERN:	RUNNING BOND
INSTALL:	REF. DETAILS
SUPPLIER:	KEYSTONE HARDSCAPES
CONTACT:	JOEY GUEDEA (214.684.4427)
APPROVAL:	***CUT SHEET, SAMPLE, MOCKUP***

AGGREGATES

AG-1 DECORATIVE GRAVEL

TYPE:	TEJAS BLACK GRAVEL
SIZE:	2"-4"
INSTALL:	REFER DETAILS
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***SAMPLE, MOCKUP***

AG-2 DECOMPOSED GRANITE

TYPE:	NATURAL
SIZE:	3/4' - FINES
INSTALL:	REFER DETAILS
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***SAMPLE, MOCKUP***

METALS

M-1 STEEL EDGE

MATERIAL:	*PLANTING:* 3/16" x 4" STEEL PLATE *HARDSCAPE:* 1/4" x 6" STEEL PLATE
COLOR:	*PLANTING:* POWDERCOAT BLACK *HARDSCAPE:* POWDERCOAT BLACK
SIZE:	LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL:	REF. DETAILS

M-3 HANDRAIL

MATERIAL:	STAINLESS STEEL (TYPE 304)
FINISH:	BRUSHED
SIZE:	1.5" DIA.
INSTALL:	REF. DETAILS

SITE AMENITIES

A-1 GRILL

TYPE:	PGS T
MODEL:	S36T
FINISH:	STAINLESS STEEL
SUPPLIER:	AEI CORPORATION
INSTALL:	PROVIDE ALL PRODUCTS REQUIRED FOR NATURAL GAS HOOKUP, PROVIDE STAINLESS TIMER WALL SWITCH
APPROVAL:	***CUT SHEET***

A-2 COUNTERTOP

MATERIAL:	CONCRETE
COLOR / FINISH:	TBD
SIZE:	2" THICK
INSTALL:	REF. DETAILS
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***SAMPLE, SHOP DRAWINGS***

A-3 BENCH

TYPE:	GENERATION 50 (ANGLE END ARMS W/ BACK)
FINISH / COLOR:	THERMALLY MODIFIED ASH/BLUE ASH
INSTALL:	SURFACE MOUNT
SUPPLIER:	LANDSCAPE FORMS
CONTACT:	LARA MOFFET (972.740.3373)
APPROVAL:	***CUT SHEET***

A-4 LITTER/ RECYCLING RECEPTACLE

TYPE:	GENERATION 50 (ANGLE END ARMS W/ BACK)
FINISH / COLOR:	THERMALLY MODIFIED ASH/BLUE ASH
INSTALL:	PER MANUFACTURER'S SPECIFICATIONS
SUPPLIER:	LANDSCAPE FORMS
CONTACT:	LARA MOFFET (972.740.3373)
APPROVAL:	***CUT SHEET***

A-5 CAFE DINING TABLE

TYPE:	CHIPMAN ROUND
FINISH / COLOR:	WHITE
INSTALL:	SURFACE MOUNT
SUPPLIER:	LANDSCAPE FORMS
CONTACT:	LARA MOFFET (972.740.3373)
APPROVAL:	***CUT SHEET***

A-6 STONE BLOCK SEATING

TYPE:	LUEDERS LIMESTONE BLOCK
FINISH / COLOR:	*HONED TOP, BOTTOM, AND ENDS W/ ROUGHBACK SIDES*
SIZE:	24" HT. x 18" W. x 6' LENGTH
INSTALL:	REF. DETAILS
SUPPLIER:	MOTHERROCK STONE GROUP
CONTACT:	CLINT HART (214.205.6491)
APPROVAL:	***CUT SHEET***

A-7 OUTDOOR KITCHEN STONE

TYPE:	LUEDERS LIMESTONE VENEER
FINISH / COLOR:	*TBD*
SIZE:	TBD
INSTALL:	REF. DETAILS
SUPPLIER:	MOTHERROCK STONE GROUP
CONTACT:	CLINT HART (214.205.6491)
APPROVAL:	***CUT SHEET***

WALL SYSTEMS/FINISHES

W-1 STONE RETAINING WALLS

TYPE:	STONE VENEER WITH CONCRETE CORE
MATERIAL:	CUT LUEDERS LIMESTONE (TO MATCH EXISTING BUILDINGS/WALLS
COLOR/FINISH:	ROUGHBACK, ASHLAR PATTERN
SIZE:	*CAP* - 12" X 24" X 3" THICK *FIELD* - VARIED SIZES, REF. PLAN FOR WALL HEIGHTS
INSTALL:	REF. DETAILS
SUPPLIER:	MOTHERROCK STONE GROUP
CONTACT:	CLINT HART (214.205.6491)
APPROVAL:	***SAMPLE, SHOP DRAWINGS, MOCKUP***

W-2 FEATURE WALLS

TYPE:	STONE VENEER WITH CONCRETE CORE
MATERIAL:	LUEDERS LIMESTONE
COLOR/FINISH:	HONED FINISH, RUNNING BOND PATTERN
SIZE:	CAP - 12" x 24" X 3" THICK FIELD - 12" x 24"
INSTALL:	REF. DETAILS
SUPPLIER:	MOTHERROCK STONE GROUP
CONTACT:	CLINT HART (214.205.6491)
APPROVAL:	***SAMPLE, SHOP DRAWINGS, MOCKUP***

WOOD

WD-1 WOOD DECKING

TYPE:	IPE
FINISH:	TBD
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***SAMPLE, SHOP DRAWINGS, MOCKUP***

DRAINS

D-1 AREA DRAIN

MODEL:	*TBD*
SIZE:	6" SQUARE
FINISH:	STAINLESS STEEL OR BRONZE
COLOR:	BLACK
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***CUT SHEET***

D-2 PLANTER DRAIN

MODEL:	*TBD*
SIZE:	12" SQUARE WITH ATRIUM GRATE TOP
FINISH:	CAST IRON
COLOR:	BLACK
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	***CUT SHEET***

LIGHTING

L-1 POLE LIGHT

TYPE:	LITHONIA CSX1 LED (TO MATCH EXISTING)
COLOR/FINISH:	BROWN TO MATCH EXISTING
CONTACT:	ALA, REF. ARCH PLANS

L-2 LIT BOLLARD

TYPE:	LITHONIA CSX1 LED (TO MATCH EXISTING)
COLOR/FINISH:	BROWN TO MATCH EXISTING
CONTACT:	ALA, REF. ARCH PLANS

L-3 TREE UPLIGHT

MANUFACTURER:	BK
MODEL:	DS-LED-E65-MFL-A9-BLP-12-11-A/PP-S-18-B-BLP-SF
COLOR/FINISH:	TBD
INSTALL:	PER MANUFACTURERS SPECIFICATIONS
SUPPLIER:	ALA LIGHTING
CONTACT:	TIM GALVIN (214.658.9024)

L-4 ACCENT WALL LIGHT (RECESSED WALL WASH)

MANUFACTURER:	LUMENPULSE
MODEL:	LOG RO 120-24-30K-80X30-UMP-SI-DIM IP68 RATED LIGHT. LIGHT TO BE INSTALLED BELOW FINISH GRADE, REF. DETAILS
COLOR/FINISH:	SILVER SANDTEX
INSTALL:	PER MANUFACTURERS SPECIFICATIONS
SUPPLIER:	ALA LIGHTING
CONTACT:	TIM GALVIN (214.658.9024)

L-5 WALL STEP LIGHT

MANUFACTURER:	BEGA
MODEL:	RECESSED WALL LUMINAIRE (SHIELDED)
COLOR/FINISH:	BRUSHED STAINLESS STEEL
INSTALL:	PER MANUFACTURERS SPECIFICATIONS
SUPPLIER:	ALA LIGHTING
CONTACT:	TIM GALVIN (214.658.9024)

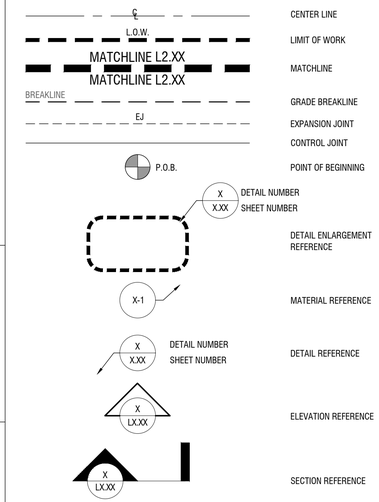
MISCELLANEOUS

MI-1 BUBBLER

MANUFACTURER:	CRYSTAL FOUNTAINS
MODEL:	TBD (FOAM JET W/ FIBER OPTIC LIGHT)
FINISH:	BRONZE
INSTALL:	TOP OF NOZZLE TO BE SET FLUSH WITH POOL FINISH, INSTALL PER MANUFACTURER RECOMMENDATIONS
APPROVAL:	***CUT SHEET***

SYMBOLS LEGEND:

GENERAL



ABBREVIATIONS

735.46	PROPOSED SPOT GRADE
⊕ 735.46	EXISTING SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TF	TOP OF FOOTING
COL	TOP OF COLUMN
TS	TOP STEP
BS	BOTTOM STEP
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TC	TOP OF CURB
BC	BOTTOM OF CURB
TB	TOP OF BAND
TP	TOP OF PAVEMENT
TGr	TOP OF GRAVEL
TG	TOP OF GRADE
FL	FLOWLINE/INVERT ELEVATION
EJ	EXPANSION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
POB	POINT OF BEGINNING

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MEP ENGINEERS
SYSKA HENNESSY GROUP
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DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

RayburnElectric COOPERATIVE

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Kimley»Horn
P.I.A. ____ LANDON R. HUCKINS
L.A. No. 3480 Date 10/14/2022

KEY PLAN

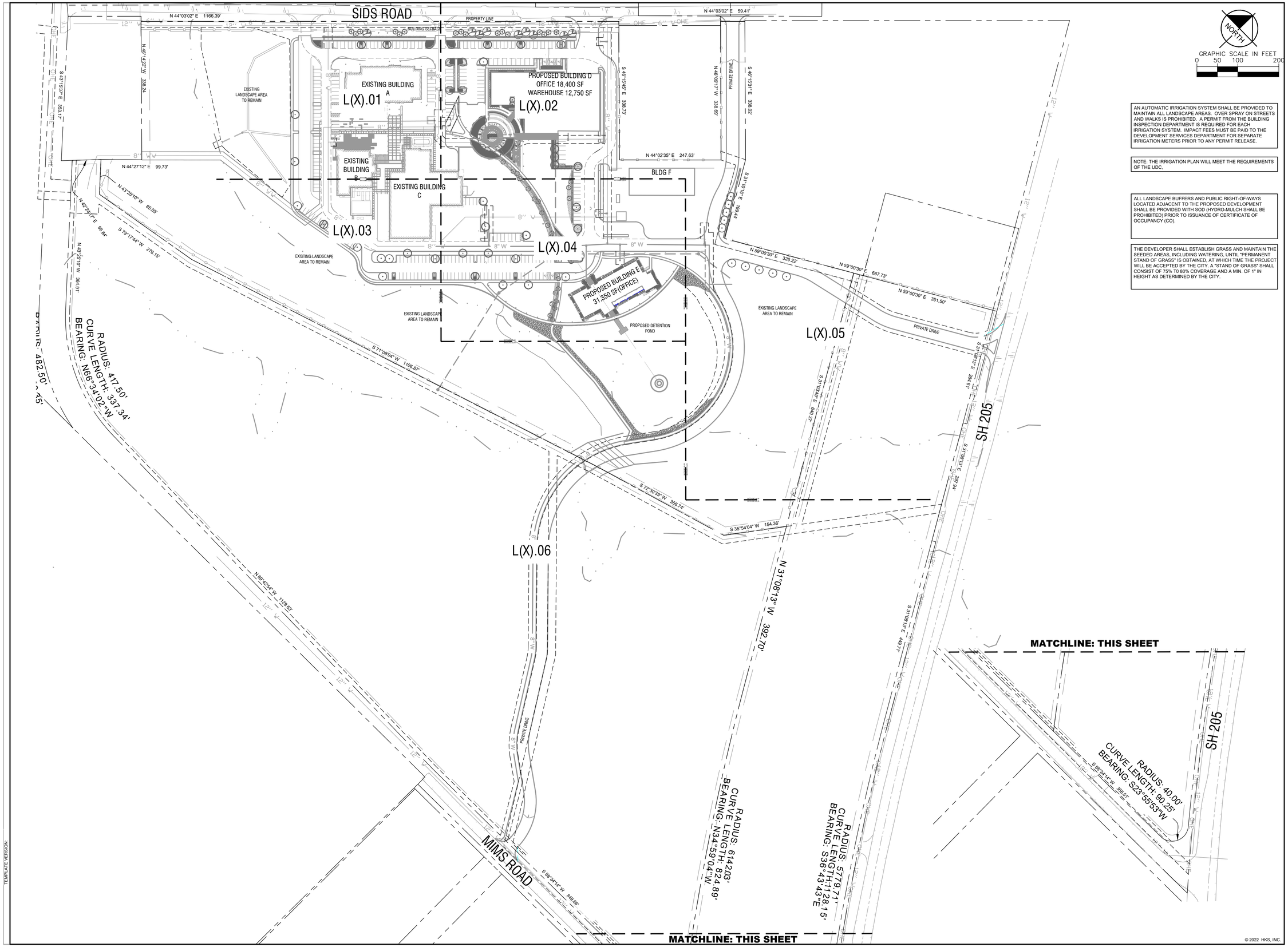
REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
10/14/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
GENERAL NOTES & MATERIALS LEGEND

SHEET NO.
L1.00

PLOT DATE:
TEMPLATE VERSION:



AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: THE IRRIGATION PLAN WILL MEET THE REQUIREMENTS OF THE UDC.

ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAYS LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH SOD (HYDRO-MULCH SHALL BE PROHIBITED) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (CO).

THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREAS, INCLUDING WATERING, UNTIL "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 MIN. OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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25370.000

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SHEET TITLE
OVERALL PLAN

SHEET NO.
L1.01

PLOT DATE:
TEMPLATE VERSION:

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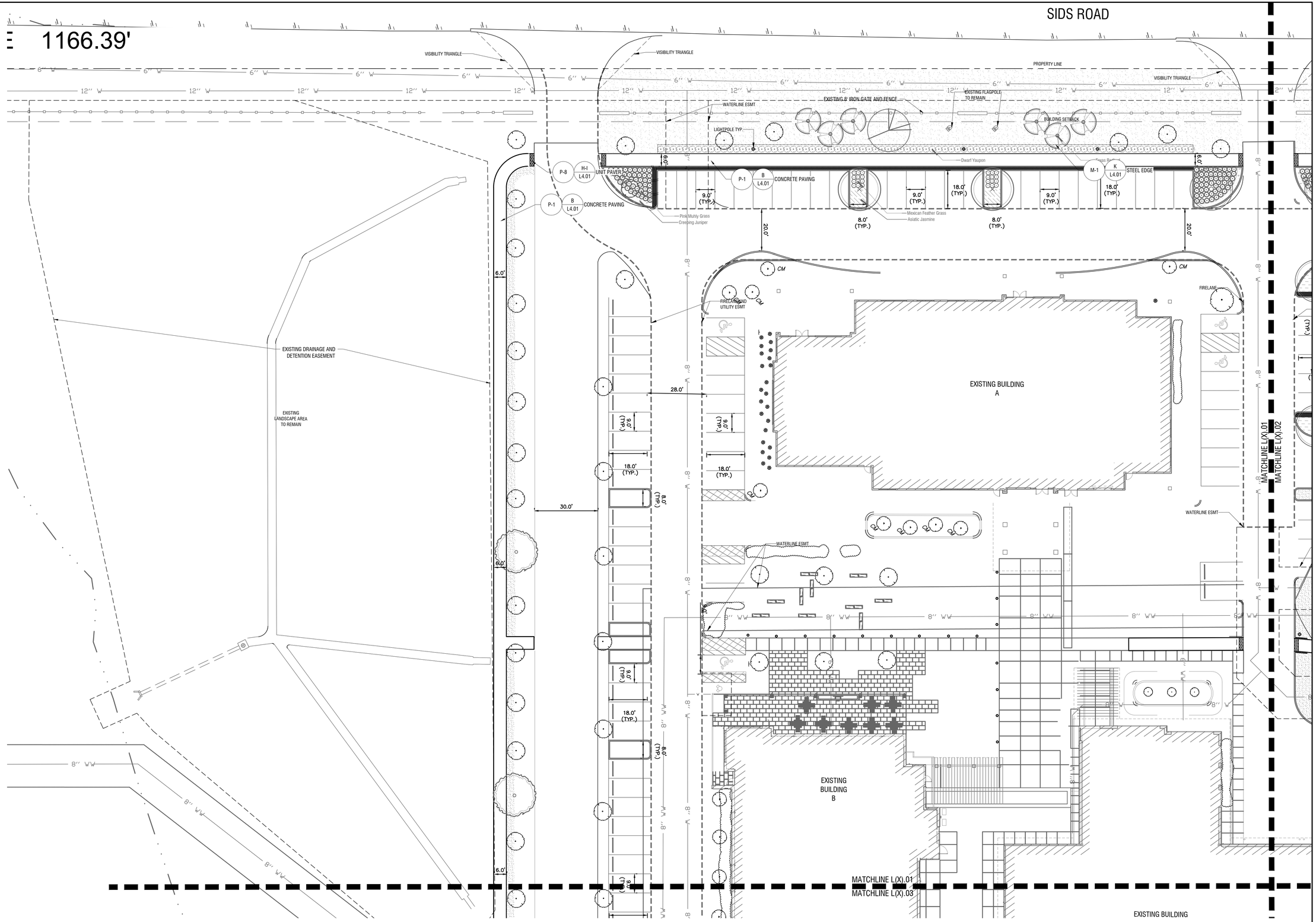

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HKS PROJECT NUMBER
25370.000

DATE
10/14/22

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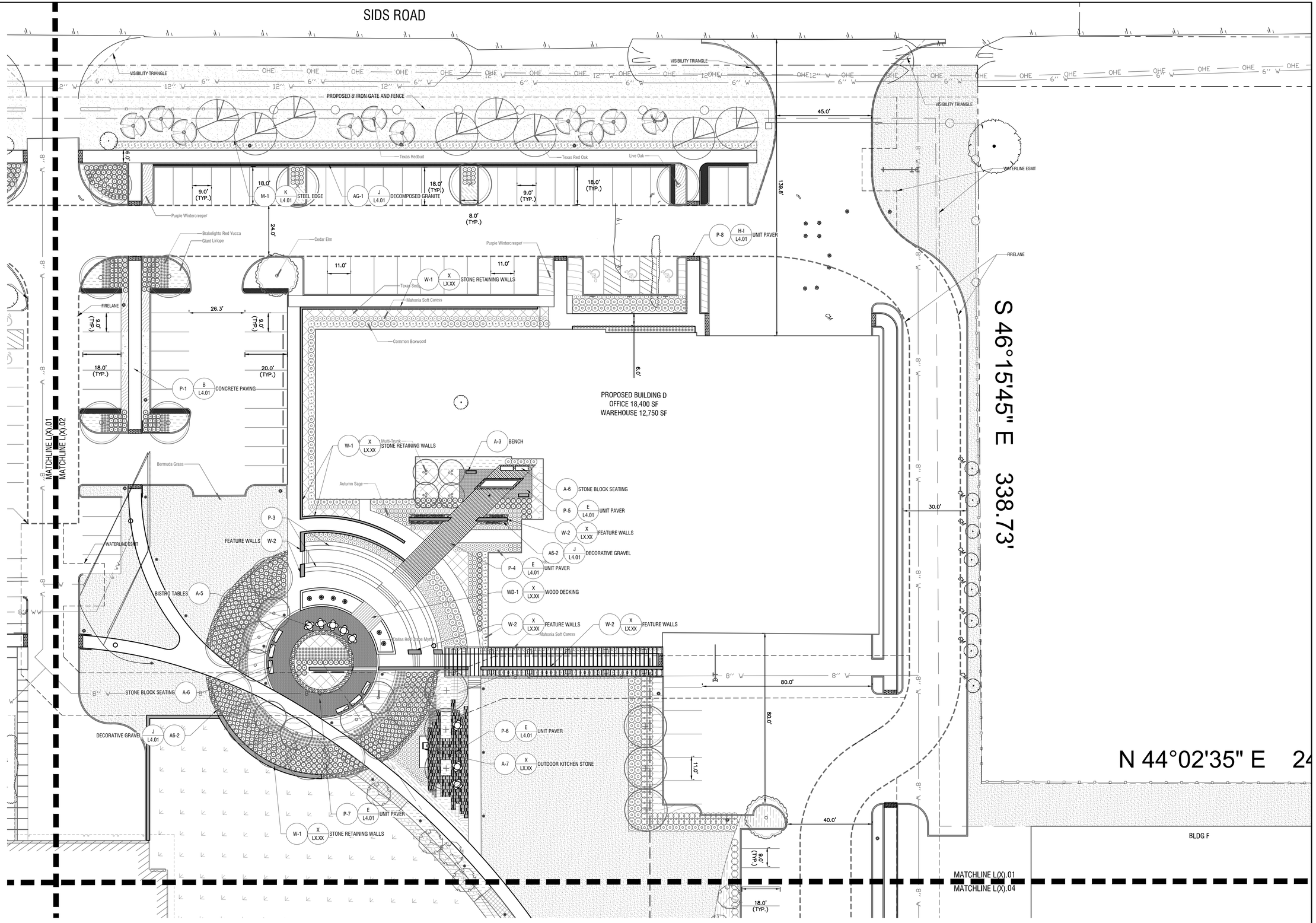
SHEET TITLE
HARDSCAPE PLAN

SHEET NO.
L2.01



Hardscape Plan

Scale: 1" = 20' - 0"

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HKS PROJECT NUMBER
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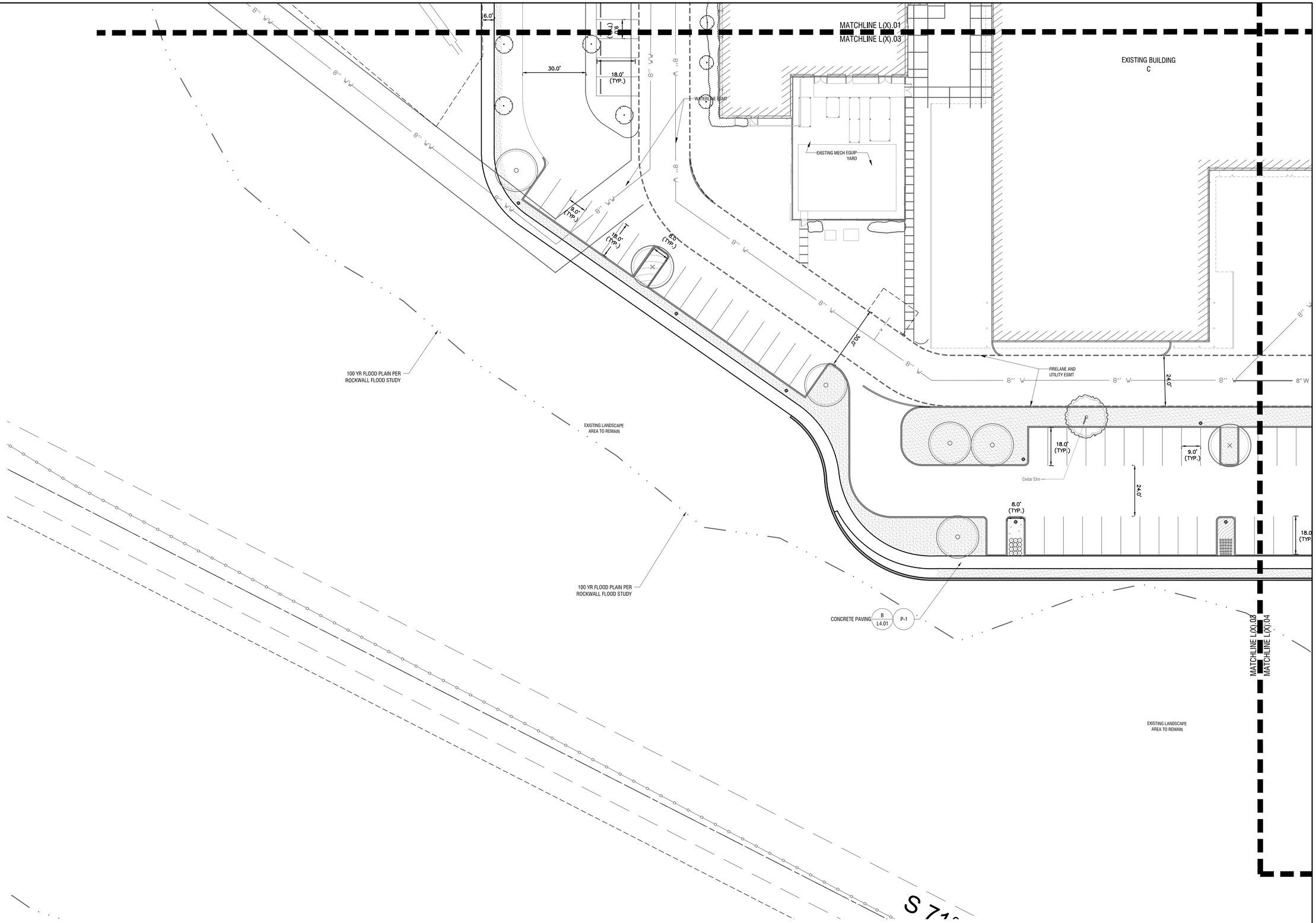
SHEET TITLE
HARDSCAPE PLAN

SHEET NO.
L2.02

TEMPLATE VERSION:

PLOT DATE:



NORTH

0' 20' 40'

Scale: 1" = 20'-0"

Hardscape Plan | A

Scale: 1" = 20' - 0"

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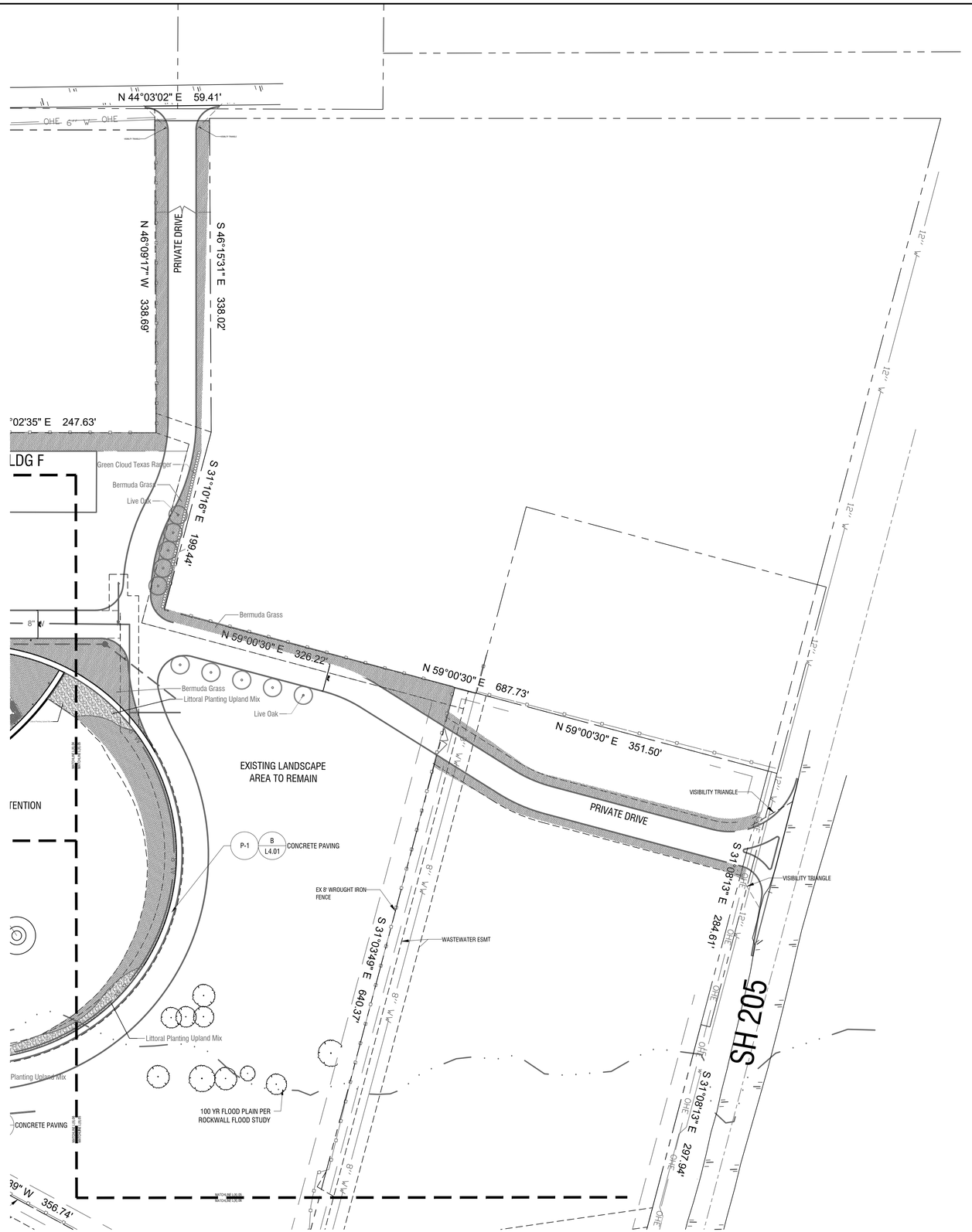
SHEET TITLE
HARDSCAPE PLAN

SHEET NO.
L2.03

MATCHLINE L(X).01
MATCHLINE L(X).04

18.0' (TYP.)
9.0' (TYP.)
18.0' (TYP.)
WATERLINE ESMT
Lacebark Elm
8" W
8" W
8" W



NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Hardscape Plan

Scale: 1" = 60' - 0"

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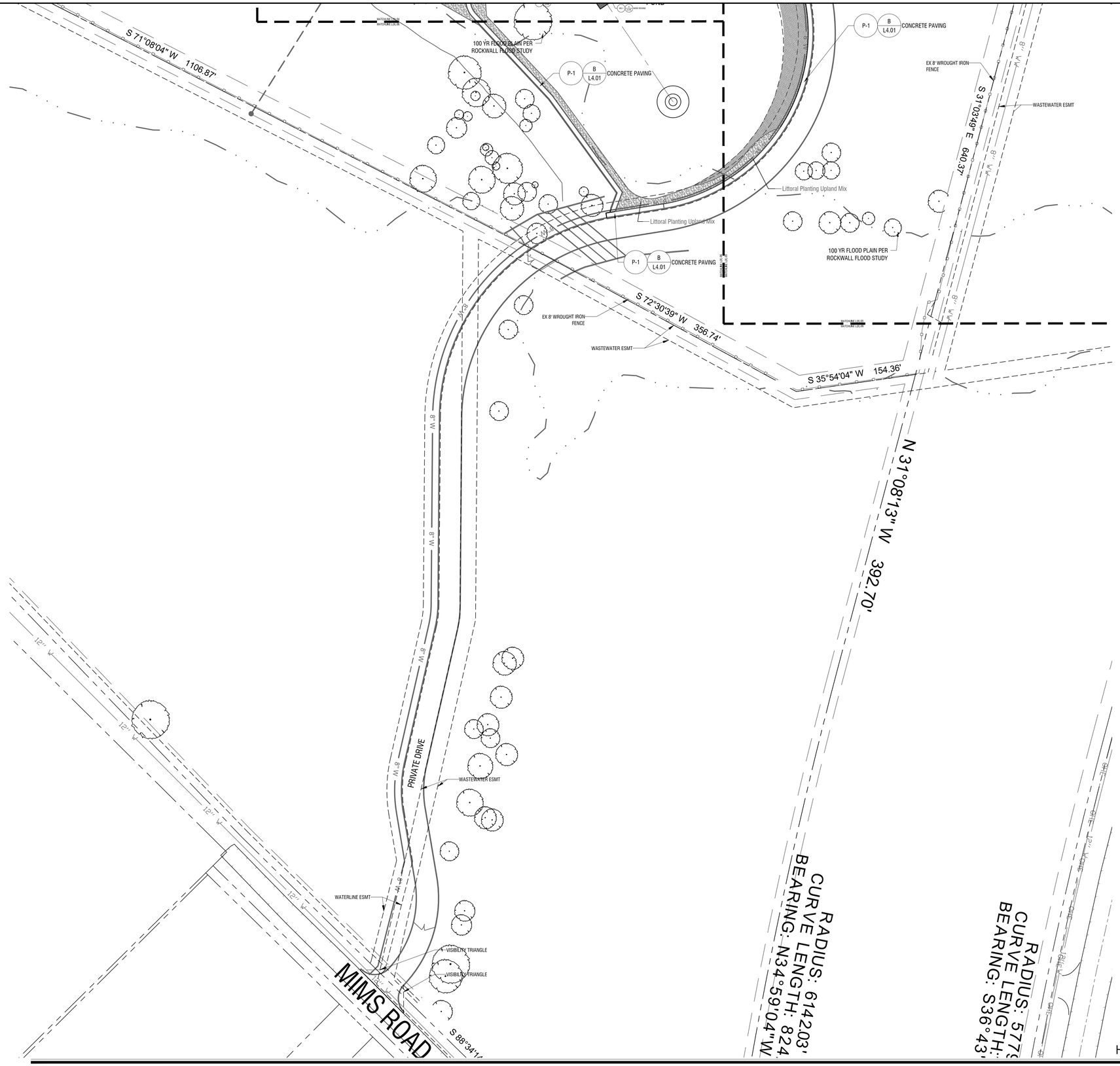
SHEET TITLE
HARDSCAPE PLAN

SHEET NO.
L2.05



Hardscape Plan

Scale: 1" = 60' - 0"

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10/14/22

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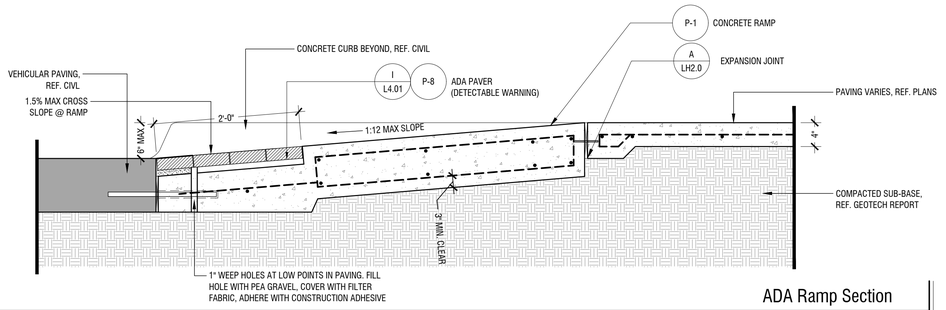
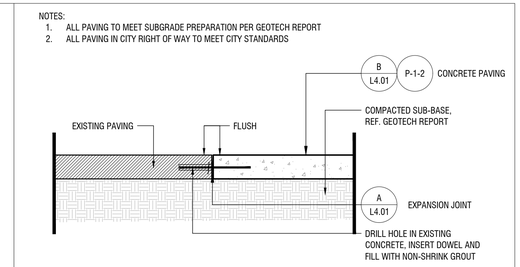
SHEET TITLE
HARDSCAPE PLAN

SHEET NO.
L2.06



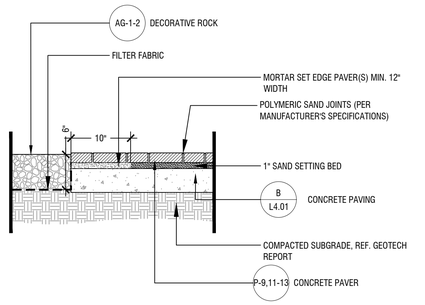
ADA Ramp Section — H

Scale: 1" = 1'-0"



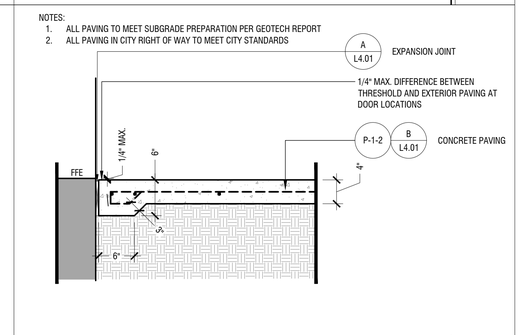
Concrete to Existing Sidewalk — D

Scale: 1" = 1'-0"



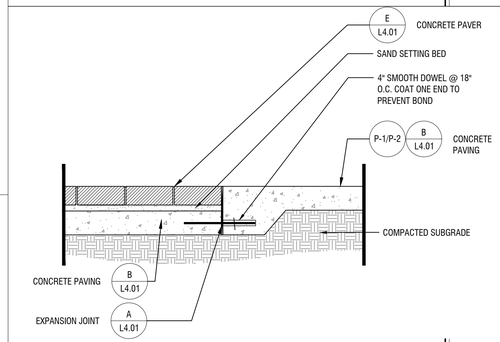
Paver to Decorative Rock Transition — G

Scale: 1"=1'-0"



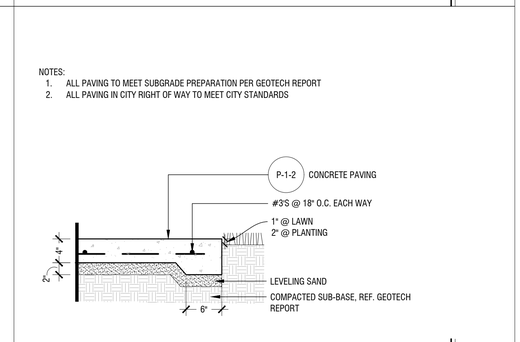
Concrete Paving @ Building — C

Scale: 1" = 1'-0"



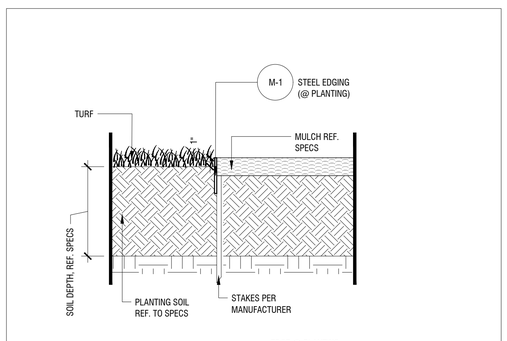
Concrete Paver to Concrete Paving Transition — F

Scale: 1" = 1'-0"



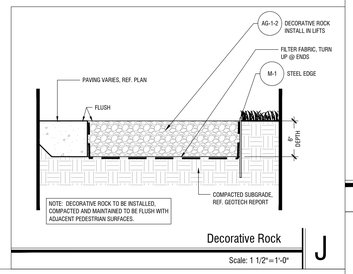
Typ. Concrete Paving — B

Scale: 1" = 1'-0"



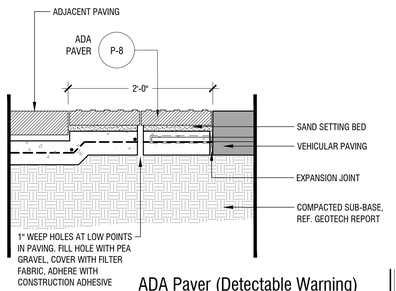
Steel Edge — K

Scale: 1 1/2" = 1'-0"



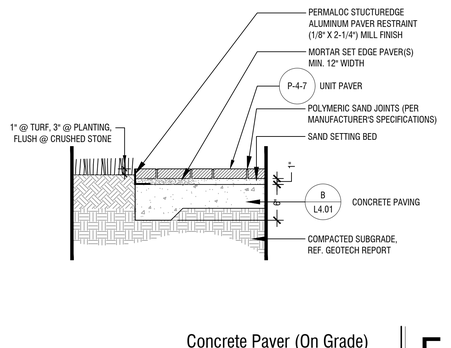
Decorative Rock — J

Scale: 1 1/2" = 1'-0"



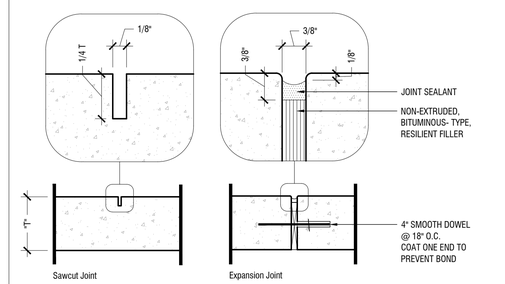
ADA Paver (Detectable Warning) — I

Scale: 1" = 1'-0"



Concrete Paver (On Grade) — E

Scale: 1" = 1'-0"



Concrete Paving Joints — A

N.T.S.

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

RayburnElectric COOPERATIVE

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 10/14/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
10/14/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
HARDSCAPE DETAILS

SHEET NO.
L4.01

PLOT DATE:
TEMPLATE VERSION:

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Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	AA	51	LITHONIA CSX1 LED 60C 700 40K T4M HS	12377	134	1.000	0.900	1.000
	BB	40	LITHONIA KBD8 LED 12C 350 40K ASY MVOLT	809	16	1.000	0.900	1.000
	CC	2	LITHONIA DSXW2 LED 20C 350 40K T2S MVOLT	2988	25	1.000	0.900	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GROUND_Planar	0	Fc	0.78	5.0	0.0	N.A.
PARKING LOT 1		Fc	2.69	4.1	1.4	1.92
PARKING LOT 2 & ROADWAY		Fc	2.90	5.0	0.8	3.63

AA



CSX1 LED
LED Area Luminaire

Specifications
EPA: 0.7 ft² (65 m²)
Length: 23-1/2" (597 mm)
Width: 18-1/2" (470 mm)
Height: 5-7/8" (149 mm)
Weight (max): 37 lbs (16 kg)



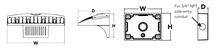
CC



D-Series Size 2
LED Wall Luminaire



Specifications
Luminaire
Width: 18-1/2" (470 mm) Weight: 21 lbs (9.5 kg)
Depth: 10" (254 mm)
Height: 7-5/8" (194 mm)
Back Box (BBW)
Width: 5-1/2" (140 mm) BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (38 mm)
Height: 4" (102 mm)



BB



KBA8 LED
LED Specification Bollard

Specifications
8" Round (203 mm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)



PARKING LOT 1

Illuminance (Fc)
Average = 2.69
Maximum = 4.1
Minimum = 1.4
Avg/Min Ratio = 1.92
Max/Min Ratio = 2.93

PARKING LOT 2 & ROADWAY

Illuminance (Fc)
Average = 2.90
Maximum = 5.0
Minimum = 0.8
Avg/Min Ratio = 3.63
Max/Min Ratio = 6.25

BLDG A (EXISTING)

BLDG B (EXISTING)

BLDG C (EXISTING)

BLDG D

BLDG E

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HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

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ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

RayburnElectric COOPERATIVE

VP.LOT DATE:
TEMPLATE VERSION:

HKS PROJECT NUMBER
25370.000

DATE
10/14/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
SITE LIGHTING - PHOTOMETRIC CALCS

SHEET NO.
SL.00

Traffic Impact Analysis

Rayburn Electric Cooperative
Rockwall, Texas

October 13, 2022

Kimley-Horn and Associates, Inc.
Dallas, Texas

Project #67075002
Registered Firm F-928

Kimley»Horn

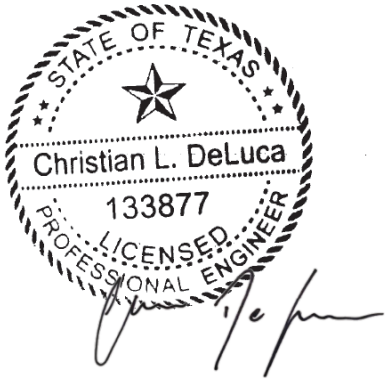
Traffic Impact Analysis

Rayburn Electric Cooperative Campus Expansion
Rockwall, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Registered Firm F-928

10/13/2022



Contact:
Christian DeLuca, P.E., PTOE
972-770-1300
October 13, 2022

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EXECUTIVE SUMMARY

The proposed Rayburn Electric Cooperative (REC) Campus Expansion development is located within the block bounded by Goliad Street, Sims Road, and Mims Road in Rockwall, Texas. The site is proposed to be built as a distribution center. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. The following existing intersections were selected to be part of this study:

- Goliad Street & Sids Road
- Mims Road & Sids Road
- Goliad Street & Mims Road
- Mims Road & National Drive

The analysis also included the following driveways having access in and out of the site:

- Drive 1, which is an existing full-access driveway for the REC Campus to Sids Road
- Drive 2, which is an existing full-access driveway for the REC Campus to Sids Road. The driveway is across from the driveway for Air Performance.
- Drive 3, which is an existing full-access driveway for the REC Campus to Sids Road. The driveway is across from the driveway for Rockwall ISD school bus parking lot.
- Drive 4, which is an existing full-access driveway for the REC Campus to Sids Road
- Drive 5, which is a proposed right-in right-out driveway to Goliad Street.
- Drive 6, which is an existing full-access driveway for the REC Campus to Mims Road. The driveway is across from the existing roadway, National Drive.

Traffic operations were analyzed at the study intersections for existing volumes and 2024 background traffic volumes and 2024 background plus site-generated traffic volumes. The future years correspond to the expected buildout year of the site. Conditions were analyzed for the weekday AM and PM peak hours. The background traffic conditions include existing traffic with compound growth rates.

The REC campus expansion development is expected to generate approximately 26 new weekday AM peak hour one-way vehicle trips and 37 new weekday PM peak hour one-way vehicle trips at buildout. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project's proposed access locations.

Based on the analysis presented in this report, the proposed Rayburn Electric Cooperative Campus Expansion development can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a significant or disproportionate effect on the existing vehicle traffic operations. The following recommendations should be included in the development of the site:

1. Construct Drive 4 to Goliad Street as a right-in/right-out driveway due to not meeting TxDOT driveway access spacing.

I.INTRODUCTION

A. Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the development of the Rayburn Electric Cooperative Campus Expansion site located within the block bounded by Goliad Street, Sims Road, and Mims Road in Rockwall, Texas. A site vicinity map is provided as **Exhibit 1**. **Exhibit 2** shows the proposed conceptual site plan. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

B. Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios due to falling into Analysis Category 1 based on the requirements listed in Table 2.6 in the City of Rockwall's Standards of Design & Construction.

- 2022 existing traffic
- 2024 background traffic
- 2024 background plus site traffic

The capacity analyses were conducted using the *Synchro*™ software package and its associated *Intersection* reports for signalized intersections and *Highway Capacity Manual* reports for unsignalized intersections.

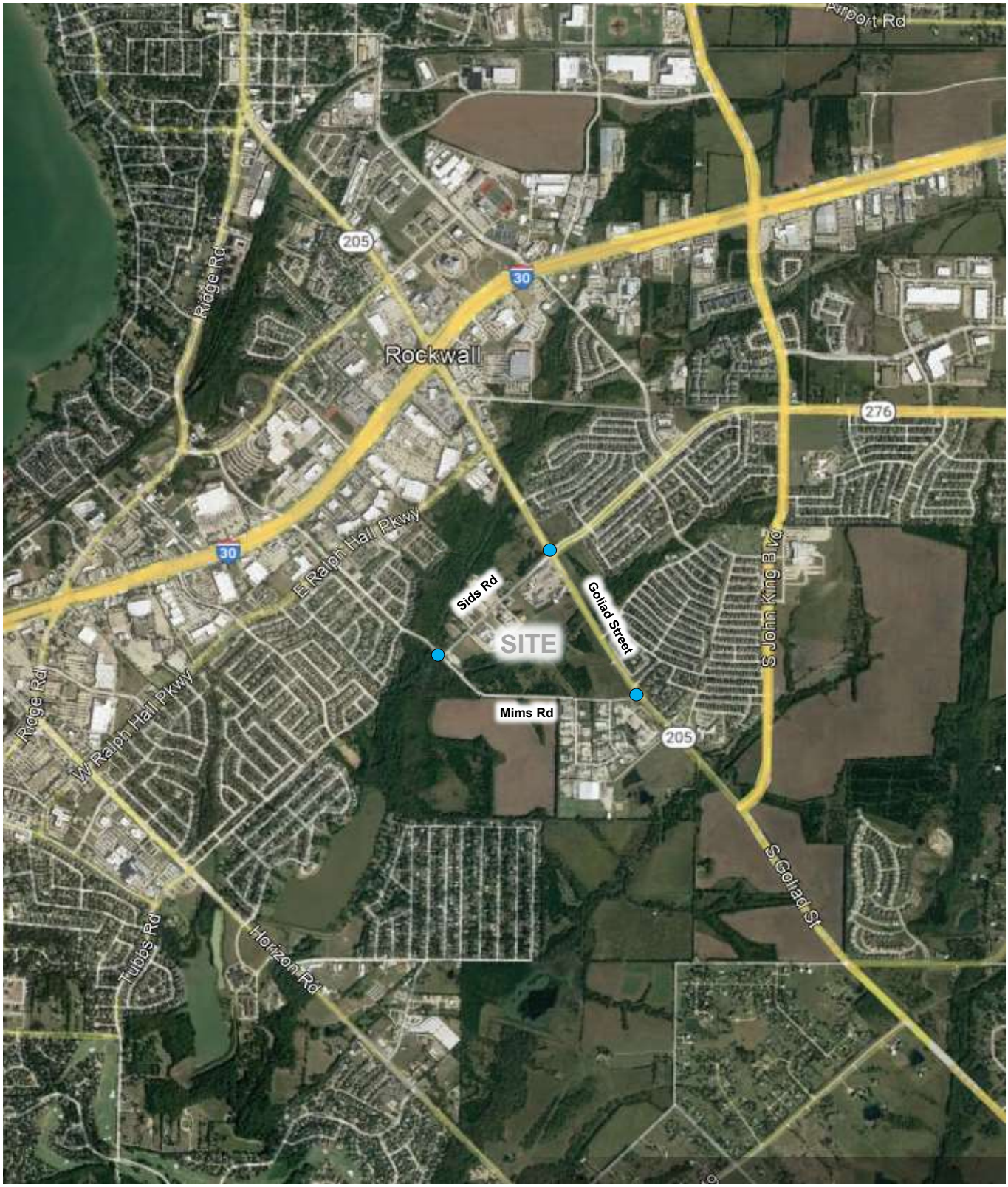

EXHIBIT 1

Vicinity Map

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

= Study Intersection

North

Not To Scale

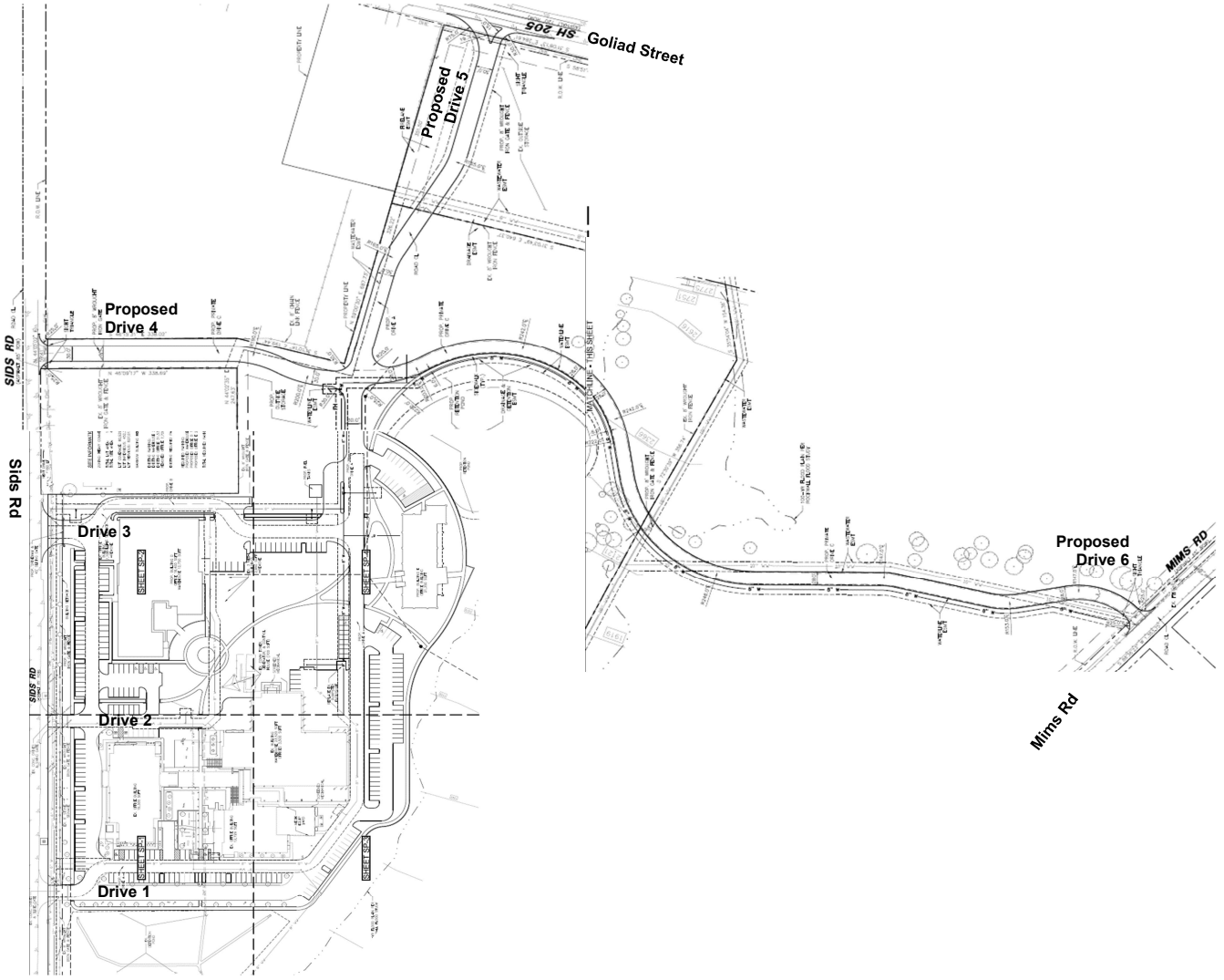

EXHIBIT 2

Conceptual Site Plan

Lineman Building - Rockwall, Texas

Kimley»Horn

North

Not To Scale

II. EXISTING AND FUTURE AREA CONDITIONS

A. Roadway Characteristics

The following signalized intersections were evaluated as part of this study:

- Goliad Street & Sids Road

The following unsignalized intersections were evaluated as part of this study:

- Mims Road & Sids Road
- Goliad Street & Mims Road
- Mims Road & National Drive

The major study area roadways are described below.

Sids Road – is a two-lane undivided roadway between Mims Road to Goliad Street and then transitions into a four-lane divided roadway east of Goliad Street. The speed limit is 30 mph west of Goliad Street adjacent to the proposed site and 50 mph east of Goliad Street. Sids Road is identified as a 4-lane undivided minor arterial, west of Goliad Street, and a 6-lane divided arterial, east of Goliad Street.

Goliad Street (SH 205) – is a two-lane undivided roadway between John King Boulevard to Sids Road and then transitions into a six-lane divided roadway north of Sids Road. The speed limit is 55 mph south of Sids Road adjacent to the proposed site and 45 mph north of Sids Road. Goliad Street is identified as a 6-lane divided arterial on the City of Rockwall Thoroughfare Plan.

Mims Road – is a two-lane undivided roadway that runs from Goliad Street to I-30. On the City of Rockwall Thoroughfare Plan, Industrial Boulevard is designated as a four-lane undivided minor arterial. The speed limit near the site is 30 mph.

Exhibit 3 illustrates the intersection geometry used for the traffic analysis.

B. Existing Study Area

The property is zoned as Heavy Commercial (LHC with “office/warehouse combinations land uses” listed as a primary land use. The use of the property will not be changing.

C. Proposed Site Improvements

The development as proposed includes expansion of the Rayburn Electric.Cooperative Campus. The existing REC campus contains 62,750 square feet; 7700 square feet will be removed while two buildings totaling 52,500 square feet will be added. The net gain is 44,800 square feet.

As shown in **Exhibit 3**, the site has three proposed driveways. The driveways to be modeled in this analysis are as follows:

Drive 1 – is an existing full-access driveway to Sids Road. The drive is approximately 550 feet northeast of the intersection of Mims Road and Sids Road.

Drive 2 – is an existing full-access driveway to Sids Road and is located across from another commercial driveway. The drive is approximately 300 feet northeast of Drive 1.

Drive 3 – would reconstruct and widen the site's northenmost driveway to Sids Road. The drive is approximately 375 feet northeast of Drive 2 and meets the City of Rockwall's minimum driveway spacing of 200 feet.

Proposed Drive 4 – would be a full-access driveway to Sids Road approximately 285 feet north of Drive 3. Drive 4 is proposed to be 100 feet northeast of the existing commercial driveway servicing S & A Systems Inc. The City of Rockwall requires 200 feet driveway spacing on Arterials and 100 feet of spacing on Collectors. Sids Road is expected to be a 4-lane arterial in the future based on the thoroughfare plan, however, functions as a two-lane collector today. Furthermore, the roadway dead ends into Mims Road and traffic volumes will likely remain low for quite sometimes. Further attributing to collector characteristics. The S & A Systems driveway only services a few parking spaces and has very low traffic. For these reasons, the 100-foot driveway spacing is appropriate for this driveway.

Proposed Drive 5 – would be a right-in right-out driveway to Goliad Street (SH 205) approximately 810 feet south of Goliad Street. The driveway will be 155 feet south of the next driveway to the north. Goliad Street is a TxDOT roadway and therefore requires 360 feet of spacing as a 45 MPH road. This spacing requirement is not met. To provide reasonable access under these conditions but also provide the safest operation, the driveway connection should be constructed to only allow right-in/right out turning movements.

Proposed Drive 6 – would be a full access driveway to the existing intersection of Mims Road and National Drive. The access point will create the fourth leg of the existing three-legged intersection

The intersection spacing appears to meet the City of Rockwall standards for driveway spacing away from intersections of minor arterials, and between driveways to minor arterials. Intersection sight distance at the proposed driveways is acceptable with each on relatively straight segments of their respective roadway.

D. Existing Traffic Volumes

Exhibit 4 shows the existing weekday AM and PM peak hour traffic volumes. 24-hour machine counts were collected near the site at the intersection of Goliad Street and Sids Road. The raw count sheets, as well as a comparison between the 24-hour volumes collected and previous 24-hour counts, are provided at the end of this report.

The 24-hour count showed the daily volume on the roadway link as follows:

- Goliad Street, west of Sids Road: 11,423 vehicles per day (vpd)
- Sids Road, south of Goliad Street: 2,339 vpd

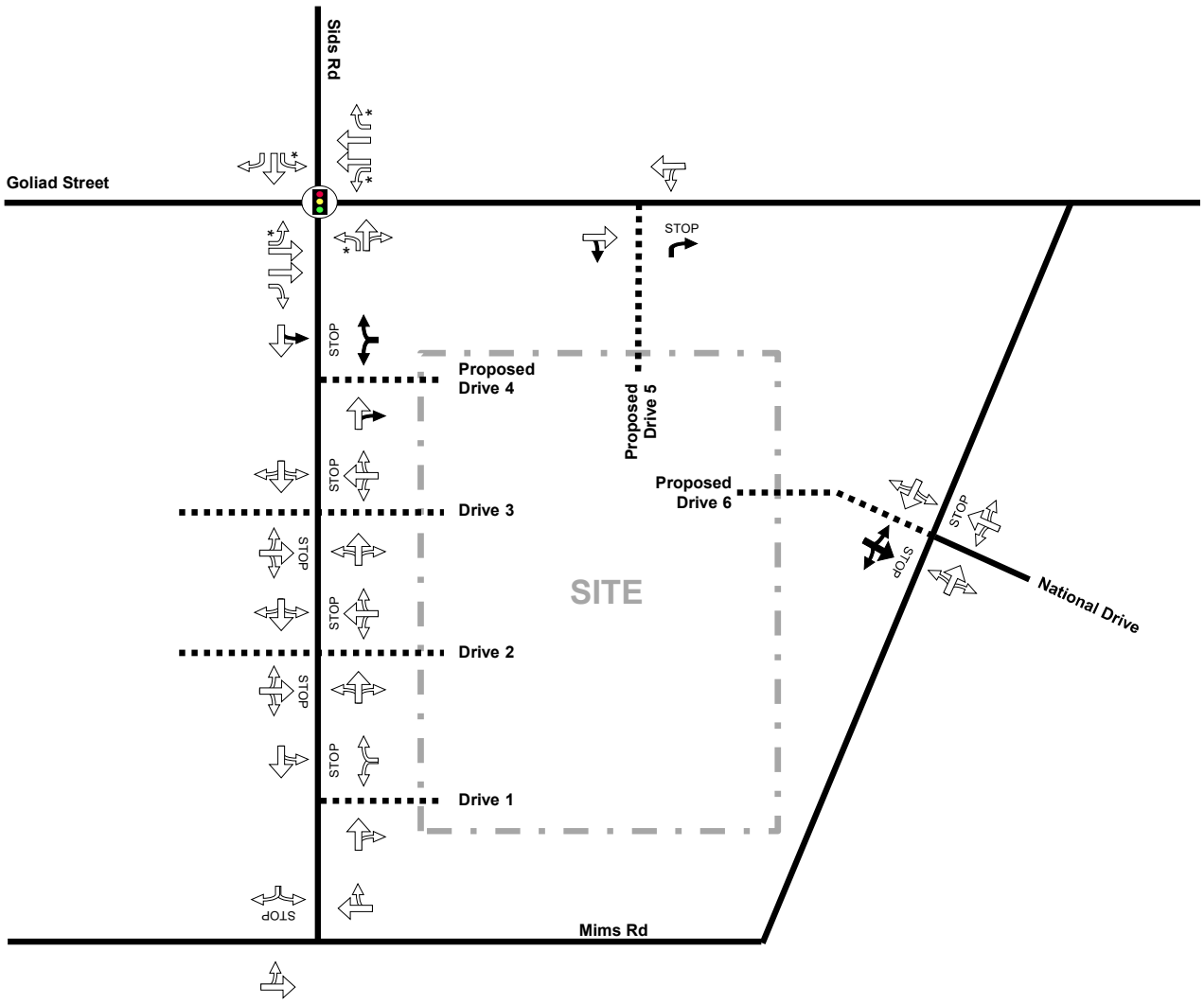

EXHIBIT 3

Lane Assignment and Intersection Control

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

= Signalized Intersection

STOP = Stop-Controlled Approach

= Travel Lane

* = Turn Bay

= Driveway Lanes or Off-Site Improvements

TWLTL = Two-Way Left Turn Lane

North

Not To Scale

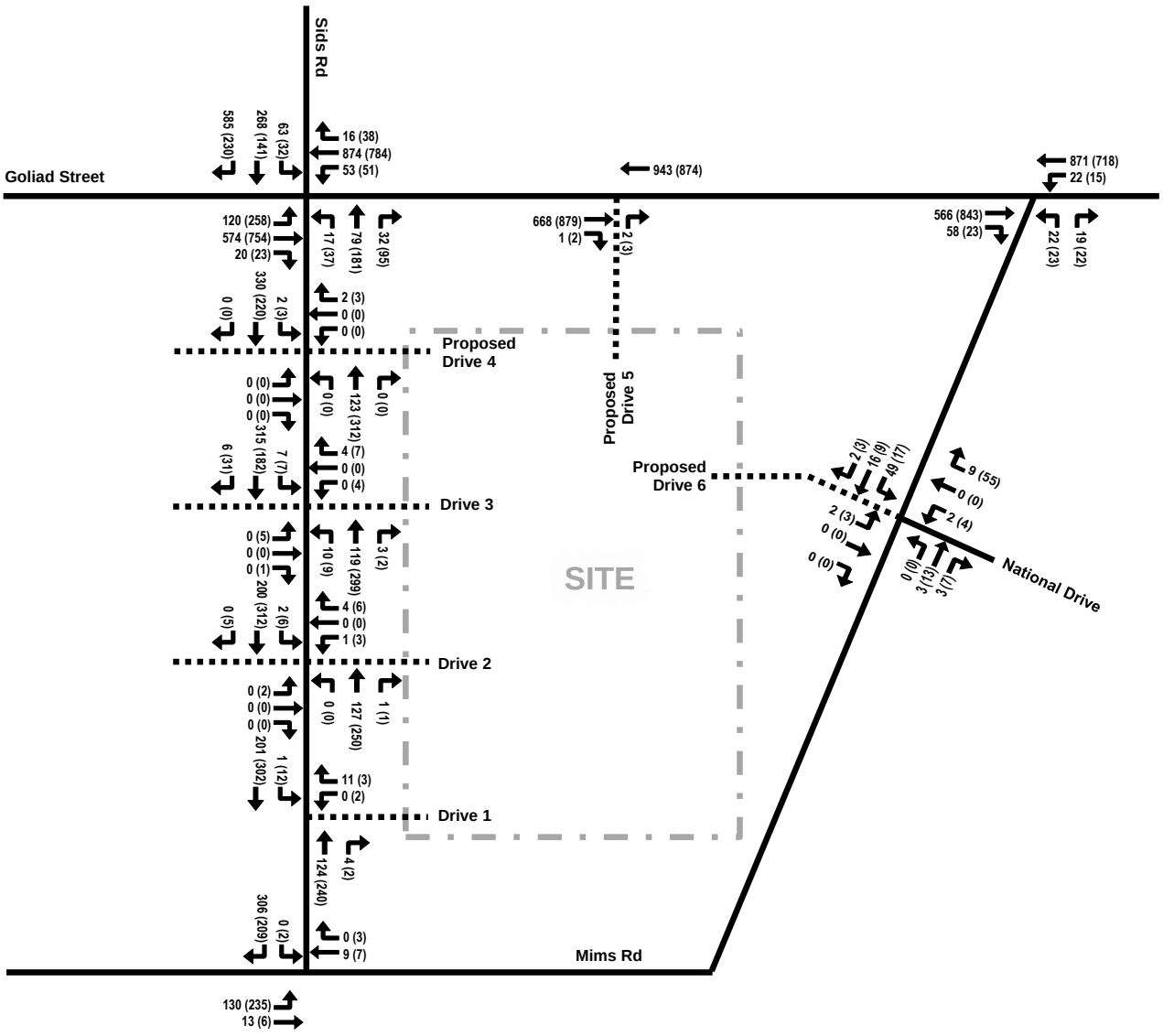

EXHIBIT 8

2024 Background Plus Site-Generated Traffic Volumes

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

III. PROJECT TRAFFIC CHARACTERISTICS

A. Site-Generated Traffic

Site-generated traffic estimates are determined through a process known as trip generation. If site specific trip data is unknown, rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific tie interval using the 10th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). However, since the specific trip data of the existing site is known that data is a better indication of the expected trip data after the expansion is completed. The existing trip data was grown as a ratio based on the square footage of the existing REC campus and proposed REC campus. An additional 20% trip increase was applied to ensure a conservative analysis.

No reductions were taken for pass-by trips, internal capture, or multimodal use.

Table 1 shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed development, showing new external trips.

Table 1 – Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Site (Observed)	*62,750*	*SF*	*170*	*636*[(2)]	*11*	*13*	*24*	*17*	*18*	*35*
Proposed Expansion (Estimated) [(1)]	44,800	SF	170	551[(2)]	8	10	18	13	13	25
Development Totals										
Subtotal Trip Generation Total:				1187[(2)]	19	23	42	30	31	60
Contingency (20% Increase)				-	4	5	8	6	6	12
Existing Site (Observed)				-636[(2)]	*-11*	*-13*	*-24*	*-17*	*-18*	*-35*
Total Net New External Vehicle Trips:				***551***[(2)]	**12**	**15**	**26**	**19**	**19**	**37**

(1) Trip Generation rates based on the existing site's observed inbound and outbound trips.
(2) Trip Generation rates based on ITE Trip Generation, 11th Edition.

B. Trip Distribution and Assignment

The distribution of the site-generated traffic volumes in to and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, relative land use density, and the locations of the proposed driveway access to/from the site. The corresponding distributions can be found in **Exhibit 5**. The corresponding inbound and outbound traffic assignment, where the directional distribution is applied using the most probable paths to and from the site can be found in **Exhibit 6**

C. Development of 2024 Background Traffic

In order to obtain 2024 background traffic, the existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Based on the recent growth in the area, an annual growth rate of 3.2% was assumed for the background traffic through 2024. To calculate the 2024 background traffic, the existing 2022 traffic counts were grown by their respective growth rates annually for two years. The resulting 2024 background weekday AM and PM peak hour traffic volumes are shown in **Exhibit 7**.

D. Development of 2024 Total Traffic

Site traffic volumes were added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the 2024 study year after completion of the proposed development. **Exhibit 8** shows the resulting 2024 weekday AM and PM peak hour total traffic volumes.

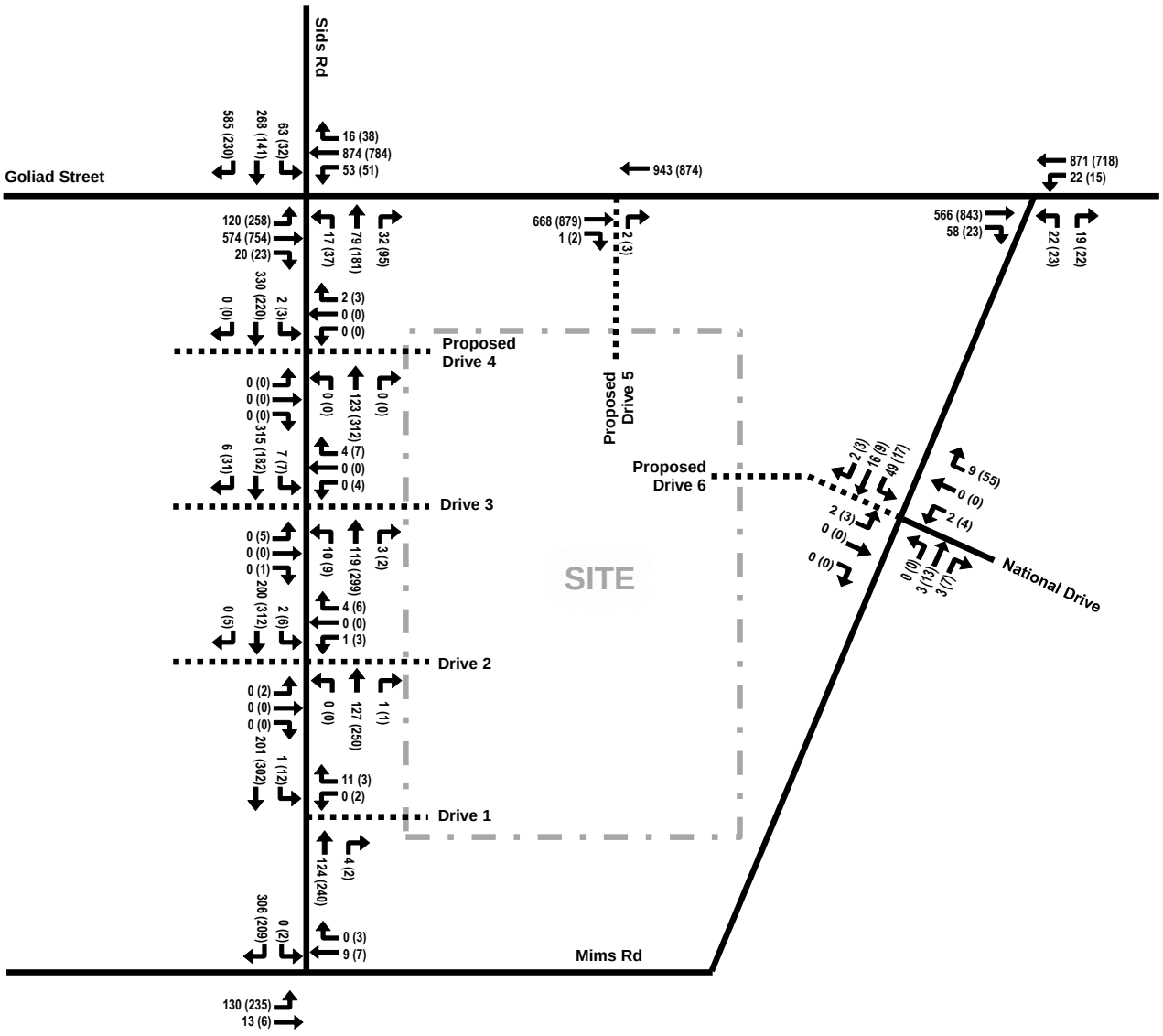

EXHIBIT 8

2024 Background Plus Site-Generated Traffic Volumes

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

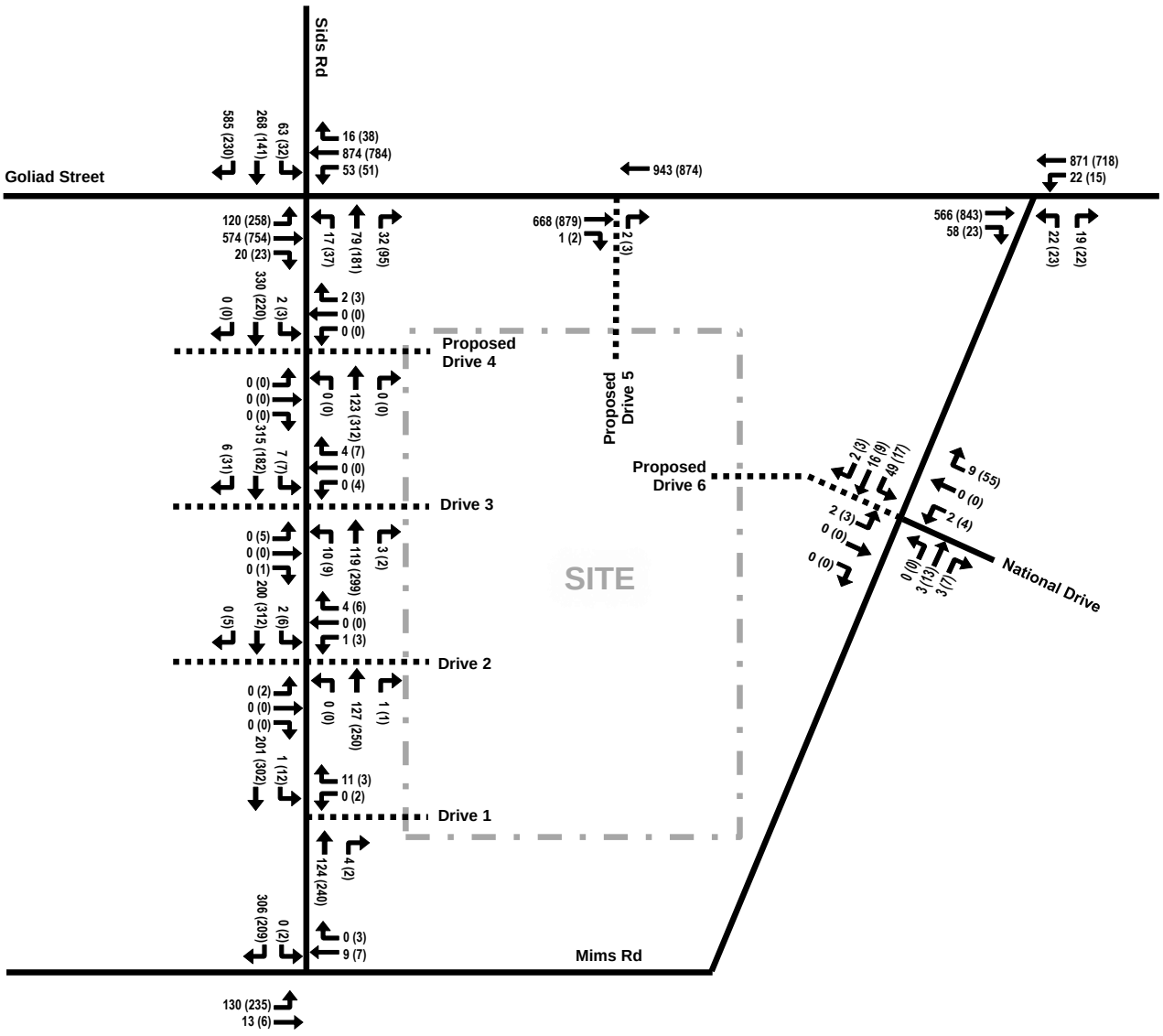

EXHIBIT 8

2024 Background Plus Site-Generated Traffic Volumes

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

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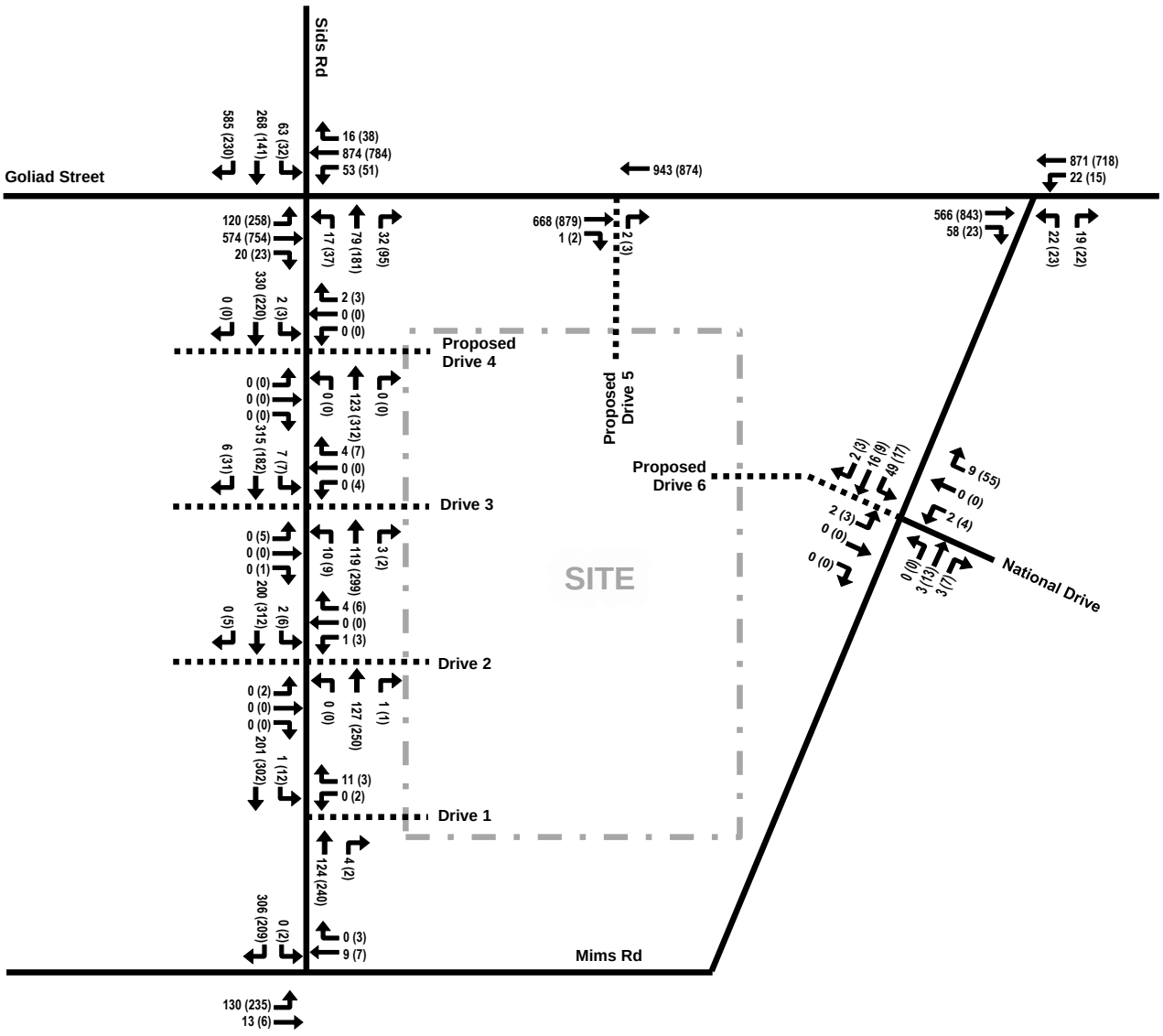

EXHIBIT 8

2024 Background Plus Site-Generated Traffic Volumes

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

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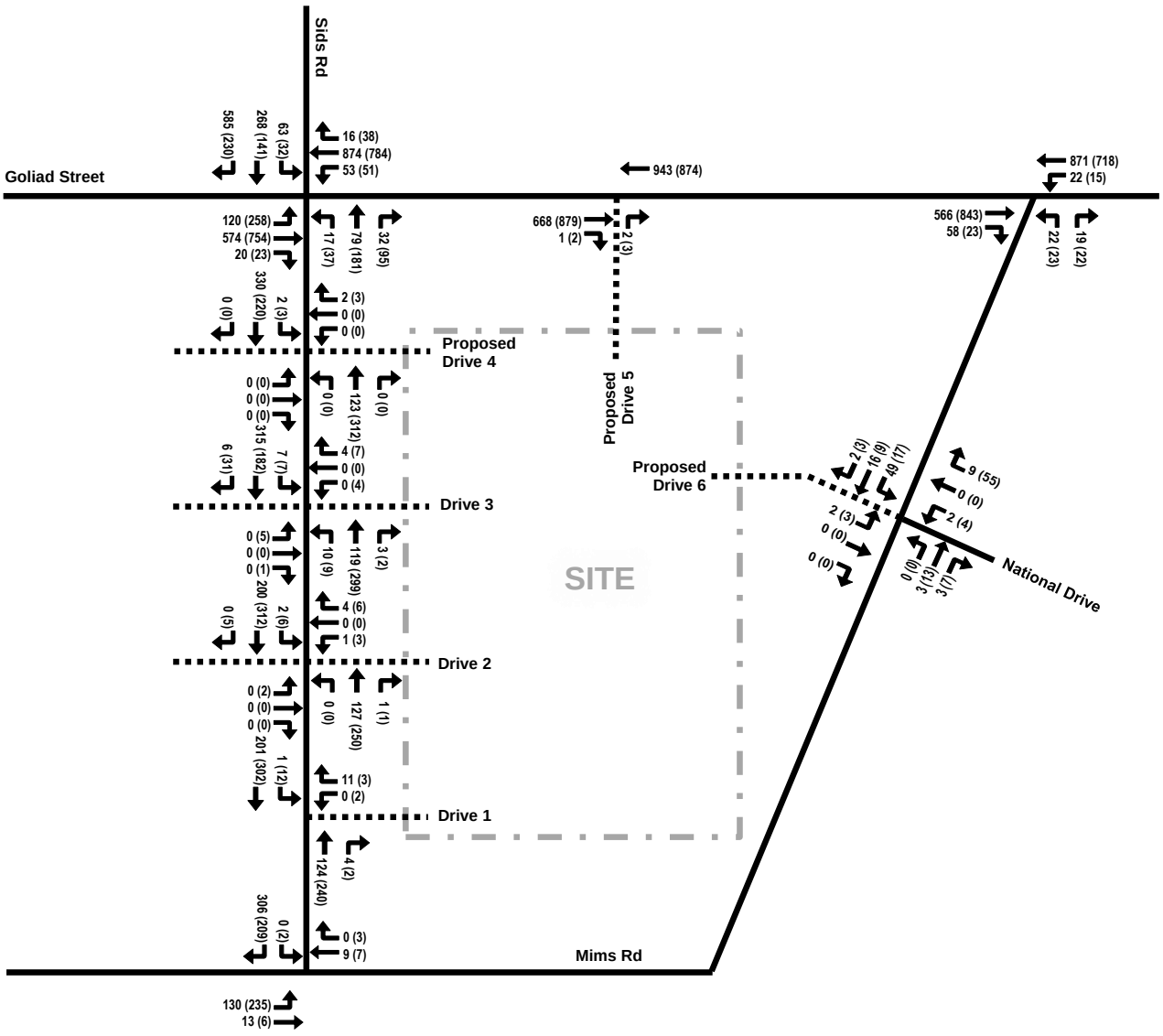


EXHIBIT 8

2024 Background Plus Site-Generated Traffic Volumes

Lineman Building - Rockwall, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

IV. TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2022 & 2024study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual.*

A. Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table 2** shows the definition of level of service for signalized and unsignalized intersections.

Table 2 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. For the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is defined for each movement. Unlike signalized intersections which define LOS for each approach and for the intersection as a whole, LOS for two-way stop-controlled intersections is not defined as a whole.

Signal timings for the signalized intersection were based on the observed signal timing in the field. No timing adjustments were made in future scenarios.

The analyses assumed the lane geometry and intersection control shown in **Exhibit 3**.

The peak hour factors (PHF) for the existing traffic is known from the counts collected at the study intersections and was assumed to remain the same through the analysis. PHF for the site-generated traffic is unknown, so at new driveways it was assumed to be 0.92.

B. Analysis Results

Table 3 show the intersection operational results for the weekday AM and PM peak hours, respectively.

Table 3 – Traffic Operational Results – Weekday AM & PM Peak Hour

INTERSECTION	APPROACH	2021 Existing Traffic		2023 Background Traffic		2023 Background plus Site Traffic		2021 Existing Traffic		2023 Background Traffic		2023 Background plus Site Traffic	
		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection													
Sids Road & Goliad Road	EB	24.6	C	24.7	C	24.7	C	34.4	C	34.4	C	36.1	D
	WB	34.0	C	34.2	C	34.1	C	32.2	C	32.2	C	31.8	C
	NB	21.8	C	23.3	C	23.2	C	24.9	C	24.9	C	25.2	C
	SB	17.9	B	20.9	C	23.2	C	12.7	B	12.7	B	13.0	B
	Overall	**25.5**	**C**	**26.7**	**C**	**27.4**	**C**	**29.3**	**C**	**29.3**	**C**	**29.8**	**C**
Unsignalized Intersection													
Mims Road & Sids Road	EBL	7.4	A	7.5	A	7.5	A	7.6	A	7.6	A	7.7	A
	SB	9.8	A	9.9	A	10.0	A	9.3	A	9.3	A	9.3	A
Goliad Road & Mims Road	EB	8.5	A	8.5	A	8.5	A	8.4	A	8.4	A	8.4	A
	NBL	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A
Sids Road & Drive 1	WB	9.0	A	9.0	A	9.0	A	11.3	B	11.3	B	11.0	B
	SBL	-	-	-	-	7.5	A	7.8	A	7.8	A	7.8	A
Sids Road & Drive 2	EB	0.0	A	0.0	A	0.0	A	13.7	B	13.7	B	13.9	B
	WB	9.6	A	9.8	A	9.5	A	11.4	B	11.4	B	11.1	B
	NBL	-	-	-	-	-	-	-	-	-	-	-	-
	SBL	7.5	A	7.5	A	7.5	A	7.8	A	7.8	A	7.8	A
Sids Road & Drive 3	EB	-	-	-	-	-	-	12.8	B	12.8	B	13.1	B
	WB	8.9	A	8.9	A	9.0	A	12.0	B	12.0	B	11.4	B
	NBL	8.0	A	8.0	A	8.0	A	7.7	A	7.7	A	7.7	A
	SBL	7.5	A	7.5	A	7.5	A	7.9	A	7.9	A	7.9	A
Sids Road & Drive 4	WB	-	-	-	-	9.2	A	-	-	-	-	10.3	B
	SBL	-	-	-	-	7.6	A	-	-	-	-	8.0	A
Goliad Road & Drive 5	NBT	-	-	-	-	13.6	B	-	-	-	-	16.6	C
Mims Road & National Drive / Drive 6	EBL	-	-	-	-	-	-	-	-	-	-	-	-
	WBL	-	-	-	-	-	-	7.3	A	7.3	A	7.3	A
	NBT	8.6	A	8.6	A	8.6	A	8.7	A	8.7	A	8.7	A
	SBT	-	-	-	-	9.8	A	-	-	-	-	9.4	A

- No traffic movements in this analysis scenario

C. Traffic Operations

The results in **Table 3** show the intersection operational results for the weekday AM and PM peak hours. After the site-generated traffic is added to the roadway network, each approach operates at the same LOS and negligible increase in delay during both the AM and PM peak hours. The signalized intersection of Goliad Street and Sids Road performs at LOS C in the peak hours representing favorable operations; the analysis demonstrates that the site traffic can be incorporated into the roadway network with very limited disturbances to the existing traffic flow. The existing driveways remain operating with low delays and the proposed driveways are all expected to perform with low delays at LOS B or better. These results indicate favorable operations and that the development is provided the appropriate amount of access.

D. Link Volume Analysis

The volume to capacity ratio (V/C) of Sids Road and Goliad Street was calculated for the 2022 existing traffic and the 2024 background and background plus site traffic scenarios. The daily link capacity for each roadway is taken from the NTCOG model capacity volumes assuming the rural area type, Sids Road, as a secondary arterial, has a capacity of 875 vehicles per hour per lane (vphpl). Goliad Street, as a primary arterial, has a capacity of 925 vehicles per hour per lane (vphpl).

The link analyses displayed in **Table 4** shows that Sids Road currently operates with ample capacity of LOS A/B with current traffic volumes. After the traffic from the background growth and the project site are added to the network, the roadway continues to operate at a LOS A/B through the build-out of the site in 2024. Goliad Street currently operates with acceptable capacity of LOS D in a two-lane configuration with current traffic volumes. After the traffic from the background growth and the project site are added to the network, the roadway continues to operate at a LOS D through the build-out of the site in 2024.

The site as proposed does not have a significant negative impact on the link capacities of the study roadways.

Table 4 – Link Operational Results

Analysis Year	Roadway	Segment	Number of Lanes	Capacity	Background Volume	V/C	LOS	Back+Site Volume	V/C	LOS
2022	Sids Road	Mims Road to Goliad Street	2	17,500	11,423	0.65	D	-	-	-
	Goliad Street	Sids Road to Mims Road	2	17,500	2,339	0.13	A/B	-	-	-
2024	Sids Road	Mims Road to Goliad Street	2	17,500	12,166	0.70	D	12,500	0.71	D
	Goliad Street	Sids Road to Mims Road	2	17,500	2,491	0.14	A/B	2,571	0.15	A/B

E. Right-Turn Lane Analysis

Where justified, the addition of right-turn deceleration lanes can help inbound turning vehicles separate from the through traffic, avoiding conflicts and smoothing traffic flow. The TxDOT *Access Management Manual* sets forth criteria for auxiliary lanes on TxDOT roadways. Per Table 2.3 (Auxiliary Lane Thresholds), a right-turn deceleration lane should be considered on roads with a posted speed less than or equal to 45 MPH if the projected right-turn volume into a driveway is greater than 60 vehicles per hour. **Table 5** shows the driveway locations with right-turn driveway access to the site, and how they compare with the TxDOT threshold. The high inbound volume occurs in the PM peak hour for every driveway in this analysis.

In consideration to these recommendations and TxDOT criterion, a right-turn lane is not recommended at any of the site driveways.

Table 5 – Right-Turn Lane Analysis

Right-Turn Location	Projected Maximum Peak Hour Right-Turn Volume	TxDOT Threshold (Access Management Manual, Table 2-3)	Right-Turn Lane Recommended?
Drive 1 from Sids Road	4 vph	60 vph	No
Drive 2 from Sids Road	1 vph	60 vph	No
Drive 3 from Sids Road	3 vph	60 vph	No
Drive 4 from Sids Road	0 vph	60 vph	No
Drive 5 from Goliad Street	2 vph	50 vph	No
Drive 6 from Mims Road	3 vph	60 vph	No

V.CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed Rayburn Electric Cooperative Campus Expansion development can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a significant or disproportionate effect on the existing vehicle traffic operations.

The following recommendations should be included in the development of the site:

1. Construct Drive 4 to Goliad Street as a right-in/right-out driveway due to not meeting TxDOT driveway access spacing.

Kimley»Horn

TRAFFIC COUNTS AND HISTORICAL DATA

Lineman Building - Rockwall, Texas

Historical Link Volumes and Growth Rates

Goliad Street						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2011	Lochspring Drive	SH 276	TxDOT	20,696	-
2	2013	Lochspring Drive	SH 276	TxDOT	23,328	6.2%
3	2014	Lochspring Drive	SH 276	TxDOT	21,981	-5.8%
4	2015	Lochspring Drive	SH 276	TxDOT	23,046	4.8%
5	2016	Lochspring Drive	SH 276	TxDOT	24,309	5.5%
6	2017	Lochspring Drive	SH 276	TxDOT	26,274	8.1%
7	2018	Lochspring Drive	SH 276	TxDOT	26,568	1.1%
8	2019	Lochspring Drive	SH 276	TxDOT	26,846	1.0%
9	2020	Lochspring Drive	SH 276	TxDOT	26,590	-1.0%
10	2021	Lochspring Drive	SH 276	TxDOT	27,992	5.3%
					Average Growth 2011 - 2021:	**3.0%**

Mims Road						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2009	Goliad Street	Sids Road	TxDOT	1,143	-
2	2014	Goliad Street	Sids Road	TxDOT	1,353	3.4%
					Average Growth 2009 - 2014:	**3.4%**

Average Annual Growth:	**3.2%**

National Data & Surveying Services Intersection Turning Movement Count

Location: Rayburn County Electric Middle Dwy & Sids Rd
City: Rockwall
Control: No Control

Project ID: 22-470030-006
Date: 9/20/2022

Data - Totals

NS/EW Streets:	Rayburn County Electric Middle Dwy				Rayburn County Electric Middle Dwy				Sids Rd				Sids Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	0	0	0	0	0	0	0	0	0	20	0	0	1	19	0	0	40
6:45 AM	0	0	0	0	0	0	0	0	0	12	0	0	2	17	0	0	31
7:00 AM	0	0	0	0	0	0	0	0	0	14	0	0	1	27	0	0	42
7:15 AM	0	0	1	0	0	0	0	0	0	23	0	0	0	42	0	0	66
7:30 AM	0	0	0	0	0	0	0	0	0	32	0	0	1	47	0	0	80
7:45 AM	1	0	1	0	0	0	0	0	0	38	0	0	1	74	1	0	116
8:00 AM	0	0	1	0	0	0	0	0	0	23	0	0	2	93	2	0	121
8:15 AM	0	0	0	0	0	0	0	0	0	25	0	0	0	77	2	0	104
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	1	0	3	0	0	0	0	0	0	187	0	0	8	396	5	0	600
APPROACH %'s :	25.00%	0.00%	75.00%	0.00%					0.00%	100.00%	0.00%	0.00%	1.96%	96.82%	1.22%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	1	0	2	0	0	0	0	0	0	118	0	0	4	291	5	0	421
PEAK HR FACTOR :	0.250	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.776	0.000	0.000	0.500	0.782	0.625	0.000	0.870
	0.375				0.000				0.776				0.773				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	0	0	0	0	0	0	0	0	0	62	0	0	0	31	0	0	93
4:45 PM	0	0	2	0	1	0	0	0	0	55	0	0	0	51	0	0	109
5:00 PM	1	0	0	0	1	0	0	0	0	59	0	0	0	51	0	0	112
5:15 PM	2	0	0	0	0	0	0	0	0	59	0	0	1	42	0	0	104
5:30 PM	0	0	2	0	0	0	0	0	0	60	0	0	0	43	0	0	105
5:45 PM	0	0	0	0	1	0	0	0	0	46	0	0	0	37	0	0	84
6:00 PM	0	0	0	0	0	0	0	0	0	50	0	0	0	31	0	0	81
6:15 PM	0	0	1	0	0	0	0	0	0	43	0	0	0	37	0	0	81
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	0	5	0	3	0	0	0	0	434	0	0	1	323	0	0	769
APPROACH %'s :	37.50%	0.00%	62.50%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.31%	99.69%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	3	0	4	0	2	0	0	0	0	233	0	0	1	187	0	0	430
PEAK HR FACTOR :	0.375	0.000	0.500	0.000	0.500	0.000	0.000	0.000	0.000	0.971	0.000	0.000	0.250	0.917	0.000	0.000	0.960
	0.875				0.500				0.971				0.922				

National Data & Surveying Services Intersection Turning Movement Count

Location: Rayburn County Electric West Dwy & Sids Rd
City: Rockwall
Control: No Control

Project ID: 22-470030-005
Date: 9/20/2022

Data - Totals

NS/EW Streets:	Rayburn County Electric West Dwy				Rayburn County Electric West Dwy				Sids Rd				Sids Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	0	0	0	0	0	0	0	0	0	20	0	0	2	17	0	0	39
6:45 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	17	0	0	29
7:00 AM	0	0	0	0	0	0	0	0	0	15	0	0	1	26	0	0	42
7:15 AM	0	0	0	0	0	0	0	0	0	23	4	0	2	39	0	0	68
7:30 AM	0	0	1	0	0	0	0	0	0	30	0	0	2	46	0	0	79
7:45 AM	0	0	1	0	0	0	0	0	0	37	1	0	2	72	0	0	113
8:00 AM	0	0	0	0	0	0	0	0	0	23	2	0	5	89	0	0	119
8:15 AM	0	0	0	0	0	0	0	0	0	25	0	0	0	76	0	0	101
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	2	0	0	0	0	0	0	185	7	0	14	382	0	0	590
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%					0.00%	96.35%	3.65%	0.00%	3.54%	96.46%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	2	0	0	0	0	0	0	115	3	0	9	283	0	0	412
PEAK HR FACTOR :	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.777	0.375	0.000	0.450	0.795	0.000	0.000	0.866
	0.500								0.776				0.777				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	0	0	1	0	0	0	0	0	0	58	0	0	0	31	0	0	90
4:45 PM	0	0	0	0	0	0	0	0	0	54	0	0	0	50	0	0	104
5:00 PM	4	0	3	0	0	0	0	0	0	56	0	0	0	52	0	0	115
5:15 PM	0	0	3	0	0	0	0	0	0	56	0	0	0	44	0	0	103
5:30 PM	1	0	3	0	0	0	0	0	0	57	0	0	0	43	0	0	104
5:45 PM	0	0	0	0	0	0	0	0	0	46	0	0	0	37	0	0	83
6:00 PM	0	0	0	0	0	0	0	0	0	50	0	0	0	31	0	0	81
6:15 PM	0	0	0	0	0	0	0	0	0	44	0	0	0	38	0	0	82
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	5	0	10	0	0	0	0	0	0	421	0	0	0	326	0	0	762
APPROACH %'s :	33.33%	0.00%	66.67%	0.00%					0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	5	0	9	0	0	0	0	0	0	223	0	0	0	189	0	0	426
PEAK HR FACTOR :	0.313	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.978	0.000	0.000	0.000	0.909	0.000	0.000	0.926
	0.500								0.978				0.909				

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 205/S Goliad St & Mims Rd
City: Rockwall
Control: 1-Way Stop(EB)

Project ID: 22-470030-004
Date: 9/20/2022

Data - Totals

NS/EW Streets:	SR 205/S Goliad St				SR 205/S Goliad St				Mims Rd				Mims Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	1	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	2	193	0	0	0	90	9	0	8	0	0	0	0	0	0	0	302
6:45 AM	7	202	0	0	0	72	15	0	1	0	0	0	0	0	0	0	297
7:00 AM	5	216	0	0	0	94	10	0	6	0	0	0	0	0	0	0	331
7:15 AM	2	195	0	0	0	119	16	0	4	0	3	0	0	0	0	0	339
7:30 AM	10	201	0	0	0	121	10	0	8	0	3	0	0	0	0	0	353
7:45 AM	1	210	0	1	0	161	15	0	5	0	6	0	0	0	0	0	399
8:00 AM	6	210	0	0	0	128	13	0	4	0	4	0	0	0	0	0	365
8:15 AM	5	171	0	0	0	137	10	0	8	0	5	0	0	0	0	0	336
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	38	1598	0	1	0	922	98	0	44	0	21	0	0	0	0	0	2722
APPROACH %'s :	2.32%	97.62%	0.00%	0.06%	0.00%	90.39%	9.61%	0.00%	67.69%	0.00%	32.31%	0.00%					
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	19	816	0	1	0	529	54	0	21	0	16	0	0	0	0	0	1456
PEAK HR FACTOR :	0.475	0.971	0.000	0.250	0.000	0.821	0.844	0.000	0.656	0.000	0.667	0.000	0.000	0.000	0.000	0.000	0.912
		0.968				0.828				0.841							

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	1	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	3	159	0	0	0	194	10	0	7	0	5	0	0	0	0	0	378
4:45 PM	2	154	0	0	0	198	2	0	10	0	7	0	0	0	0	0	373
5:00 PM	2	186	0	0	0	177	5	0	22	0	4	0	0	0	0	0	396
5:15 PM	2	188	0	0	0	165	3	0	7	0	4	0	0	0	0	0	369
5:30 PM	4	155	0	0	0	202	6	0	5	0	10	0	0	0	0	0	382
5:45 PM	2	152	0	0	0	210	9	0	5	0	1	0	0	0	0	0	379
6:00 PM	3	176	0	0	0	211	4	0	5	0	3	0	0	0	0	0	402
6:15 PM	1	144	0	0	0	202	4	0	2	0	0	0	0	0	0	0	353
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	1314	0	0	0	1559	43	0	63	0	34	0	0	0	0	0	3032
APPROACH %'s :	1.43%	98.57%	0.00%	0.00%	0.00%	97.32%	2.68%	0.00%	64.95%	0.00%	35.05%	0.00%					
PEAK HR :	05:15 PM - 06:15 PM																TOTAL
PEAK HR VOL :	11	671	0	0	0	788	22	0	22	0	18	0	0	0	0	0	1532
PEAK HR FACTOR :	0.688	0.892	0.000	0.000	0.000	0.934	0.611	0.000	0.786	0.000	0.450	0.000	0.000	0.000	0.000	0.000	0.953
		0.897				0.925				0.667							

National Data & Surveying Services Intersection Turning Movement Count

Location: National Dr & Mims Rd
City: Rockwall
Control: 1-Way Stop(NB)

Project ID: 22-470030-003
Date: 9/27/2022

Data - Totals

NS/EW Streets:	National Dr				National Dr				Mims Rd				Mims Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	0	0	5	0	0	0	0	0	0	0	3	0	8	0	0	0	16
6:45 AM	0	0	3	0	0	0	0	0	0	0	0	0	11	0	0	0	14
7:00 AM	1	0	5	0	0	0	0	0	0	0	1	0	5	0	0	0	12
7:15 AM	0	0	4	0	0	0	0	0	0	0	1	0	2	0	0	0	7
7:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	4
7:45 AM	1	0	2	0	0	0	0	0	0	0	1	0	5	2	0	0	11
8:00 AM	0	0	2	0	0	0	0	0	0	0	2	0	5	8	0	0	17
8:15 AM	0	0	4	0	0	0	0	0	0	3	0	0	7	5	0	1	20
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	0	25	0	0	0	0	0	0	3	8	0	46	15	0	1	101
APPROACH %'s :	10.71%	0.00%	89.29%	0.00%					0.00%	27.27%	72.73%	0.00%	74.19%	24.19%	0.00%	1.61%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	2	0	8	0	0	0	0	0	0	3	3	0	20	15	0	1	52
PEAK HR FACTOR :	0.500	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.375	0.000	0.714	0.469	0.000	0.250	0.650
	0.625								0.500				0.692				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	1	0	10	0	0	0	0	0	0	5	3	0	3	3	0	0	25
4:45 PM	0	0	7	0	0	0	0	0	0	4	2	0	3	2	0	0	18
5:00 PM	1	0	14	0	0	0	0	0	0	1	2	0	5	2	0	0	25
5:15 PM	1	0	8	0	0	0	0	0	0	2	0	0	5	1	0	0	17
5:30 PM	0	0	3	0	0	0	0	0	0	5	2	0	6	2	0	0	18
5:45 PM	0	0	2	0	0	0	0	0	0	3	1	0	7	0	0	0	13
6:00 PM	1	0	7	0	0	0	0	0	0	0	0	0	0	2	0	0	10
6:15 PM	0	0	1	0	0	0	0	0	0	0	1	0	1	1	0	0	4
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	4	0	52	0	0	0	0	0	0	20	11	0	30	13	0	0	130
APPROACH %'s :	7.14%	0.00%	92.86%	0.00%					0.00%	64.52%	35.48%	0.00%	69.77%	30.23%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	3	0	39	0	0	0	0	0	0	12	7	0	16	8	0	0	85
PEAK HR FACTOR :	0.750	0.000	0.696	0.000	0.000	0.000	0.000	0.000	0.000	0.600	0.583	0.000	0.800	0.667	0.000	0.000	0.850
	0.700								0.594				0.857				

National Data & Surveying Services Intersection Turning Movement Count

Location: Mims Rd & Sids Rd
City: Rockwall
Control: 1-Way Yield(WB)

Project ID: 22-470030-002
Date: 9/20/2022

Data - Totals

NS/EW Streets:	Mims Rd				Mims Rd				Sids Rd				Sids Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	0	0	0	0	21	1	0	0	0	0	0	0	0	0	19	0	41
6:45 AM	0	0	0	0	13	0	0	0	0	0	0	0	0	0	16	0	29
7:00 AM	0	0	0	0	15	3	0	0	0	0	0	0	0	0	26	0	44
7:15 AM	0	1	1	0	25	1	0	0	0	0	0	0	0	0	39	0	67
7:30 AM	0	2	0	0	30	3	0	0	0	0	0	0	0	0	46	0	81
7:45 AM	0	0	0	0	38	2	0	0	0	0	0	0	0	0	72	0	112
8:00 AM	0	3	0	0	25	3	0	0	0	0	0	0	0	0	89	0	120
8:15 AM	0	2	0	0	27	4	0	0	0	0	0	0	0	0	77	0	110
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	8	1	0	194	17	0	0	0	0	0	0	0	0	384	0	604
APPROACH %'s :	0.00%	88.89%	11.11%	0.00%	91.94%	8.06%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	7	0	0	120	12	0	0	0	0	0	0	0	0	284	0	423
PEAK HR FACTOR :	0.000	0.583	0.000	0.000	0.789	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.798	0.000	0.881
	0.583				0.825								0.798				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	0	0	0	0	59	3	0	0	0	0	0	0	0	0	31	0	93
4:45 PM	0	1	1	0	51	4	0	0	0	0	0	0	0	0	49	0	106
5:00 PM	0	2	1	0	55	0	0	0	0	0	0	0	2	0	55	0	115
5:15 PM	0	2	1	0	53	1	0	0	0	0	0	0	0	0	43	0	100
5:30 PM	0	3	0	0	58	1	0	0	0	0	0	0	0	0	45	0	107
5:45 PM	0	0	0	0	47	1	0	0	0	0	0	0	0	0	37	1	86
6:00 PM	0	0	1	0	46	1	0	0	0	0	0	0	0	0	31	0	79
6:15 PM	0	3	0	0	46	1	0	0	0	0	0	0	0	0	37	0	87
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	11	4	0	415	12	0	0	0	0	0	0	2	0	328	1	773
APPROACH %'s :	0.00%	73.33%	26.67%	0.00%	97.19%	2.81%	0.00%	0.00%					0.60%	0.00%	99.09%	0.30%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	8	3	0	217	6	0	0	0	0	0	0	2	0	192	0	428
PEAK HR FACTOR :	0.000	0.667	0.750	0.000	0.935	0.375	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.873	0.000	0.930
	0.917				0.945								0.851				

National Data & Surveying Services Intersection Turning Movement Count

Location: Rayburn County Electric East Dwy & Sids Rd
City: Rockwall
Control: No Control

Project ID: 22-470030-007
Date: 9/20/2022

Data - Totals

NS/EW Streets:	Rayburn County Electric East Dwy				Rayburn County Electric East Dwy				Sids Rd				Sids Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
6:30 AM	0	0	0	0	0	0	0	0	2	29	0	0	1	15	1	0	48
6:45 AM	0	0	0	0	0	0	0	0	0	16	1	0	1	18	0	0	36
7:00 AM	0	0	0	0	0	0	0	0	0	20	0	0	2	29	1	0	52
7:15 AM	0	0	2	0	0	0	0	0	0	24	0	0	0	41	1	0	68
7:30 AM	0	0	1	0	0	0	0	0	0	32	0	0	1	46	3	0	83
7:45 AM	0	0	0	0	0	0	0	0	0	37	2	0	3	74	2	0	118
8:00 AM	0	0	0	0	0	0	0	0	1	23	0	0	1	96	0	0	121
8:15 AM	0	0	0	0	0	0	0	0	8	18	0	0	0	78	1	0	105
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	3	0	0	0	0	0	11	199	3	0	9	397	9	0	631
APPROACH %'s :	0.00%	0.00%	100.00%	0.00%					5.16%	93.43%	1.41%	0.00%	2.17%	95.66%	2.17%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	1	0	0	0	0	0	9	110	2	0	5	294	6	0	427
PEAK HR FACTOR :	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.281	0.743	0.250	0.000	0.417	0.766	0.500	0.000	0.882
	0.250				0.000				0.776				0.786				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:30 PM	0	0	1	0	0	0	0	0	7	60	0	0	0	30	6	0	104
4:45 PM	3	0	0	0	0	0	0	0	3	69	0	0	2	45	14	0	136
5:00 PM	0	0	2	0	0	0	0	0	4	77	0	0	0	42	10	0	135
5:15 PM	0	0	0	0	4	0	0	0	0	70	0	0	1	38	4	0	117
5:30 PM	1	0	1	0	1	1	0	0	1	62	1	0	0	42	1	0	111
5:45 PM	0	0	1	0	0	0	0	0	0	50	0	0	0	37	2	0	90
6:00 PM	1	0	1	0	2	0	0	0	0	52	0	0	0	30	4	0	90
6:15 PM	0	0	0	0	0	0	0	0	0	46	0	0	0	36	1	0	83
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	5	0	6	0	7	1	0	0	15	486	1	0	3	300	42	0	866
APPROACH %'s :	45.45%	0.00%	54.55%	0.00%	87.50%	12.50%	0.00%	0.00%	2.99%	96.81%	0.20%	0.00%	0.87%	86.96%	12.17%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	4	0	3	0	5	1	0	0	8	278	1	0	3	167	29	0	499
PEAK HR FACTOR :	0.333	0.000	0.375	0.000	0.313	0.250	0.000	0.000	0.500	0.903	0.250	0.000	0.375	0.928	0.518	0.000	0.917
	0.583				0.375				0.886				0.816				

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 205/S Goliad St & SR 276/Sids Rd
City: Rockwall
Control: Signalized

Project ID: 22-470030-001
Date: 9/20/2022

Data - Totals

NS/EW Streets: SR 205/S Goliad St | SR 205/S Goliad St | SR 276/Sids Rd | SR 276/Sids Rd

AM

	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	1	2	1	0	1	1	0	0	1	1	1	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	13	1	0	4	14	1	0	0	1	1	0	0	0	3	0	38
12:15 AM	0	6	1	0	7	17	0	1	0	0	1	0	0	1	1	0	35
12:30 AM	0	4	2	0	3	18	0	0	1	1	0	0	0	1	5	0	35
12:45 AM	0	4	0	0	0	7	0	0	0	0	0	0	0	0	2	0	13
1:00 AM	0	5	0	0	2	6	0	0	0	0	0	0	1	0	1	0	15
1:15 AM	0	8	0	0	4	6	0	0	0	1	0	0	0	0	2	0	21
1:30 AM	0	6	0	0	0	5	1	0	0	0	1	0	0	0	2	0	15
1:45 AM	0	3	0	0	1	8	1	0	0	1	0	0	1	1	3	0	19
2:00 AM	0	7	0	0	1	2	1	0	0	0	1	0	0	0	2	0	14
2:15 AM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	1	0	13
2:30 AM	0	5	0	0	3	6	0	0	0	0	0	0	2	0	0	0	16
2:45 AM	0	9	0	0	1	4	0	0	0	0	0	0	0	0	1	0	15
3:00 AM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
3:15 AM	0	6	0	0	0	2	0	0	0	0	0	0	0	1	2	0	11
3:30 AM	1	7	0	0	2	3	0	0	0	0	0	0	0	0	0	0	13
3:45 AM	0	12	0	0	0	2	0	0	0	1	0	0	0	0	2	0	17
4:00 AM	0	20	0	0	1	9	0	0	0	0	0	0	0	0	4	0	34
4:15 AM	0	24	0	0	0	4	1	0	0	0	0	0	1	1	6	0	37
4:30 AM	0	21	0	0	1	16	1	0	0	0	0	0	0	0	8	0	47
4:45 AM	1	42	0	0	3	12	1	0	0	1	1	0	0	4	13	0	78
5:00 AM	3	54	1	0	3	11	4	0	1	1	1	0	1	2	7	0	89
5:15 AM	2	68	0	0	2	26	2	0	1	2	0	0	2	5	21	0	131
5:30 AM	3	94	1	0	5	28	2	0	1	3	2	0	1	3	15	0	158
5:45 AM	2	111	0	0	3	36	14	0	1	1	1	0	3	13	24	0	209
6:00 AM	3	145	1	0	5	29	5	0	4	5	5	0	4	9	41	0	256
6:15 AM	3	161	2	0	6	45	5	0	3	6	11	0	7	10	39	0	298
6:30 AM	6	210	4	0	9	84	4	0	1	13	14	0	10	9	60	0	424
6:45 AM	6	216	3	0	13	68	3	0	2	7	9	0	14	16	79	0	436
7:00 AM	13	241	3	0	15	115	3	0	3	12	3	0	7	16	95	0	526
7:15 AM	12	212	8	0	20	111	2	0	1	13	13	0	13	34	105	0	544
7:30 AM	9	213	5	0	27	134	5	0	2	23	7	0	13	39	121	0	598
7:45 AM	9	208	2	0	30	130	2	0	4	24	12	0	18	68	129	0	636
8:00 AM	19	211	4	0	32	132	4	1	2	16	4	0	17	82	148	0	672
8:15 AM	11	188	4	0	24	142	6	1	3	8	7	0	11	61	151	0	617
8:30 AM	19	148	7	0	25	109	4	0	5	15	9	0	19	49	132	0	541
8:45 AM	17	173	1	0	32	142	6	0	18	14	8	0	9	42	122	0	584
9:00 AM	9	207	9	0	27	113	3	0	7	14	11	0	7	32	99	0	538
9:15 AM	10	172	2	0	35	117	6	0	7	10	8	0	6	26	89	0	488
9:30 AM	3	162	7	0	52	133	6	0	7	15	8	0	3	28	68	0	492
9:45 AM	5	170	3	0	28	103	5	0	1	16	7	0	1	29	60	0	428
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	166	3577	71	0	426	1959	98	3	75	224	145	0	171	582	1663	0	9160
APPROACH %'s :	4.35%	93.79%	1.86%	0.00%	17.14%	78.80%	3.94%	0.12%	16.89%	50.45%	32.66%	0.00%	7.08%	24.09%	68.83%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	48	820	15	0	113	538	17	2	11	71	30	0	59	250	549	0	2523
PEAK HR FACTOR :	0.632	0.962	0.750	0.000	0.883	0.947	0.708	0.500	0.688	0.740	0.625	0.000	0.819	0.762	0.909	0.000	0.939
	0.943				0.968				0.700				0.868				

NOON

	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	1	2	1	0	1	1	0	0	1	1	1	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
10:00 AM	8	192	4	0	23	101	1	0	4	8	10	0	4	14	59	0	428
10:15 AM	8	164	0	0	25	102	6	0	4	10	8	0	4	19	56	0	406
10:30 AM	10	147	4	0	28	124	5	0	2	23	17	0	3	17	60	0	440
10:45 AM	3	163	1	0	25	138	0	0	5	20	10	0	6	17	60	0	448
11:00 AM	7	152	3	0	28	111	4	0	3	14	12	0	7	20	60	0	421
11:15 AM	3	173	3	0	45	147	9	0	3	20	2	0	2	14	52	0	473
11:30 AM	14	171	6	0	35	144	4	0	6	18	16	0	4	17	48	0	483
11:45 AM	4	160	7	0	37	138	3	0	11	17	9	0	5	25	68	0	484
12:00 PM	4	153	5	0	36	188	10	0	8	14	12	0	4	12	72	0	518
12:15 PM	10	193	2	0	38	141	7	0	5	20	18	0	4	26	70	0	534
12:30 PM	11	139	3	0	38	156	5	0	4	25	15	0	8	26	72	1	503
12:45 PM	10	140	6	0	40	140	10	0	8	30	17	0	2	23	53	0	479
1:00 PM	12	146	2	0	43	148	8	0	4	20	9	0	5	15	73	0	485
1:15 PM	10	128	2	0	47	179	10	0	8	23	16	0	3	15	55	0	496
1:30 PM	4	166	5	0	47	147	12	0	4	24	21	0	11	27	56	1	525
1:45 PM	6	144	4	0	39	171	15	0	0	16	16	0	7	24	54	0	496
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	124	2531	57	0	574	2275	109	0	79	302	208	0	79	311	968	2	7619
APPROACH %'s :	4.57%	93.33%	2.10%	0.00%	19.41%	76.91%	3.68%	0.00%	13.41%	51.27%	35.31%	0.00%	5.81%	22.87%	71.18%	0.15%	
PEAK HR :	11:45 AM - 12:45 PM																TOTAL
PEAK HR VOL :	29	645	17	0	149	623	25	0	28	76	54	0	21	89	282	1	2039
PEAK HR FACTOR :	0.659	0.835	0.607	0.000	0.980	0.828	0.625	0.000	0.636	0.760	0.750	0.000	0.656	0.856	0.979	0.250	0.955
	0.843				0.851				0.898				0.918				

PM

	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	2	1	0	1	2	1	0	1	1	0	0	1	1	1	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	10	130	11	0	46	171	7	1	6	27	12	0	3	31	48	0	503
2:15 PM	5	147	8	0	39	159	3	0	7	35	27	0	3	17	52	0	502
2:30 PM	10	127	5	0	49	164	1	0	4	34	18	0	4	18	60	0	494
2:45 PM	13	165	5	0	56	179	2	0	5	24	16	0	7	17	62	0	551
3:00 PM	11	188	5	0	52	166	3	0	2	19	9	0	6	31	47	0	539
3:15 PM	11	136	4	0	65	161	2	0	2	28	17	0	7	22	46	0	501
3:30 PM	6	150	5	0	33	186	4	0	3	21	17	0	6	23	46	0	500
3:45 PM	9	163	9	0	52	156	9	0	4	23	18	0	12	29	53	0	537
4:00 PM	10	142	7	0	58	193	3	0	5	38	21	0	12	25	37	0	551
4:15 PM	13	145	14	0	55	185	3	0	3	21	24	0	8	20	51	0	542
4:30 PM	10	152	12	0	52	191	4	0	2	40	23	0	18	26	49	0	579
4:45 PM	22	178	6	0	53	176	3	0	7	31	29	0	6	40	48	0	599
5:00 PM	13	199	15	0	63	182	6	0	9	43	23	0	6	34	47	0	640
5:15 PM	7	183	8	0	61	141	3	1	9	55	16	0	9	27	52	0	572
5:30 PM	3	176	7	0	65	207	6	0	4	37	21	0	9	28	69	0	632
5:45 PM	9	148	9	0	60	181	2	0	5	29	19	0	26	27	58	0	573
6:00 PM	7	176	10	0	59	206	2	0	5	29	26	0	10	26	50	1	607
6:15 PM	6	156	4	0	48	201	3	0	1	24	22	0	13	23	52	0	553
6:30 PM	9	166	10	0	52	204	1	0	4	31	21	0	9	20	51	0	578
6:45 PM	3	151	13	0	54	221	1	0	3	23	14	0	11	22	35	0	551
7:00 PM	7	136	9	0	48	218	2	0	4	16	17	0	10	15	27	0	509
7:15 PM	9	128	4	0	37	178	1	0	0	15	22	0	11	12	33	0	450
7:30 PM	5	112	6	0	39	209	0	0	1	18	25	0	11	7	32	0	465
7:45 PM	4	103	4	0	35	175	2	0	0	12	11	0	7	9	34	1	397
8:00 PM	5	102	8	0	48	165	2	0	0	12	13	0	5	8	30	0	398
8:15 PM	1	111	5	0	36	162	0	0	0	18	15	0	5	7	23	0	383
8:30 PM	5	108	5	0	37	176	0	0	2	16	12	0	5	6	21	0	393
8:45 PM	2	85	4	0	44	144	0	0	2	12	18	0	5	4	8	0	328
9:00 PM	0	67	3	0	36	114	0	0	1	4	5	0	2	3	11	0	246
9:15 PM	0	41	2	0	30	91	0	0	2	5	10	0	2	6	14	1	204
9:30 PM	2	67	4	0	21	90	1	0	0	5	3	0	2	0	13	0	208
9:45 PM	0	37	0	0	15	70	1	0	0	5	1	0	1	8	7	0	145
10:00 PM	2	39	0	0	10	65	0	0	0	4	3	0	3	1	9	0	136
10:15 PM	2	31	1	0	16	66	1	1	1	3	1	0	2	2	8	0	135
10:30 PM	2	34	7	0	12	41	1	0	2	5	1	0	4	2	7	0	118
10:45 PM	0	21	1	0	14	26	0	0	0	1	5	0	1	1	6	0	76
11:00 PM	0	15	2	0	8	25	0	0	0	1	1	0	3	1	7	0	63
11:15 PM	0	10	0	0	7	25	0	1	0	2	1	0	0	1	2	0	49
11:30 PM	0	8	1	0	7	19	0	0	0	0	0	0	0	0	2	0	37
11:45 PM	0	6	0	0	6	8	0	0	0	0	0	0	0	0	2	0	22
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	233	4439	233	0	1578	5697	79	4	105	766	557	0	264	599	1309	3	15866
APPROACH %'s :	4.75%	90.50%	4.75%	0.00%	21.45%	77.43%	1.07%	0.05%	7.35%	53.64%	39.01%	0.00%	12.14%	27.54%	60.18%	0.14%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	45	736	36	0	242	706	18	1	29	166	89	0	30	129	216	0	2443
PEAK HR FACTOR :	0.511	0.925	0.600	0.000	0.931	0.853	0.750	0.250	0.806	0.755	0.767	0.000	0.833	0.806	0.783	0.000	0.954
	0.900				0.870				0.888				0.884				

Kimley»Horn

Synchro™ Output - 2022 Existing Traffic



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	113	538	17	48	820	15	11	71	30	59	250
Future Volume (vph)	2	113	538	17	48	820	15	11	71	30	59	250
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.956			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1781	0	1770	1863
Flt Permitted		0.127			0.328			0.510			0.687	
Satd. Flow (perm)	0	237	3539	1583	611	3539	1583	950	1781	0	1280	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		18			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			908			822
Travel Time (s)			7.7			15.3			20.6			18.7
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	2	120	572	18	51	872	16	12	76	32	63	266
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	572	18	51	872	16	12	108	0	63	266
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	549
Future Volume (vph)	549
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	326
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Adj. Flow (vph)	584
Shared Lane Traffic (%)	
Lane Group Flow (vph)	584
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	CI+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

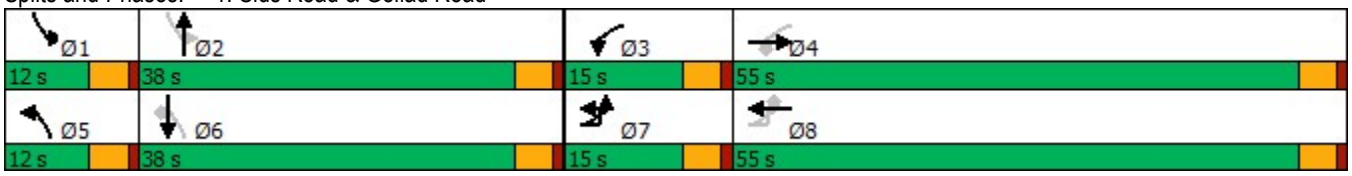


Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		39.3	34.9	34.9	40.5	30.3	30.3	42.3	34.2		39.7	41.1
Actuated g/C Ratio		0.41	0.36	0.36	0.42	0.31	0.31	0.44	0.36		0.41	0.43
v/c Ratio		0.51	0.45	0.03	0.15	0.78	0.03	0.03	0.17		0.11	0.33
Control Delay		23.3	25.7	0.1	15.8	35.7	0.1	17.9	22.2		18.2	22.8
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		23.3	25.7	0.1	15.8	35.7	0.1	17.9	22.2		18.2	22.8
LOS		C	C	A	B	D	A	B	C		B	C
Approach Delay			24.6			34.0			21.8			17.9
Approach LOS			C			C			C			B
Queue Length 50th (ft)		44	150	0	18	264	0	4	39		22	103
Queue Length 95th (ft)		77	203	0	38	338	0	17	91		55	231
Internal Link Dist (ft)			425			933			828			742
Turn Bay Length (ft)		285			185		265	285			330	
Base Capacity (vph)		272	1897	892	400	1897	892	484	644		569	796
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio		0.45	0.30	0.02	0.13	0.46	0.02	0.02	0.17		0.11	0.33

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 96.2
Natural Cycle: 80
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 25.5 Intersection LOS: C
Intersection Capacity Utilization 82.2% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	41.1
Actuated g/C Ratio	0.43
v/c Ratio	0.68
Control Delay	15.7
Queue Delay	0.0
Total Delay	15.7
LOS	B
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	114
Queue Length 95th (ft)	#379
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	863
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.68

Intersection Summary

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	120	12	8	0	0	284
Future Vol, veh/h	120	12	8	0	0	284
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	14	9	0	0	323

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	295	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	286	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1611	-	-	-	696	1073
Stage 1	-	-	-	-	1014	-
Stage 2	-	-	-	-	763	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1611	-	-	-	637	1073
Mov Cap-2 Maneuver	-	-	-	-	637	-
Stage 1	-	-	-	-	928	-
Stage 2	-	-	-	-	763	-

Approach	EB	WB	SB
HCM Control Delay, s	6.8	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1611	-	-	-	1073
HCM Lane V/C Ratio	0.085	-	-	-	0.301
HCM Control Delay (s)	7.4	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.3	-	-	-	1.3

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	9	115	3	0	189
Future Vol, veh/h	0	9	115	3	0	189
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	10	131	3	0	215

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	348	133	0	0	134	0
Stage 1	133	-	-	-	-	-
Stage 2	215	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	649	916	-	-	1451	-
Stage 1	893	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	649	916	-	-	1451	-
Mov Cap-2 Maneuver	649	-	-	-	-	-
Stage 1	893	-	-	-	-	-
Stage 2	821	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	916	1451	-
HCM Lane V/C Ratio	-	-	0.011	-	-
HCM Control Delay (s)	-	-	9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	1	0	2	0	118	0	1	187	0
Future Vol, veh/h	0	0	0	1	0	2	0	118	0	1	187	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	2	0	136	0	1	215	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	354	353	215	353	353	136	215	0	0	136	0	0
Stage 1	217	217	-	136	136	-	-	-	-	-	-	-
Stage 2	137	136	-	217	217	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	601	572	825	602	572	913	1355	-	-	1448	-	-
Stage 1	785	723	-	867	784	-	-	-	-	-	-	-
Stage 2	866	784	-	785	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	599	571	825	601	571	913	1355	-	-	1448	-	-
Mov Cap-2 Maneuver	599	571	-	601	571	-	-	-	-	-	-	-
Stage 1	785	722	-	867	784	-	-	-	-	-	-	-
Stage 2	864	784	-	784	722	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	9.6	0	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1355	-	-	-	778	1448	-	-
HCM Lane V/C Ratio	-	-	-	-	0.004	0.001	-	-
HCM Control Delay (s)	0	-	-	0	9.6	7.5	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	0	0	1	9	110	2	5	294	6
Future Vol, veh/h	0	0	0	0	0	1	9	110	2	5	294	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	1	10	125	2	6	334	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	497	497	338	496	499	126	341	0	0	127	0	0
Stage 1	350	350	-	146	146	-	-	-	-	-	-	-
Stage 2	147	147	-	350	353	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	483	475	704	484	473	924	1218	-	-	1459	-	-
Stage 1	666	633	-	857	776	-	-	-	-	-	-	-
Stage 2	856	775	-	666	631	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	477	468	704	479	466	924	1218	-	-	1459	-	-
Mov Cap-2 Maneuver	477	468	-	479	466	-	-	-	-	-	-	-
Stage 1	660	630	-	849	769	-	-	-	-	-	-	-
Stage 2	847	768	-	663	628	-	-	-	-	-	-	-

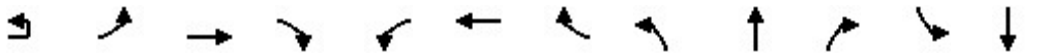
Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.9	0.6	0.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1218	-	-	-	924	1459	-	-
HCM Lane V/C Ratio	0.008	-	-	-	0.001	0.004	-	-
HCM Control Delay (s)	8	0	-	0	8.9	7.5	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	258	752	19	48	784	38	31	177	95	32	137
Future Volume (vph)	1	258	752	19	48	784	38	31	177	95	32	137
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.948			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1766	0	1770	1863
Flt Permitted		0.155			0.223			0.646			0.458	
Satd. Flow (perm)	0	289	3539	1583	415	3539	1583	1203	1766	0	853	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		22			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			908			822
Travel Time (s)			7.7			15.3			20.6			18.7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1	272	792	20	51	825	40	33	186	100	34	144
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	273	792	20	51	825	40	33	286	0	34	144
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	230
Future Volume (vph)	230
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	242
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Adj. Flow (vph)	242
Shared Lane Traffic (%)	
Lane Group Flow (vph)	242
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	CI+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

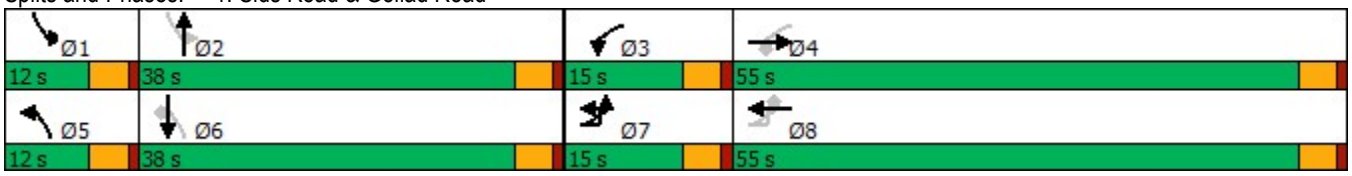


Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		39.1	37.0	37.0	41.3	28.4	28.4	38.0	34.1		38.0	34.1
Actuated g/C Ratio		0.42	0.40	0.40	0.44	0.30	0.30	0.41	0.37		0.41	0.37
v/c Ratio		0.94	0.56	0.03	0.18	0.77	0.07	0.06	0.43		0.08	0.21
Control Delay		62.5	25.7	0.1	15.9	34.8	0.3	17.4	25.8		17.6	24.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		62.5	25.7	0.1	15.9	34.8	0.3	17.4	25.8		17.6	24.7
LOS		E	C	A	B	C	A	B	C		B	C
Approach Delay			34.4			32.2			24.9			12.7
Approach LOS			C			C			C			B
Queue Length 50th (ft)		112	220	0	17	245	0	11	126		11	63
Queue Length 95th (ft)		#287	294	0	38	317	0	32	234		33	127
Internal Link Dist (ft)			425			933			828			742
Turn Bay Length (ft)		285			185		265	285			330	
Base Capacity (vph)		291	1951	915	345	1951	915	539	659		424	681
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio		0.94	0.41	0.02	0.15	0.42	0.04	0.06	0.43		0.08	0.21

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 93.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.94			
Intersection Signal Delay: 29.3		Intersection LOS: C	
Intersection Capacity Utilization 70.3%		ICU Level of Service C	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	34.1
Actuated g/C Ratio	0.37
v/c Ratio	0.33
Control Delay	4.9
Queue Delay	0.0
Total Delay	4.9
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	56
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	732
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.33

Intersection Summary

Intersection	
Int Delay, s/veh	8.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	231	6	7	3	2	205
Future Vol, veh/h	231	6	7	3	2	205
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	248	6	8	3	2	220

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	11	0	-	0	512	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1608	-	-	-	522	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	608	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1608	-	-	-	441	1071
Mov Cap-2 Maneuver	-	-	-	-	441	-
Stage 1	-	-	-	-	856	-
Stage 2	-	-	-	-	608	-

Approach	EB	WB	SB
HCM Control Delay, s	7.5	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1608	-	-	-	1056
HCM Lane V/C Ratio	0.154	-	-	-	0.211
HCM Control Delay (s)	7.6	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.5	-	-	-	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	238	0	10	302
Future Vol, veh/h	2	2	238	0	10	302
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	259	0	11	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	609	259	0	0	259	0
Stage 1	259	-	-	-	-	-
Stage 2	350	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	458	780	-	-	1306	-
Stage 1	784	-	-	-	-	-
Stage 2	713	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	453	780	-	-	1306	-
Mov Cap-2 Maneuver	453	-	-	-	-	-
Stage 1	784	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	573	1306	-
HCM Lane V/C Ratio	-	-	0.008	0.008	-
HCM Control Delay (s)	-	-	11.3	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	3	0	4	0	248	0	4	310	5
Future Vol, veh/h	2	0	0	3	0	4	0	248	0	4	310	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	3	0	4	0	258	0	4	323	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	594	592	326	592	594	258	328	0	0	258	0	0
Stage 1	334	334	-	258	258	-	-	-	-	-	-	-
Stage 2	260	258	-	334	336	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	417	419	715	418	418	781	1232	-	-	1307	-	-
Stage 1	680	643	-	747	694	-	-	-	-	-	-	-
Stage 2	745	694	-	680	642	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	414	417	715	417	416	781	1232	-	-	1307	-	-
Mov Cap-2 Maneuver	414	417	-	417	416	-	-	-	-	-	-	-
Stage 1	680	640	-	747	694	-	-	-	-	-	-	-
Stage 2	741	694	-	677	639	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	11.4	0	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1232	-	-	414	568	1307	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.013	0.003	-	-
HCM Control Delay (s)	0	-	-	13.7	11.4	7.8	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	1	4	0	3	9	296	1	3	178	31
Future Vol, veh/h	5	0	1	4	0	3	9	296	1	3	178	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	1	4	0	3	10	322	1	3	193	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	560	559	210	560	576	323	227	0	0	323	0	0
Stage 1	216	216	-	343	343	-	-	-	-	-	-	-
Stage 2	344	343	-	217	233	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	439	438	830	439	428	718	1341	-	-	1237	-	-
Stage 1	786	724	-	672	637	-	-	-	-	-	-	-
Stage 2	671	637	-	785	712	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	433	433	830	435	423	718	1341	-	-	1237	-	-
Mov Cap-2 Maneuver	433	433	-	435	423	-	-	-	-	-	-	-
Stage 1	779	722	-	666	631	-	-	-	-	-	-	-
Stage 2	662	631	-	782	710	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.8	12	0.2	0.1
HCM LOS	B	B		

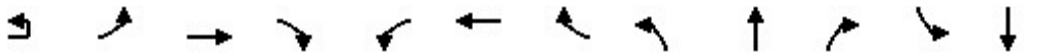
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1341	-	-	471	523	1237	-	-
HCM Lane V/C Ratio	0.007	-	-	0.014	0.015	0.003	-	-
HCM Control Delay (s)	7.7	0	-	12.8	12	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Synchro™ Output - 2024 Background Traffic

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	120	573	18	51	874	16	12	76	32	63	266
Future Volume (vph)	2	120	573	18	51	874	16	12	76	32	63	266
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.956			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1781	0	1770	1863
Flt Permitted		0.119			0.310			0.485			0.682	
Satd. Flow (perm)	0	222	3539	1583	577	3539	1583	903	1781	0	1270	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		17			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			908			822
Travel Time (s)			7.7			15.3			20.6			18.7
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	2	128	610	19	54	930	17	13	81	34	67	283
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	130	610	19	54	930	17	13	115	0	67	283
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	585
Future Volume (vph)	585
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	316
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Adj. Flow (vph)	622
Shared Lane Traffic (%)	
Lane Group Flow (vph)	622
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

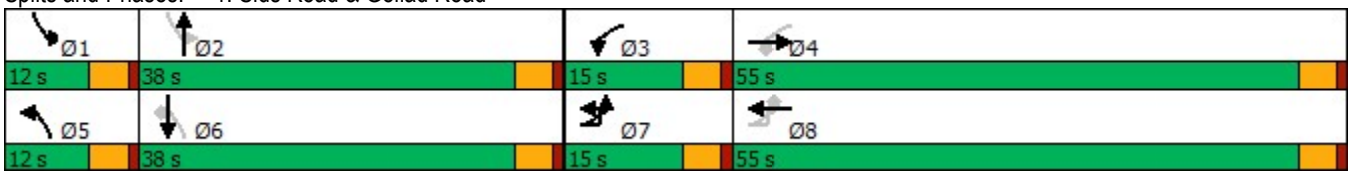


Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		41.8	37.2	37.2	43.0	32.6	32.6	42.4	34.2		39.7	41.2
Actuated g/C Ratio		0.42	0.38	0.38	0.44	0.33	0.33	0.43	0.35		0.40	0.42
v/c Ratio		0.55	0.46	0.03	0.16	0.80	0.03	0.03	0.18		0.12	0.36
Control Delay		25.0	25.4	0.1	15.6	35.9	0.1	19.2	23.7		19.4	24.5
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		25.0	25.4	0.1	15.6	35.9	0.1	19.2	23.7		19.4	24.5
LOS		C	C	A	B	D	A	B	C		B	C
Approach Delay			24.7			34.2			23.3			20.9
Approach LOS			C			C			C			C
Queue Length 50th (ft)		47	162	0	19	290	0	5	45		25	119
Queue Length 95th (ft)		85	217	0	40	366	0	18	100		60	255
Internal Link Dist (ft)			425			933			828			742
Turn Bay Length (ft)		285			185		265	285			330	
Base Capacity (vph)		265	1850	872	393	1850	872	455	628		552	776
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio		0.49	0.33	0.02	0.14	0.50	0.02	0.03	0.18		0.12	0.36

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 98.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 26.7		Intersection LOS: C	
Intersection Capacity Utilization 86.3%		ICU Level of Service E	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	41.2
Actuated g/C Ratio	0.42
v/c Ratio	0.74
Control Delay	19.5
Queue Delay	0.0
Total Delay	19.5
LOS	B
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	158
Queue Length 95th (ft)	#465
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	844
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.74

Intersection Summary

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	128	13	9	0	0	303
Future Vol, veh/h	128	13	9	0	0	303
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	145	15	10	0	0	344

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	10	0	-	0	315	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	305	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1610	-	-	-	678	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	748	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1610	-	-	-	616	1071
Mov Cap-2 Maneuver	-	-	-	-	616	-
Stage 1	-	-	-	-	921	-
Stage 2	-	-	-	-	748	-

Approach	EB	WB	SB
HCM Control Delay, s	6.8	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1071
HCM Lane V/C Ratio	0.09	-	-	-	0.321
HCM Control Delay (s)	7.5	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.3	-	-	-	1.4

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	10	123	3	0	201
Future Vol, veh/h	0	10	123	3	0	201
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	11	140	3	0	228

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	370	142	0	0	143	0
Stage 1	142	-	-	-	-	-
Stage 2	228	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	630	906	-	-	1440	-
Stage 1	885	-	-	-	-	-
Stage 2	810	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	630	906	-	-	1440	-
Mov Cap-2 Maneuver	630	-	-	-	-	-
Stage 1	885	-	-	-	-	-
Stage 2	810	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	906	1440	-
HCM Lane V/C Ratio	-	-	0.013	-	-
HCM Control Delay (s)	-	-	9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	0	1	0	2	0	126	0	1	199	0
Future Vol, veh/h	0	0	0	1	0	2	0	126	0	1	199	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	2	0	145	0	1	229	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	377	376	229	376	376	145	229	0	0	145	0	0
Stage 1	231	231	-	145	145	-	-	-	-	-	-	-
Stage 2	146	145	-	231	231	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	580	555	810	581	555	902	1339	-	-	1437	-	-
Stage 1	772	713	-	858	777	-	-	-	-	-	-	-
Stage 2	857	777	-	772	713	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	578	554	810	580	554	902	1339	-	-	1437	-	-
Mov Cap-2 Maneuver	578	554	-	580	554	-	-	-	-	-	-	-
Stage 1	772	712	-	858	777	-	-	-	-	-	-	-
Stage 2	855	777	-	771	712	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	9.8	0	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1339	-	-	-	761	1437	-	-
HCM Lane V/C Ratio	-	-	-	-	0.005	0.001	-	-
HCM Control Delay (s)	0	-	-	0	9.8	7.5	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	0	0	0	1	10	117	2	5	313	6
Future Vol, veh/h	0	0	0	0	0	1	10	117	2	5	313	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	1	11	133	2	6	356	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	529	529	360	528	531	134	363	0	0	135	0	0
Stage 1	372	372	-	156	156	-	-	-	-	-	-	-
Stage 2	157	157	-	372	375	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	460	455	684	461	454	915	1196	-	-	1449	-	-
Stage 1	648	619	-	846	769	-	-	-	-	-	-	-
Stage 2	845	768	-	648	617	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	454	448	684	456	447	915	1196	-	-	1449	-	-
Mov Cap-2 Maneuver	454	448	-	456	447	-	-	-	-	-	-	-
Stage 1	642	616	-	838	761	-	-	-	-	-	-	-
Stage 2	836	760	-	645	614	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	8.9	0.6	0.1
HCM LOS	A	A		

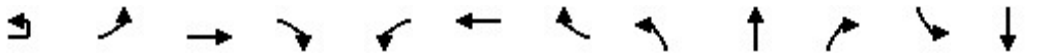
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1196	-	-	-	915	1449	-	-
HCM Lane V/C Ratio	0.01	-	-	-	0.001	0.004	-	-
HCM Control Delay (s)	8	0	-	0	8.9	7.5	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-



Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	258	752	19	48	784	38	31	177	95	32	137
Future Volume (vph)	1	258	752	19	48	784	38	31	177	95	32	137
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.948			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1766	0	1770	1863
Flt Permitted		0.155			0.223			0.646			0.458	
Satd. Flow (perm)	0	289	3539	1583	415	3539	1583	1203	1766	0	853	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		22			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			908			822
Travel Time (s)			7.7			15.3			20.6			18.7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1	272	792	20	51	825	40	33	186	100	34	144
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	273	792	20	51	825	40	33	286	0	34	144
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	230
Future Volume (vph)	230
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	242
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Adj. Flow (vph)	242
Shared Lane Traffic (%)	
Lane Group Flow (vph)	242
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

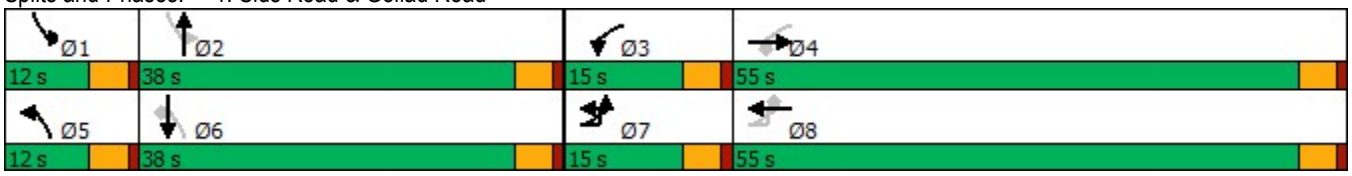


Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		39.1	37.0	37.0	41.3	28.4	28.4	38.0	34.1		38.0	34.1
Actuated g/C Ratio		0.42	0.40	0.40	0.44	0.30	0.30	0.41	0.37		0.41	0.37
v/c Ratio		0.94	0.56	0.03	0.18	0.77	0.07	0.06	0.43		0.08	0.21
Control Delay		62.5	25.7	0.1	15.9	34.8	0.3	17.4	25.8		17.6	24.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		62.5	25.7	0.1	15.9	34.8	0.3	17.4	25.8		17.6	24.7
LOS		E	C	A	B	C	A	B	C		B	C
Approach Delay			34.4			32.2			24.9			12.7
Approach LOS			C			C			C			B
Queue Length 50th (ft)		112	220	0	17	245	0	11	126		11	63
Queue Length 95th (ft)		#287	294	0	38	317	0	32	234		33	127
Internal Link Dist (ft)			425			933			828			742
Turn Bay Length (ft)		285			185		265	285			330	
Base Capacity (vph)		291	1951	915	345	1951	915	539	659		424	681
Starvation Cap Reductn		0	0	0	0	0	0	0	0		0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0		0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0		0	0
Reduced v/c Ratio		0.94	0.41	0.02	0.15	0.42	0.04	0.06	0.43		0.08	0.21

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 93.3			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.94			
Intersection Signal Delay: 29.3		Intersection LOS: C	
Intersection Capacity Utilization 70.3%		ICU Level of Service C	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	34.1
Actuated g/C Ratio	0.37
v/c Ratio	0.33
Control Delay	4.9
Queue Delay	0.0
Total Delay	4.9
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	56
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	732
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.33

Intersection Summary

Intersection	
Int Delay, s/veh	8.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	231	6	7	3	2	205
Future Vol, veh/h	231	6	7	3	2	205
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	248	6	8	3	2	220

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	11	0	-	0	512	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1608	-	-	-	522	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	608	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1608	-	-	-	441	1071
Mov Cap-2 Maneuver	-	-	-	-	441	-
Stage 1	-	-	-	-	856	-
Stage 2	-	-	-	-	608	-

Approach	EB	WB	SB
HCM Control Delay, s	7.5	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1608	-	-	-	1056
HCM Lane V/C Ratio	0.154	-	-	-	0.211
HCM Control Delay (s)	7.6	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.5	-	-	-	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	2	238	0	10	302
Future Vol, veh/h	2	2	238	0	10	302
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	259	0	11	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	609	259	0	0	259	0
Stage 1	259	-	-	-	-	-
Stage 2	350	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	458	780	-	-	1306	-
Stage 1	784	-	-	-	-	-
Stage 2	713	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	453	780	-	-	1306	-
Mov Cap-2 Maneuver	453	-	-	-	-	-
Stage 1	784	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	573	1306	-
HCM Lane V/C Ratio	-	-	0.008	0.008	-
HCM Control Delay (s)	-	-	11.3	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	3	0	4	0	248	0	4	310	5
Future Vol, veh/h	2	0	0	3	0	4	0	248	0	4	310	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	3	0	4	0	258	0	4	323	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	594	592	326	592	594	258	328	0	0	258	0	0
Stage 1	334	334	-	258	258	-	-	-	-	-	-	-
Stage 2	260	258	-	334	336	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	417	419	715	418	418	781	1232	-	-	1307	-	-
Stage 1	680	643	-	747	694	-	-	-	-	-	-	-
Stage 2	745	694	-	680	642	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	414	417	715	417	416	781	1232	-	-	1307	-	-
Mov Cap-2 Maneuver	414	417	-	417	416	-	-	-	-	-	-	-
Stage 1	680	640	-	747	694	-	-	-	-	-	-	-
Stage 2	741	694	-	677	639	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	11.4	0	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1232	-	-	414	568	1307	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.013	0.003	-	-
HCM Control Delay (s)	0	-	-	13.7	11.4	7.8	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	1	4	0	3	9	296	1	3	178	31
Future Vol, veh/h	5	0	1	4	0	3	9	296	1	3	178	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	1	4	0	3	10	322	1	3	193	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	560	559	210	560	576	323	227	0	0	323	0	0
Stage 1	216	216	-	343	343	-	-	-	-	-	-	-
Stage 2	344	343	-	217	233	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	439	438	830	439	428	718	1341	-	-	1237	-	-
Stage 1	786	724	-	672	637	-	-	-	-	-	-	-
Stage 2	671	637	-	785	712	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	433	433	830	435	423	718	1341	-	-	1237	-	-
Mov Cap-2 Maneuver	433	433	-	435	423	-	-	-	-	-	-	-
Stage 1	779	722	-	666	631	-	-	-	-	-	-	-
Stage 2	662	631	-	782	710	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.8	12	0.2	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1341	-	-	471	523	1237	-	-
HCM Lane V/C Ratio	0.007	-	-	0.014	0.015	0.003	-	-
HCM Control Delay (s)	7.7	0	-	12.8	12	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Kimley»Horn

Synchro™ Output - 2024 Background Plus Site Traffic

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	120	574	21	53	874	16	17	79	32	63	269
Future Volume (vph)	2	120	574	21	53	874	16	17	79	32	63	269
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.957			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1783	0	1770	1863
Flt Permitted		0.118			0.311			0.472			0.678	
Satd. Flow (perm)	0	220	3539	1583	579	3539	1583	879	1783	0	1263	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		17			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			919			822
Travel Time (s)			7.7			15.3			20.9			18.7
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	2	128	611	22	56	930	17	18	84	34	67	286
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	130	611	22	56	930	17	18	118	0	67	286
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	

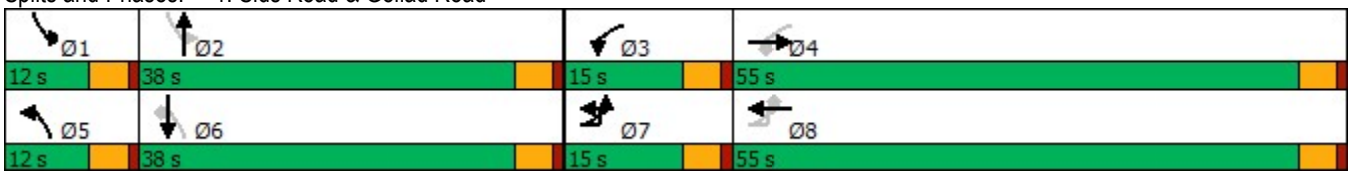


Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	585
Future Volume (vph)	585
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	313
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.94
Adj. Flow (vph)	622
Shared Lane Traffic (%)	
Lane Group Flow (vph)	622
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		41.8	37.2	37.2	43.0	32.6	32.6	41.5	34.2		39.7	39.1
Actuated g/C Ratio		0.42	0.38	0.38	0.44	0.33	0.33	0.42	0.35		0.40	0.40
v/c Ratio		0.55	0.46	0.03	0.17	0.80	0.03	0.04	0.19		0.12	0.39
Control Delay		25.2	25.5	0.1	15.6	35.9	0.1	19.1	23.8		19.4	26.8
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		25.2	25.5	0.1	15.6	35.9	0.1	19.1	23.8		19.4	26.8
LOS		C	C	A	B	D	A	B	C		B	C
Approach Delay			24.7			34.1			23.2			23.2
Approach LOS			C			C			C			C

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 98.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 27.4		Intersection LOS: C	
Intersection Capacity Utilization 86.3%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	39.1
Actuated g/C Ratio	0.40
v/c Ratio	0.76
Control Delay	21.9
Queue Delay	0.0
Total Delay	21.9
LOS	C
Approach Delay	
Approach LOS	

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	130	611	22	56	930	17	18	118	67	286	622
v/c Ratio	0.55	0.46	0.03	0.17	0.80	0.03	0.04	0.19	0.12	0.39	0.76
Control Delay	25.2	25.5	0.1	15.6	35.9	0.1	19.1	23.8	19.4	26.8	21.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.2	25.5	0.1	15.6	35.9	0.1	19.1	23.8	19.4	26.8	21.9
Queue Length 50th (ft)	47	162	0	19	290	0	7	47	25	120	160
Queue Length 95th (ft)	86	217	0	41	366	0	23	103	60	260	#471
Internal Link Dist (ft)		425			933			839		742	
Turn Bay Length (ft)	285			185		265	285		330		
Base Capacity (vph)	265	1850	872	394	1850	872	440	629	549	737	815
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.33	0.03	0.14	0.50	0.02	0.04	0.19	0.12	0.39	0.76

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Int Delay, s/veh	8.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	131	13	9	0	0	306
Future Vol, veh/h	131	13	9	0	0	306
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	149	15	10	0	0	348

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	10	0	-	0	323	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	313	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1610	-	-	-	671	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	741	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1610	-	-	-	609	1071
Mov Cap-2 Maneuver	-	-	-	-	609	-
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	741	-

Approach	EB	WB	SB
HCM Control Delay, s	6.8	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1071
HCM Lane V/C Ratio	0.092	-	-	-	0.325
HCM Control Delay (s)	7.5	0	-	-	10
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	1.4

Intersection	
Int Delay, s/veh	8.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	58	22	0	0	0
Future Vol, veh/h	0	58	22	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	64	24	0	0	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	49	1	1	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	48	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	960	1084	1622	-	-	-
Stage 1	1022	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	946	1084	1622	-	-	-
Mov Cap-2 Maneuver	946	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	974	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	7.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1622	-	1084	-	-
HCM Lane V/C Ratio	0.015	-	0.059	-	-
HCM Control Delay (s)	7.3	-	8.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	11	124	4	1	201
Future Vol, veh/h	0	11	124	4	1	201
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	13	141	5	1	228

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	374	144	0	0	146	0
Stage 1	144	-	-	-	-	-
Stage 2	230	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	627	903	-	-	1436	-
Stage 1	883	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	626	903	-	-	1436	-
Mov Cap-2 Maneuver	626	-	-	-	-	-
Stage 1	883	-	-	-	-	-
Stage 2	807	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	903	1436	-
HCM Lane V/C Ratio	-	-	0.014	0.001	-
HCM Control Delay (s)	-	-	9	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	0	1	0	4	0	128	1	2	200	0
Future Vol, veh/h	0	0	0	1	0	4	0	128	1	2	200	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	1	0	5	0	147	1	2	230	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	384	382	230	382	382	148	230	0	0	148	0	0
Stage 1	234	234	-	148	148	-	-	-	-	-	-	-
Stage 2	150	148	-	234	234	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	574	551	809	576	551	899	1338	-	-	1434	-	-
Stage 1	769	711	-	855	775	-	-	-	-	-	-	-
Stage 2	853	775	-	769	711	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	570	550	809	575	550	899	1338	-	-	1434	-	-
Mov Cap-2 Maneuver	570	550	-	575	550	-	-	-	-	-	-	-
Stage 1	769	710	-	855	775	-	-	-	-	-	-	-
Stage 2	849	775	-	767	710	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	9.5	0	0.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1338	-	-	-	808	1434	-	-
HCM Lane V/C Ratio	-	-	-	-	0.007	0.002	-	-
HCM Control Delay (s)	0	-	-	0	9.5	7.5	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	0	0	0	4	10	120	3	8	316	6
Future Vol, veh/h	0	0	0	0	0	4	10	120	3	8	316	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	5	11	136	3	9	359	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	543	542	363	541	544	138	366	0	0	139	0	0
Stage 1	381	381	-	160	160	-	-	-	-	-	-	-
Stage 2	162	161	-	381	384	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	451	447	682	452	446	910	1193	-	-	1445	-	-
Stage 1	641	613	-	842	766	-	-	-	-	-	-	-
Stage 2	840	765	-	641	611	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	442	439	682	446	438	910	1193	-	-	1445	-	-
Mov Cap-2 Maneuver	442	439	-	446	438	-	-	-	-	-	-	-
Stage 1	635	608	-	834	758	-	-	-	-	-	-	-
Stage 2	827	757	-	636	606	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	9	0.6	0.2
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1193	-	-	-	910	1445	-	-
HCM Lane V/C Ratio	0.01	-	-	-	0.005	0.006	-	-
HCM Control Delay (s)	8	0	-	0	9	7.5	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	668	1	0	943	0	3
Future Vol, veh/h	668	1	0	943	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	726	1	0	1025	0	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	727
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	424
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	424
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	424	-	-	-
HCM Lane V/C Ratio	0.008	-	-	-
HCM Control Delay (s)	13.6	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕				↕			↕			↕	
Traffic Vol, veh/h	0	3	3	1	49	16	2	2	0	9	3	0	0
Future Vol, veh/h	0	3	3	1	49	16	2	2	0	9	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	65	65	65	65	65	65	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	5	5	2	75	25	3	3	0	14	5	0	0

Major/Minor	Major1			Major2				Minor1			Minor2		
Conflicting Flow All	28	0	0	-	10	0	0	185	190	8	192	191	27
Stage 1	-	-	-	-	-	-	-	8	8	-	177	181	-
Stage 2	-	-	-	-	-	-	-	177	182	-	15	10	-
Critical Hdwy	4.12	-	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1585	-	-	-	1610	-	-	776	705	1074	768	704	1048
Stage 1	-	-	-	-	-	-	-	1013	889	-	825	750	-
Stage 2	-	-	-	-	-	-	-	825	749	-	1005	887	-
Platoon blocked, %		-	-			-	-						
Mov Cap-1 Maneuver	1585	-	-	~ -52	~ -52	-	-	776	705	1074	758	704	1048
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	776	705	-	758	704	-
Stage 1	-	-	-	-	-	-	-	1013	889	-	825	750	-
Stage 2	-	-	-	-	-	-	-	825	749	-	992	887	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0		8.6	9.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1004	1585	-	-	+	-	-	758
HCM Lane V/C Ratio	0.017	-	-	-	-	-	-	0.006
HCM Control Delay (s)	8.6	0	-	-	-	-	-	9.8
HCM Lane LOS	A	A	-	-	-	-	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	-	-	-	0

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	3	124	0	2	331
Future Vol, veh/h	0	3	124	0	2	331
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	4	182	0	3	487

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	675	182	0	0	182	0
Stage 1	182	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	419	861	-	-	1393	-
Stage 1	849	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	418	861	-	-	1393	-
Mov Cap-2 Maneuver	418	-	-	-	-	-
Stage 1	849	-	-	-	-	-
Stage 2	612	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	861	1393	-
HCM Lane V/C Ratio	-	-	0.005	0.002	-
HCM Control Delay (s)	-	-	9.2	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	258	754	23	51	784	38	38	182	95	32	141
Future Volume (vph)	1	258	754	23	51	784	38	38	182	95	32	141
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		285		0	185		265	285		0	330	
Storage Lanes		1		1	1		2	1		0	1	
Taper Length (ft)		25			25			25			25	
Lane Util. Factor	0.95	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850			0.850		0.949			
Flt Protected		0.950			0.950			0.950			0.950	
Satd. Flow (prot)	0	1770	3539	1583	1770	3539	1583	1770	1768	0	1770	1863
Flt Permitted		0.152			0.209			0.641			0.451	
Satd. Flow (perm)	0	283	3539	1583	389	3539	1583	1194	1768	0	840	1863
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)				95			95		22			
Link Speed (mph)			45			45			30			30
Link Distance (ft)			505			1013			919			822
Travel Time (s)			7.7			15.3			20.9			18.7
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1	272	794	24	54	825	40	40	192	100	34	148
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	273	794	24	54	825	40	40	292	0	34	148
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			12			12			12			12
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	2	1	1	2	1	1	2		1	2
Detector Template	Left	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru
Leading Detector (ft)	20	20	100	20	20	100	20	20	100		20	100
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0		0	0
Detector 1 Size(ft)	20	20	6	20	20	6	20	20	6		20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)			94			94			94			94
Detector 2 Size(ft)			6			6			6			6
Detector 2 Type			Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)			0.0			0.0			0.0			0.0
Turn Type	D.P+P	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA
Protected Phases	7	7	4		3	8		5	2		1	6
Permitted Phases	8	8		4	4		8	6			2	

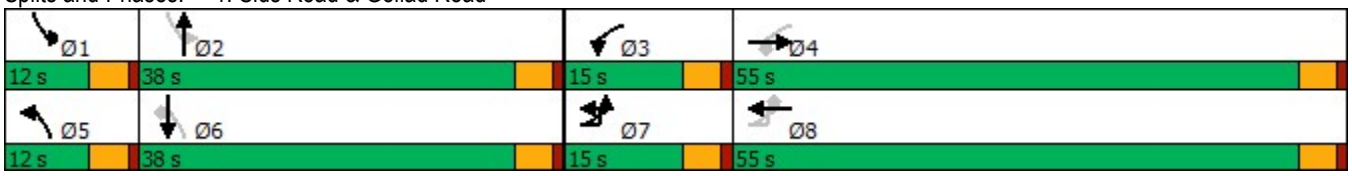


Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	230
Future Volume (vph)	230
Ideal Flow (vphpl)	1900
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	242
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.95
Adj. Flow (vph)	242
Shared Lane Traffic (%)	
Lane Group Flow (vph)	242
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	1.00
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	CI+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm
Protected Phases	
Permitted Phases	6

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Detector Phase	7	7	4	4	3	8	8	5	2		1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5		9.5	22.5
Total Split (s)	15.0	15.0	55.0	55.0	15.0	55.0	55.0	12.0	38.0		12.0	38.0
Total Split (%)	12.5%	12.5%	45.8%	45.8%	12.5%	45.8%	45.8%	10.0%	31.7%		10.0%	31.7%
Maximum Green (s)	10.5	10.5	50.5	50.5	10.5	50.5	50.5	7.5	33.5		7.5	33.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5		4.5	4.5
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	None	None	None	None	None	None	None	Max		None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0	7.0		7.0			7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0	11.0		11.0			11.0
Pedestrian Calls (#/hr)	0	0	0	0		0	0		0			0
Act Effct Green (s)		39.7	35.1	35.1	40.8	29.0	29.0	38.0	34.1		38.0	34.1
Actuated g/C Ratio		0.42	0.37	0.37	0.43	0.31	0.31	0.40	0.36		0.40	0.36
v/c Ratio		0.95	0.60	0.04	0.20	0.75	0.07	0.08	0.45		0.08	0.22
Control Delay		64.4	27.5	0.1	16.2	34.3	0.3	17.6	26.2		17.7	25.1
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay		64.4	27.5	0.1	16.2	34.3	0.3	17.6	26.2		17.7	25.1
LOS		E	C	A	B	C	A	B	C		B	C
Approach Delay			36.1			31.8			25.2			13.0
Approach LOS			D			C			C			B

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 93.9			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 29.8		Intersection LOS: C	
Intersection Capacity Utilization 70.6%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Sids Road & Goliad Road





Lane Group	SBR
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	38.0
Total Split (%)	31.7%
Maximum Green (s)	33.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	4.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	3.0
Recall Mode	Max
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	34.1
Actuated g/C Ratio	0.36
v/c Ratio	0.33
Control Delay	5.0
Queue Delay	0.0
Total Delay	5.0
LOS	A
Approach Delay	
Approach LOS	

Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	273	794	24	54	825	40	40	292	34	148	242
v/c Ratio	0.95	0.60	0.04	0.20	0.75	0.07	0.08	0.45	0.08	0.22	0.33
Control Delay	64.4	27.5	0.1	16.2	34.3	0.3	17.6	26.2	17.7	25.1	5.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	64.4	27.5	0.1	16.2	34.3	0.3	17.6	26.2	17.7	25.1	5.0
Queue Length 50th (ft)	114	222	0	18	246	0	13	130	11	65	0
Queue Length 95th (ft)	#290	295	0	40	317	0	37	240	33	130	56
Internal Link Dist (ft)		425			933			839		742	
Turn Bay Length (ft)	285			185		265	285		330		
Base Capacity (vph)	288	1934	908	335	1934	908	532	656	417	675	728
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.95	0.41	0.03	0.16	0.43	0.04	0.08	0.45	0.08	0.22	0.33

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Intersection	
Int Delay, s/veh	8.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	235	6	7	3	2	210
Future Vol, veh/h	235	6	7	3	2	210
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	253	6	8	3	2	226

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	11	0	-	0	522	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	512	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1608	-	-	-	515	1071
Stage 1	-	-	-	-	1013	-
Stage 2	-	-	-	-	602	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1608	-	-	-	434	1071
Mov Cap-2 Maneuver	-	-	-	-	434	-
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	602	-

Approach	EB	WB	SB
HCM Control Delay, s	7.5	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1608	-	-	-	1056
HCM Lane V/C Ratio	0.157	-	-	-	0.216
HCM Control Delay (s)	7.7	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.6	-	-	-	0.8

Intersection	
Int Delay, s/veh	7.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	23	23	0	0	0
Future Vol, veh/h	0	23	23	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	24	24	0	0	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	49	1	1	0	-	0
Stage 1	1	-	-	-	-	-
Stage 2	48	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	960	1084	1622	-	-	-
Stage 1	1022	-	-	-	-	-
Stage 2	974	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	946	1084	1622	-	-	-
Mov Cap-2 Maneuver	946	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	974	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.4	7.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1622	-	1084	-	-
HCM Lane V/C Ratio	0.015	-	0.022	-	-
HCM Control Delay (s)	7.3	-	8.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	3	240	2	12	302
Future Vol, veh/h	2	3	240	2	12	302
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	261	2	13	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	616	262	0	0	263	0
Stage 1	262	-	-	-	-	-
Stage 2	354	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	454	777	-	-	1301	-
Stage 1	782	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	449	777	-	-	1301	-
Mov Cap-2 Maneuver	449	-	-	-	-	-
Stage 1	782	-	-	-	-	-
Stage 2	701	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	601	1301	-
HCM Lane V/C Ratio	-	-	0.009	0.01	-
HCM Control Delay (s)	-	-	11	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	3	0	6	0	250	1	6	312	5
Future Vol, veh/h	2	0	0	3	0	6	0	250	1	6	312	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	3	0	6	0	260	1	6	325	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	604	601	328	601	603	261	330	0	0	261	0	0
Stage 1	340	340	-	261	261	-	-	-	-	-	-	-
Stage 2	264	261	-	340	342	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	410	414	713	412	413	778	1229	-	-	1303	-	-
Stage 1	675	639	-	744	692	-	-	-	-	-	-	-
Stage 2	741	692	-	675	638	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	405	412	713	410	411	778	1229	-	-	1303	-	-
Mov Cap-2 Maneuver	405	412	-	410	411	-	-	-	-	-	-	-
Stage 1	675	635	-	744	692	-	-	-	-	-	-	-
Stage 2	735	692	-	671	634	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.9	11.1	0	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1229	-	-	405	599	1303	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.016	0.005	-	-
HCM Control Delay (s)	0	-	-	13.9	11.1	7.8	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	1	4	0	8	9	299	2	7	182	31
Future Vol, veh/h	5	0	1	4	0	8	9	299	2	7	182	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	1	4	0	9	10	325	2	8	198	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	582	578	215	578	594	326	232	0	0	327	0	0
Stage 1	231	231	-	346	346	-	-	-	-	-	-	-
Stage 2	351	347	-	232	248	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	424	427	825	427	418	715	1336	-	-	1233	-	-
Stage 1	772	713	-	670	635	-	-	-	-	-	-	-
Stage 2	666	635	-	771	701	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	414	420	825	421	411	715	1336	-	-	1233	-	-
Mov Cap-2 Maneuver	414	420	-	421	411	-	-	-	-	-	-	-
Stage 1	765	708	-	664	629	-	-	-	-	-	-	-
Stage 2	652	629	-	765	696	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.1	11.4	0.2	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1336	-	-	451	580	1233	-	-
HCM Lane V/C Ratio	0.007	-	-	0.014	0.022	0.006	-	-
HCM Control Delay (s)	7.7	0	-	13.1	11.4	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	879	2	0	874	0	3
Future Vol, veh/h	879	2	0	874	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	955	2	0	950	0	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	956
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	-	0	313
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	313
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	16.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	313	-	-	-
HCM Lane V/C Ratio	0.01	-	-	-
HCM Control Delay (s)	16.6	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	13	7	17	9	3	4	0	55	3	0	0
Future Vol, veh/h	0	13	7	17	9	3	4	0	55	3	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	15	8	20	11	4	5	0	65	4	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	23	0	0	72	74	19	105	76	13
Stage 1	-	-	-	-	-	-	19	19	-	53	53	-
Stage 2	-	-	-	-	-	-	53	55	-	52	23	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1603	-	-	1592	-	-	919	816	1059	875	814	1067
Stage 1	-	-	-	-	-	-	1000	880	-	960	851	-
Stage 2	-	-	-	-	-	-	960	849	-	961	876	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1603	-	-	1592	-	-	910	805	1059	814	803	1067
Mov Cap-2 Maneuver	-	-	-	-	-	-	910	805	-	814	803	-
Stage 1	-	-	-	-	-	-	1000	880	-	960	840	-
Stage 2	-	-	-	-	-	-	948	838	-	902	876	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	4.3	8.7	9.4
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1047	1603	-	-	1592	-	-	814
HCM Lane V/C Ratio	0.066	-	-	-	0.013	-	-	0.004
HCM Control Delay (s)	8.7	0	-	-	7.3	0	-	9.4
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	3	313	0	3	220
Future Vol, veh/h	0	3	313	0	3	220
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	4	368	0	4	259

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	635	368	0	0	368	0
Stage 1	368	-	-	-	-	-
Stage 2	267	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	443	677	-	-	1191	-
Stage 1	700	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	441	677	-	-	1191	-
Mov Cap-2 Maneuver	441	-	-	-	-	-
Stage 1	700	-	-	-	-	-
Stage 2	775	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	677	1191	-
HCM Lane V/C Ratio	-	-	0.005	0.003	-
HCM Control Delay (s)	-	-	10.3	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-059	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Marina Villages	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of William Johnson of LTL Family Holdings, LLC for the approval of a Site Plan for the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-059; PD Site Plan for Marina Villages
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 the Marina Village Subdivision being a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, and generally located on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740].
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-059) 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) and Planned Development District 8 (PD-8).
M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.6 Provide Building Elevations that detail material percentages, building heights, roof pitch, dashed in roof mounted mechanical equipment, etc. as opposed to just renderings. In addition, the submitted elevations do not meet the minimum anti-monotony restrictions contained in Ordinance No. 21-38. This requirement requires two (2) intervening homes of differing materials and elevation before the same material blend or elevation may be used.

M.6 Site Plan:
(1) Will the site have a dumpster or will it be individually serviced with poly-carts?

(2) Indicate the percentage of open space to show conformance with the PD.
(3) Provide a gate detail.
(4) Provide a fence exhibit indicating the location and type of all fencing.
(5) Indicate rear set back.
(6) Provide width and depth for each lot.
(7) Provide square footage of each lot.
(8) Indicate the finished floor elevation of each building pad.
(9) Please show the proposed housing footprint -- indicating which corresponding building elevation will be used -- and driveway locations to ensure conformance to the PD requirements.

I.7 Landscape Plan:
(1) Accent trees shall be four (4) feet in height.
(2) Indicate ground-mounted mechanical equipment and how it will be screened.
(3) Add a note to the plan indicating that all common areas will be irrigated.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 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.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. Revisions for this case will be due on November 1, 2022; 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 November 15, 2022 Planning & Zoning Meeting.
I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). 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	10/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

10/20/2022: Note: All buildings will be required to be fire sprinklered.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

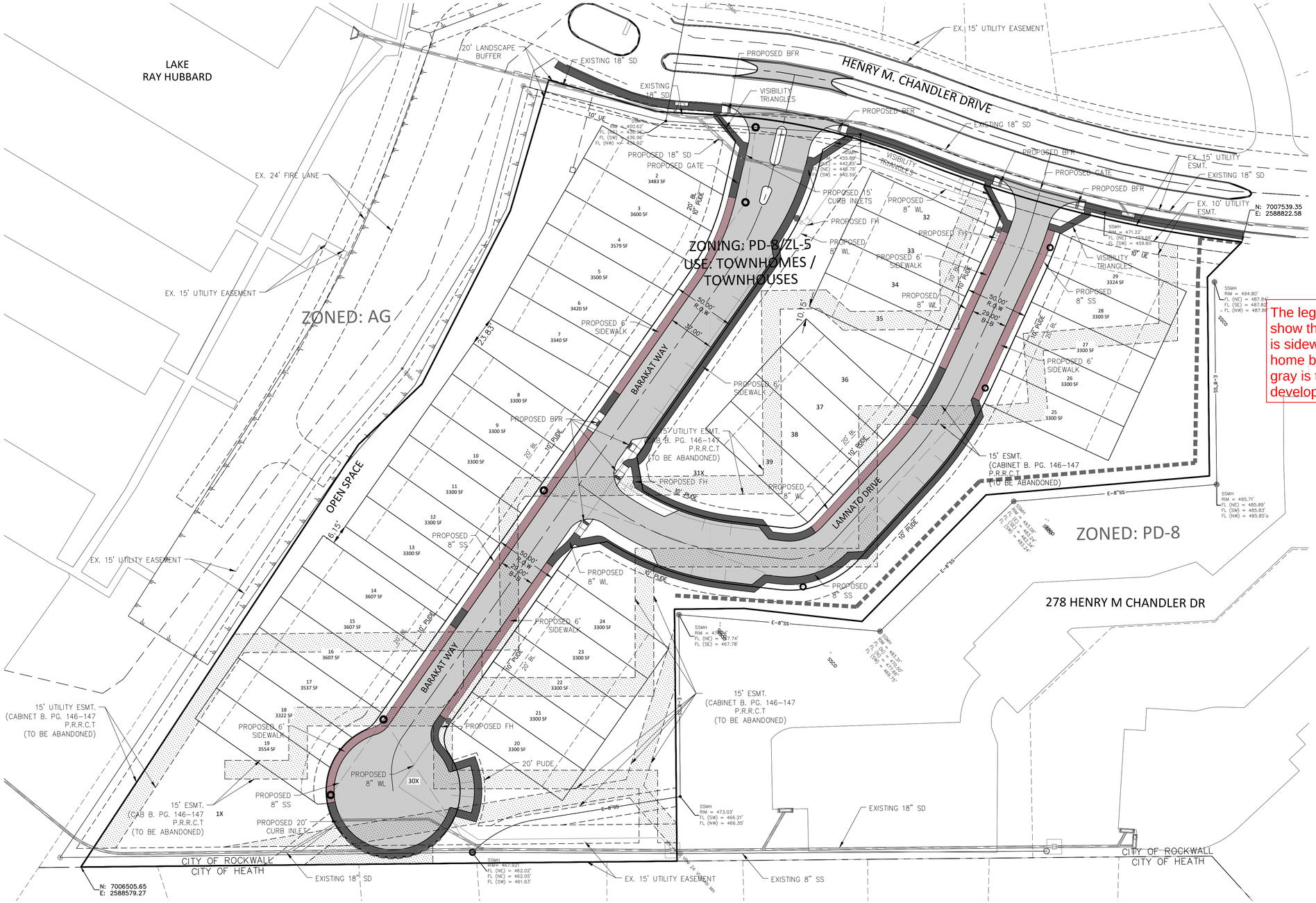
No Comments

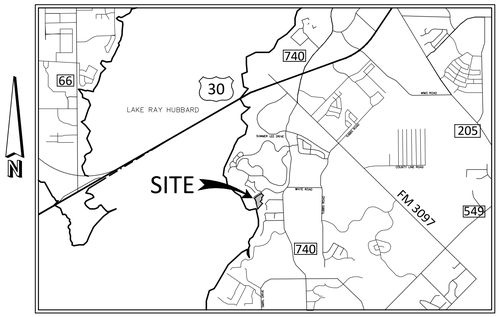
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

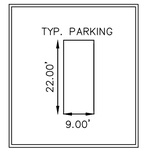
No Comments





VICINITY MAP
N.T.S.

LEGEND
6" PAVEMENT



The legend needs to show the brown/red hatch is sidewalk built by the home builder and the dark gray is to be built by the developer

PARKING SUMMARY	
REQUIERED PER ZONING	**PROVIDED**
2 PER DWELLING UNIT - 72	PROPOSED - 95
ACCESIBLE SPOTS REQ.	**ACCESIBLE SPOTS PROV.**
4	0

SITE PLAN DATA	
EXISTING ZONING	PD-8 / ZL-5
PROPOSED ZONING	PD-8 / ZL-5
LOT AREA (SF/ACRES)	233,500.62 SF / 5.36 AC
TOTAL BUILDING AREA	0
BUILDING HEIGHT	0
BUILDING LOT COVERAGE AREA	0

40 20 0 40 80

SCALE 1" = 40'

SITE PLAN
MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A

6.889 ACRES

36 TOWNHOME LOTS

SITUATED WITHIN THE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-008

September 14, 2022

SHEET 1 OF 1

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

SITE PLAN SIGNATURE BLOCK:

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 & ZONING

"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

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A0207 E Teal, Tract 134-12, Acres 2.564 Prop ID# 30591; Spyglass Hill #4, Block A, Lot 4, Acres 4.316 Prop ID# 29883		
SUBDIVISION	Marina Village	LOT	BLOCK
GENERAL LOCATION	Henry M Candler Dr, Behind Marina		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-8, Ord No. 21-38		CURRENT USE		
PROPOSED ZONING	PD-8, Ord No. 21-38		PROPOSED USE	Multi-Family Residential	
ACREAGE	6.889	LOTS [CURRENT]	1	LOTS [PROPOSED]	36

☐ ***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	LTL Family Holdings, LLC	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	William Johnson	CONTACT PERSON	Ryan Joyce
ADDRESS	14918 Mystic Terrace Lane	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Cypress, TX 77429	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Johnson [*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 $ 387.78 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* October *, 2022 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 14 *DAY OF* October *, 2022*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

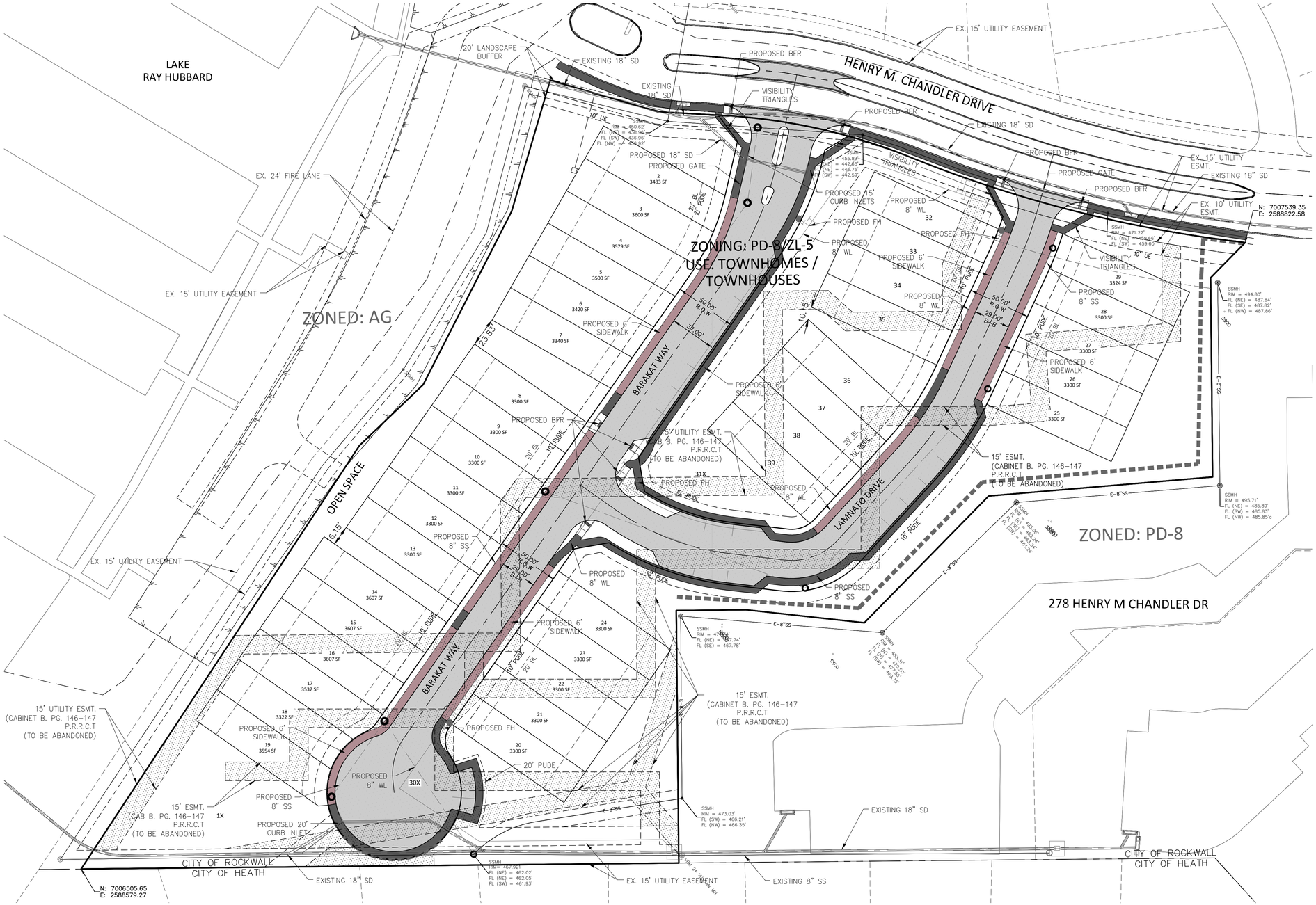
MY COMMISSION EXPIRES 4-16-25

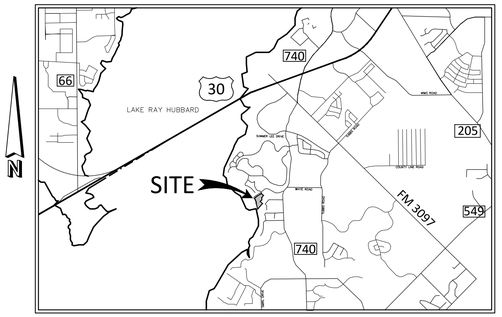


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

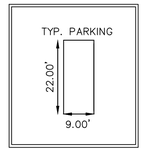
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

LEGEND
6" PAVEMENT



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MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A

6.889 ACRES

36 TOWNHOME LOTS

SITUATED WITHIN THE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-008

September 14, 2022

SHEET 1 OF 1

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WITNESS OUR HANDS, THIS ____ DAY OF_____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

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

CLUSTER A4 STREET VIEW



CLUSTER A4 LAKE VIEW



CLUSTER B5 STREET VIEW



MARINA VILLAGES

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

tma cha architects

THESE DOCUMENTS ARE NOT COMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

FOR REVIEW ONLY

.PDF REPRODUCTION CONTROL:

1"

1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE:

DATE: JULY 1, 2022
DRAWN BY: TMA-CHA
PROJECT NO. 2208

SUBMITTAL:

1.
2.
3.

CONSTRUCTION PLANS
FOR
SCREENING AND BUFFERING

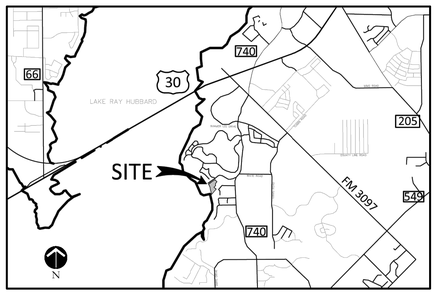
~MARINA VILLAGE TOWNHOMES~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: August 12, 2022

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L6	HARDSCAPE & LANDSCAPE PLANS
L7-L8	HARDSCAPE DETAILS
L9	LANDSCAPE DETAILS
IR1-IR5	IRRIGATION PLANS
IR6-IR7	IRRIGATION DETAILS

GENERAL LANDSCAPE NOTES:

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

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

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

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

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

OWNER / DEVELOPER:

LTL FAMILY HOLDINGS, LLC
WILLIAM JOHNSON
14918 MYSTIC TERRACE LANE
CYPRUS, TEXAS 77429
PH. (713) 325-4294

CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100

LANDSCAPE ARCHITECT:

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

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

50 25 0 50

SCALE 1" = 50'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 12, 2022

SCALE:
1" = 50'
One Inch

JVC No MJP2209

L1 of 9

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HARDSCAPE LEGEND

6'-0" HT. MAIN ENTRY MONUMENT
REFER TO DETAILS 1/L7.

6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/L8.

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

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

20 10 0 20
SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 12, 2022

SCALE:
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One Inch
JVC No MJP2209

L2 of 9

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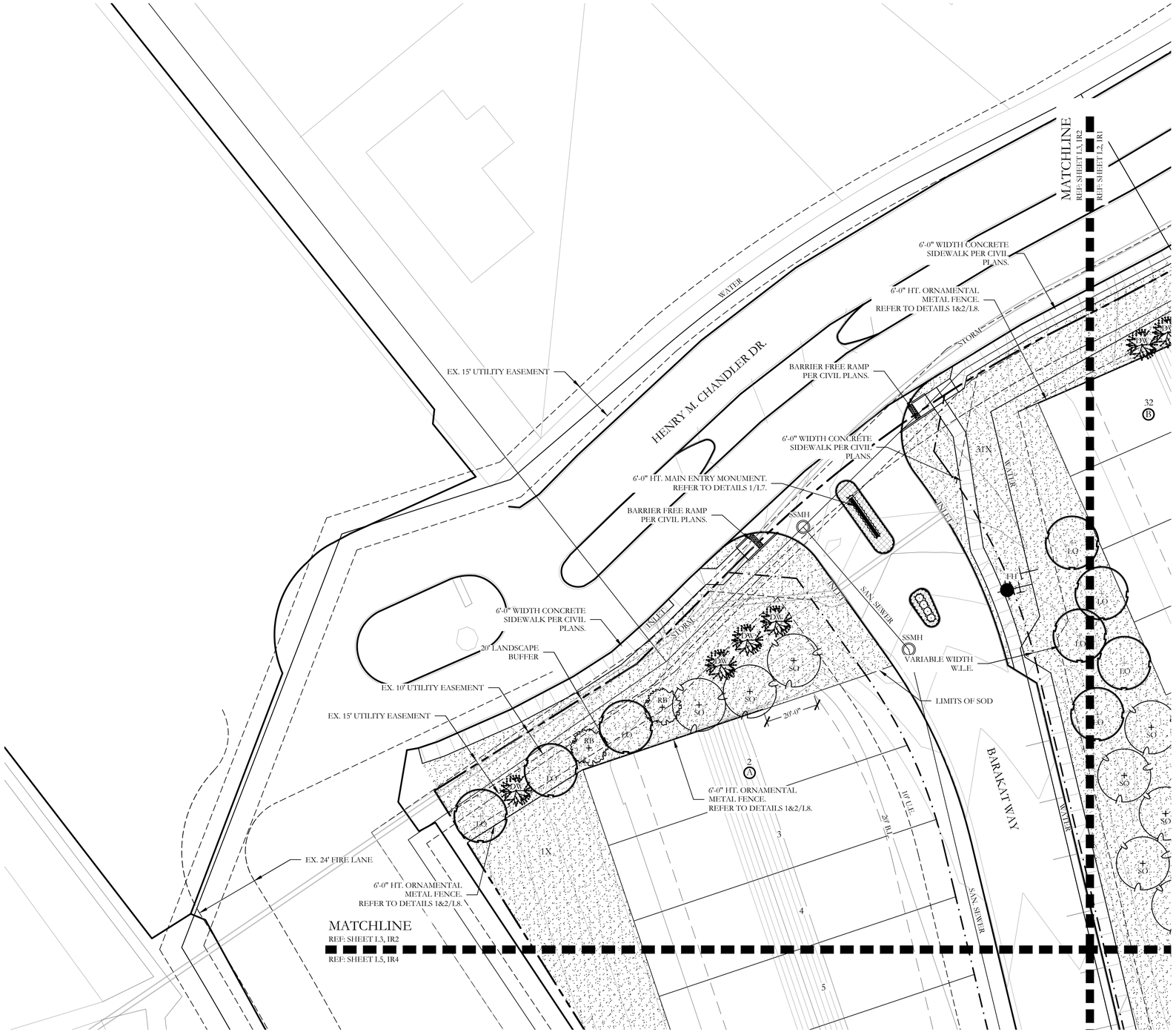

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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
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ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

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CODY L. JOHNSON
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JVC No MJP2209

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HARDSCAPE LEGEND

6'-0" HT. MAIN ENTRY MONUMENT
REFER TO DETAILS 1/L7.

6'-0" HT. ORNAMENTAL METAL FENCE.
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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 12, 2022

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One Inch
JVC No MJP2209

L4 of 9

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HARDSCAPE LEGEND

6'-0" HT. MAIN ENTRY MONUMENT
REFER TO DETAILS 1/L7.

6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/L8.

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SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

August 12, 2022

SCALE:
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One Inch
JVC No MJP2209

L5 of 9

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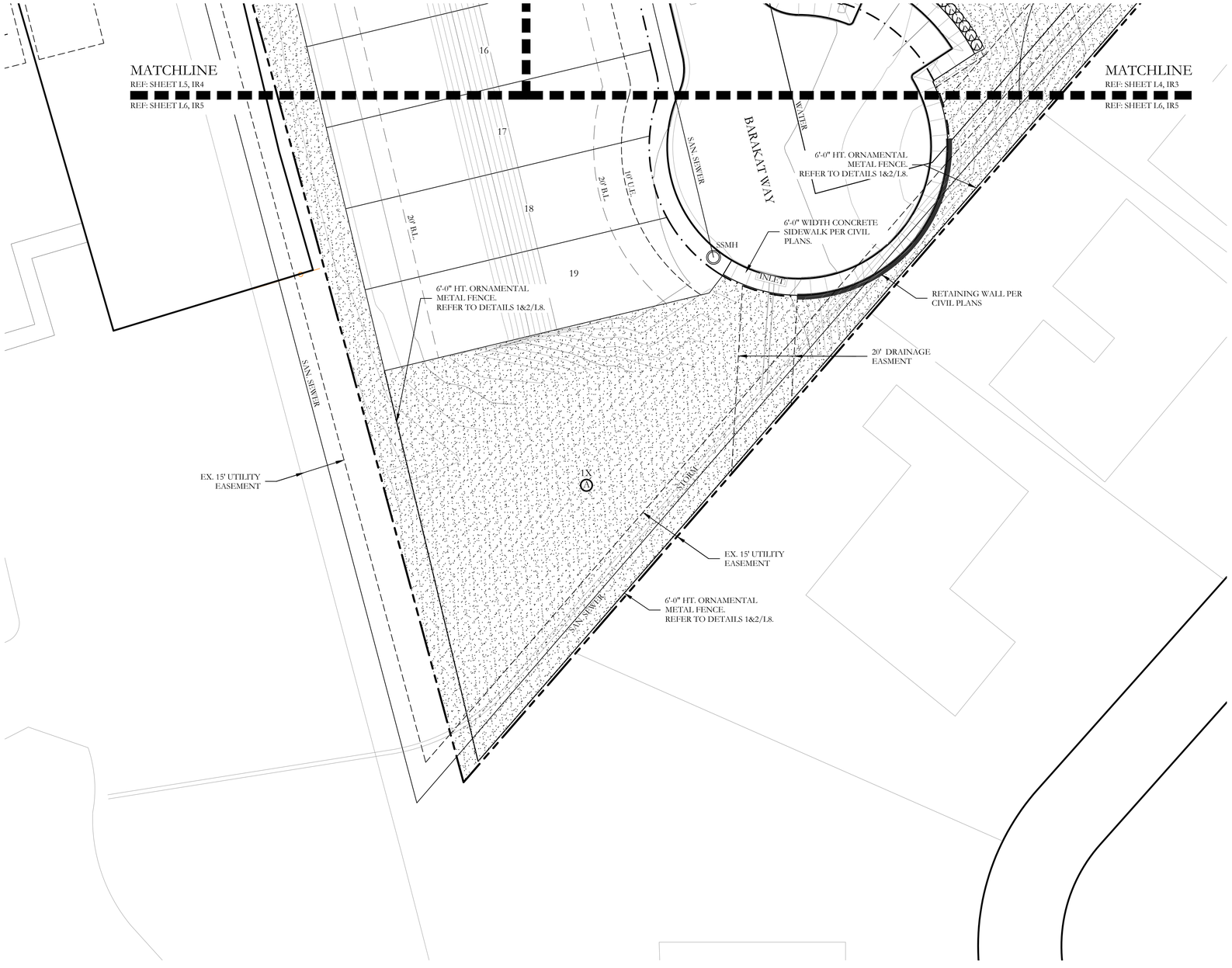

HARDSCAPE LEGEND

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6'-0" HT. ORNAMENTAL METAL FENCE.
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SCALE 1" = 20'

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ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

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One Inch

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L6 of 9

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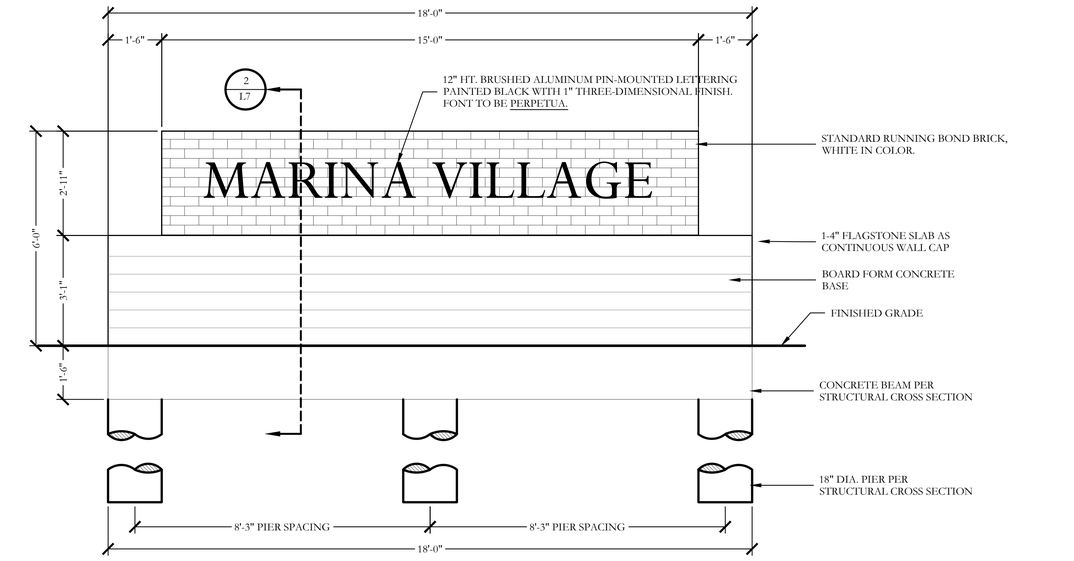
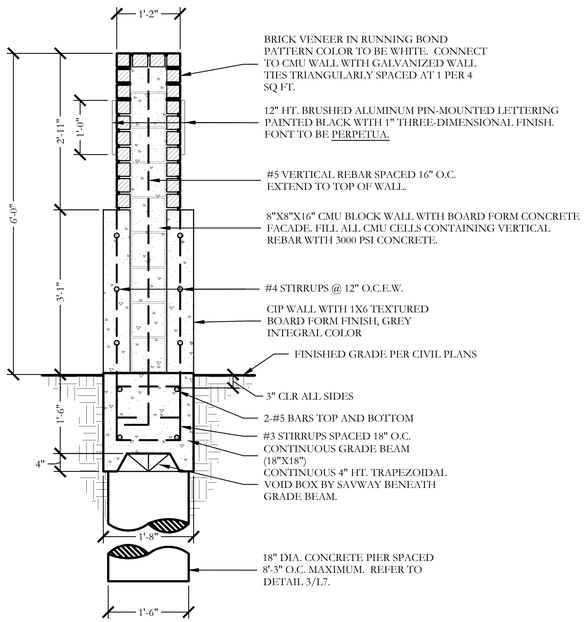


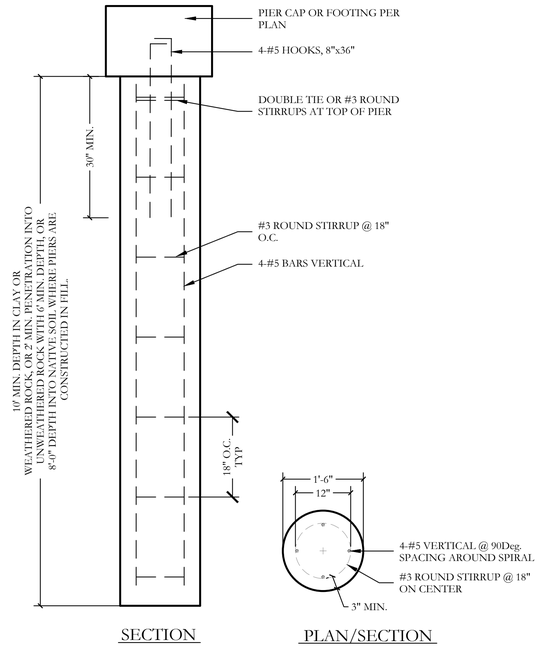
1 6'-0" HT. MAIN ENTRY MONUMENT
ELEVATION

SCALE: 1/2"=1'-0"



2 6'-0" HT. MAIN ENTRY MONUMENT
SECTION

SCALE: 3/4"=1'-0"



3 PIER (18" DIA.)
SECTION

SCALE: 3/4" = 1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE-S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

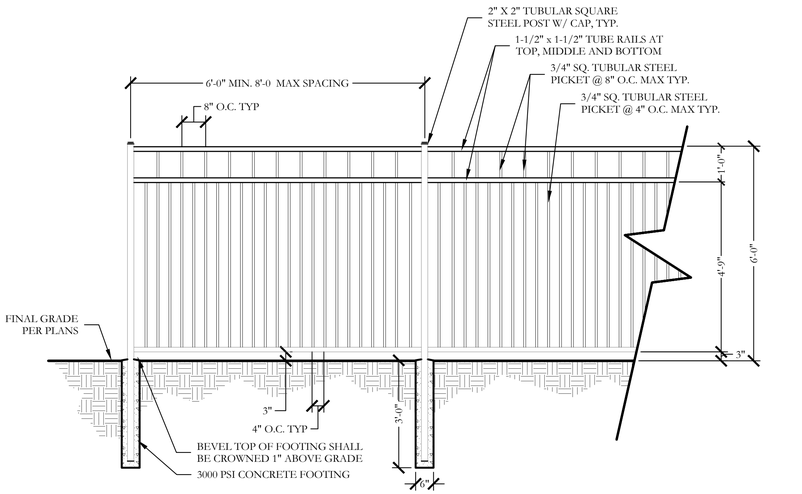
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

MM-DD-YYYY

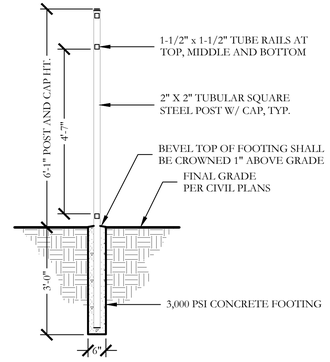
SCALE:
REFER TO DETAILS
One Inch

JVC No MJP2209

J:\civil 3d projects\mjp - michael joyce properties\2209 - marina villages - townhomes - rockwall\landscape\mjp2209 - hs_3.dwg



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



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

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS. .
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

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MM-DD-YYYY

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP2209

1	

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LANDSCAPE PROVIDED

HENRY M. CHANDLER DR.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
576 LF OF FRONTAGE / 50 LF = 12 - 4" CAL. TREES & 12 ACCENT TREES REQUIRED.
PROVIDED: 12 - 4" CALIPER CANOPY TREES & 13 ACCENT TREES PROVIDED

TREE MITIGATION

191.5 CAL. INCHES REMOVED

43 - 4" CAL. CANOPY TREES & 13 - 2" CAL. ACCENT TREES = 198 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	11	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	14	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	4	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	75	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	114	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	104,914	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

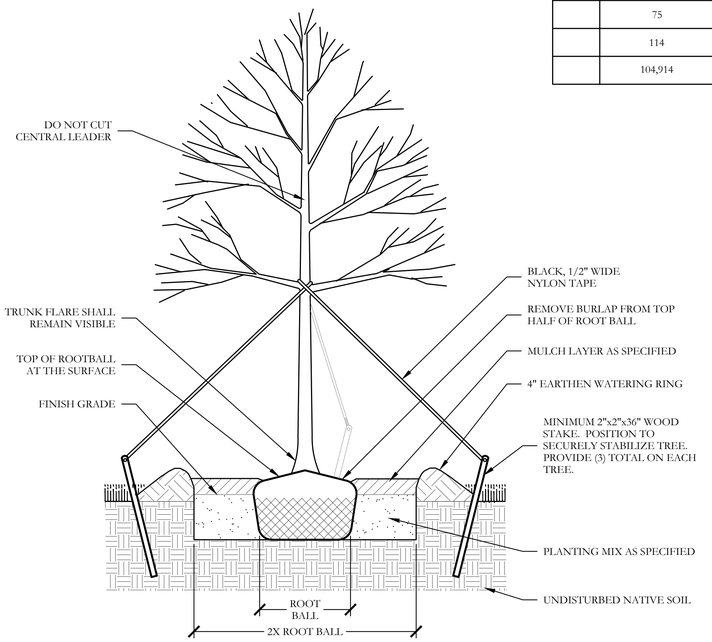
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

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

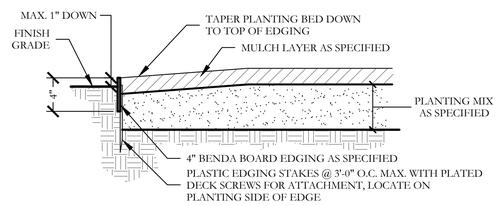
IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL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

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

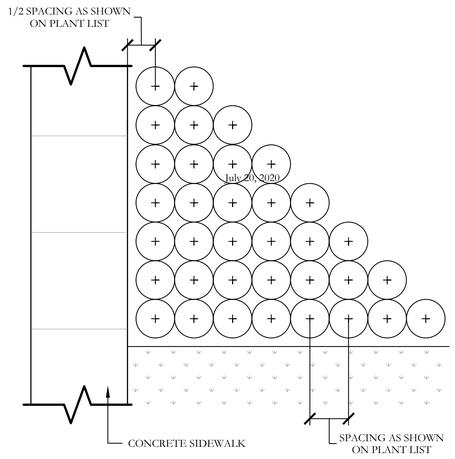
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO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

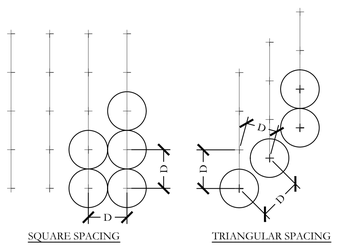


1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

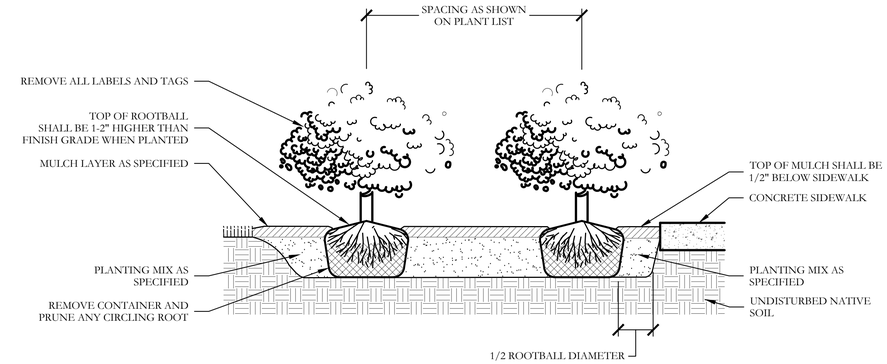


3 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



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

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
August 12, 2022

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP2209

L9 of 9

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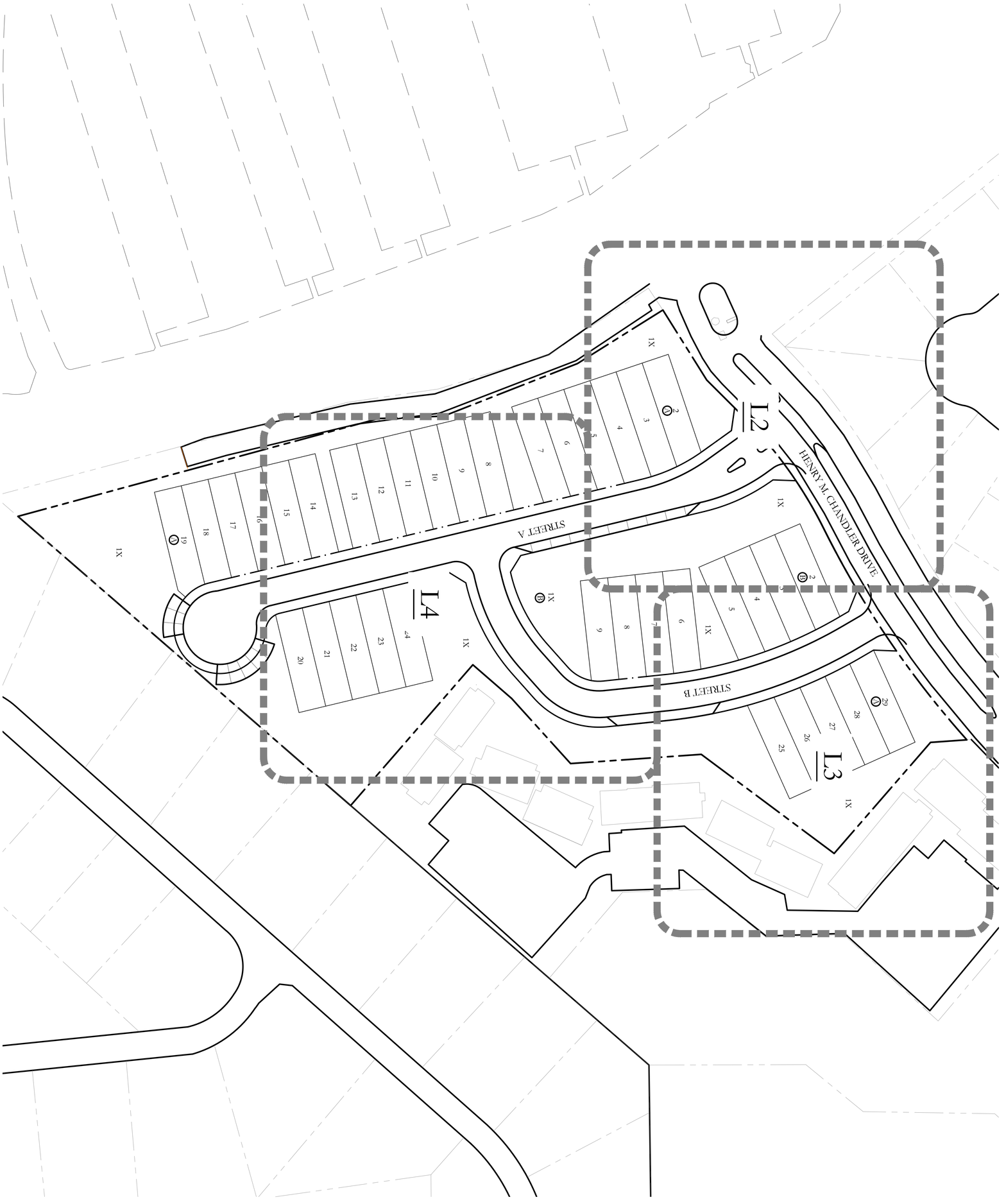

SCALE: 1" = 50'
50 25 0 50

NORTH

L1 of 5

SCALE: 1" = 50'
One Inch
JVC No. 2209

STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2253
February 15, 2022

TREESCAPE PLAN

OVERALL LAYOUT PLAN

MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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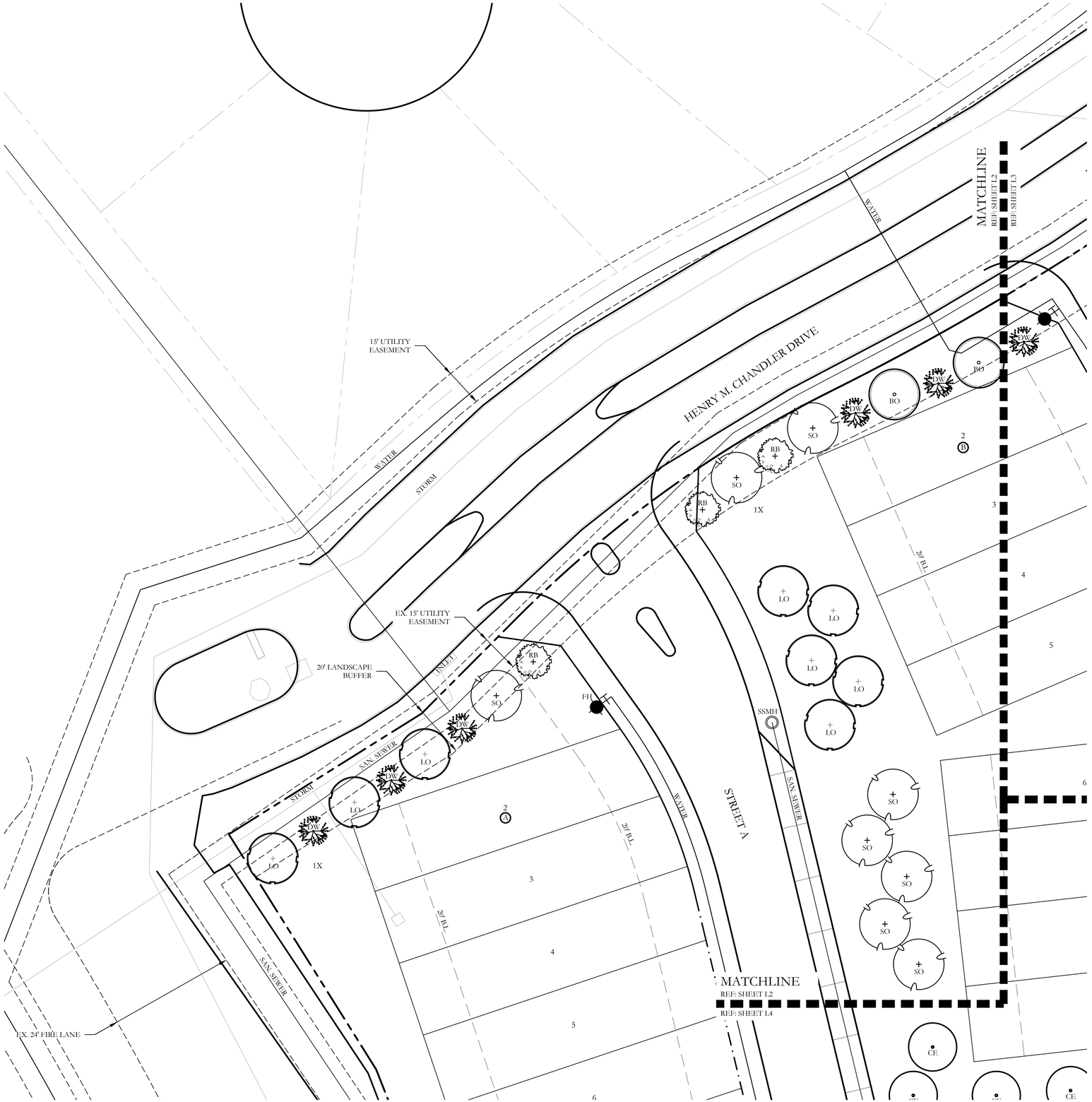

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

NORTH

20 10 0 20

SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

L2 of 5

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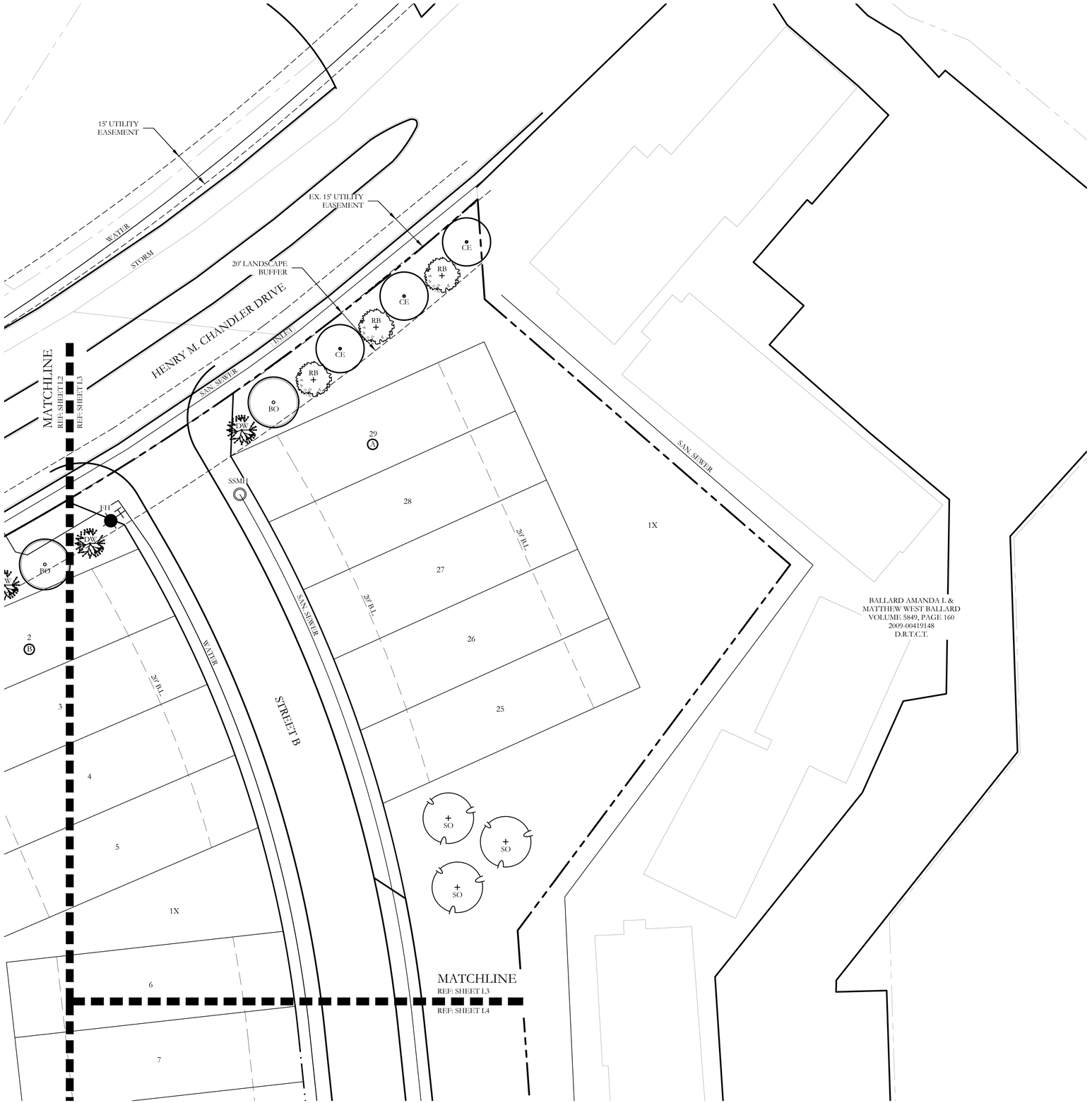

PLANT LEGEND					
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DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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NORTH

20 10 0 20

SCALE 1" = 20'

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

L3 of 5

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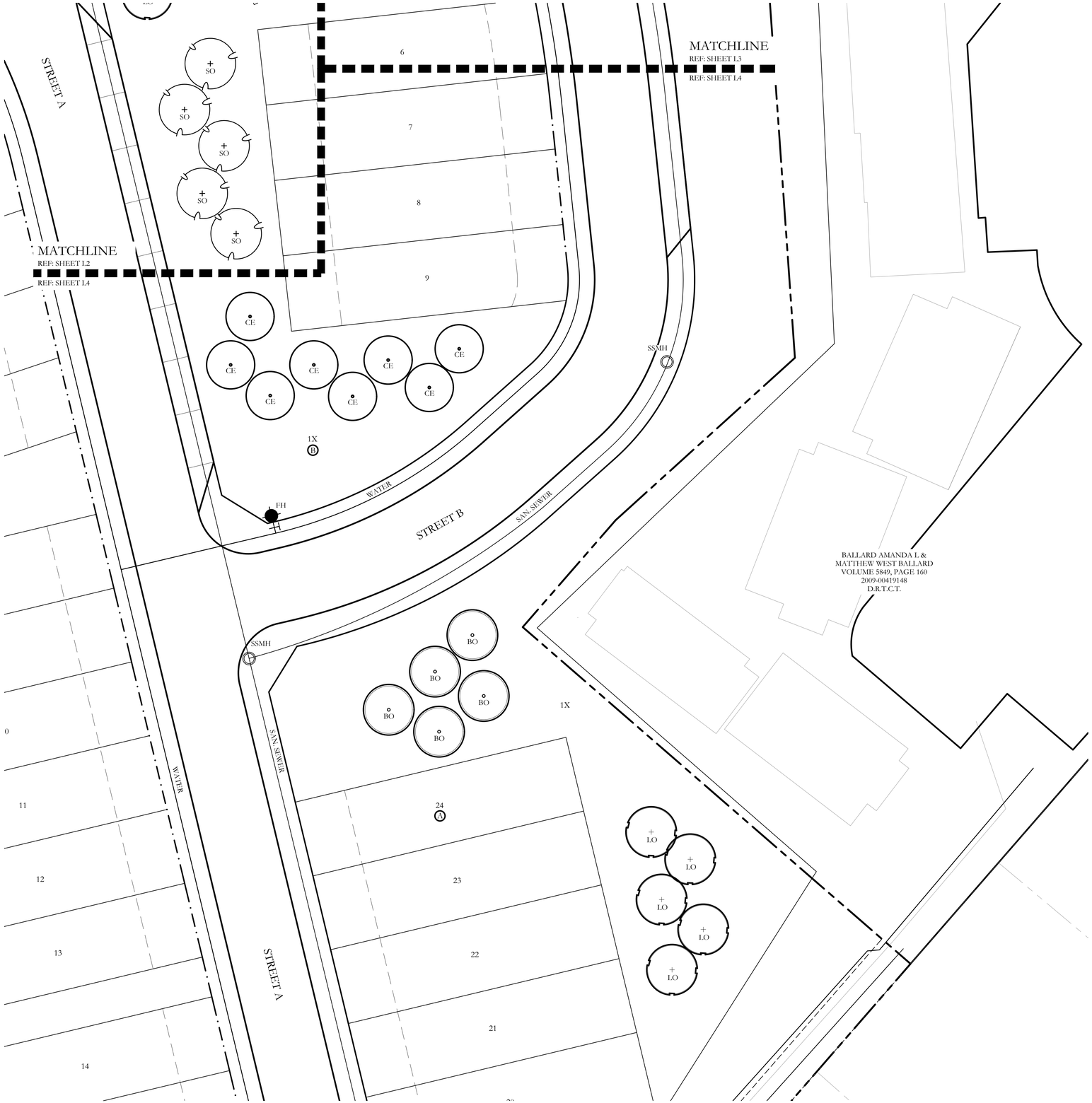

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

NORTH

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
1" = 20'
One Inch

JVC No 2209

j:\civil 3d projects\2209 - marina villages - townhomes - rockwall\landscape\2209 - treescape plan.dwg

LANDSCAPE PROVIDED

HENRY M. CHANDLER DR.

MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED

1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
576 LF OF FRONTAGE / 50 LF = 12 - 4" CAL. TREES & 12 ACCENT TREES REQUIRED.
PROVIDED: 12 - 4" CALIPER CANOPY TREES & 13 ACCENT TREES PROVIDED

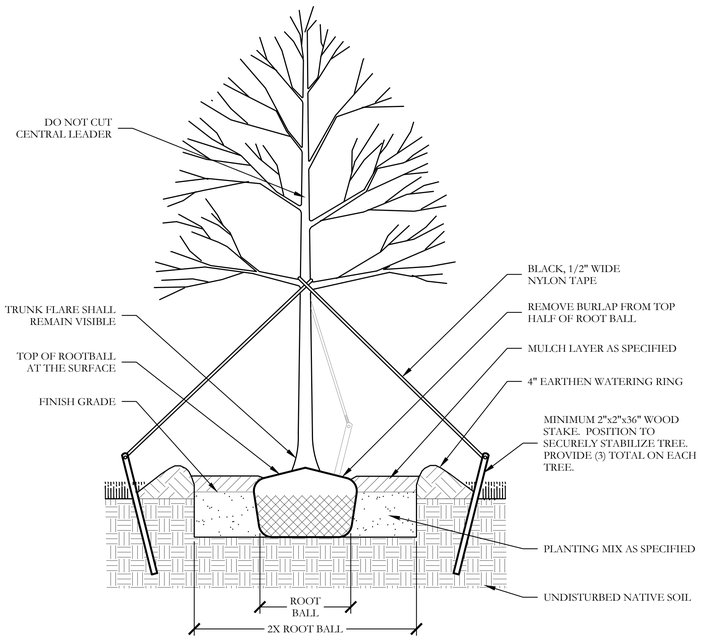
TREE MITIGATION

191.5 CAL. INCHES REMOVED

43 - 4" CAL. CANOPY TREES & 13 - 2" CAL. ACCENT TREES = 198 CAL. INCHES REPLACED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	13	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	11	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	7	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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MARINA VILLAGE TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 15, 2022

SCALE:
One Inch

JVC No 2209

L5 of 5

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