AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***APRIL 29, 2025* 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 SPECIFIC 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 *April 15, 2025* Planning and Zoning Commission meeting.

(3) **P2025-011 (HENRY LEE)**
Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a *Replat* for Lots 4, 5, 6, & 7 Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

(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.

(4) **Z2025-012 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

(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.

(5) **SP2025-011 (HENRY LEE)**
Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(6) **MIS2025-007 (HENRY LEE)**
Discuss and consider a request by Jarod Plummer for the approval of a *Miscellaneous Request* for an *Exception* to allow synthetic plan materials on 0.2890-acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive, and take any action necessary.

(7) **MIS2025-008 (HENRY LEE)**
Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a *Miscellaneous Request* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

(VII) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is May 13, 2025.

(8) **Z2025-017 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

(9) **Z2025-018 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

(10) **Z2025-019 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* that does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the 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 251 Wayne Drive, and take any action necessary.

(11) **Z2025-020 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

(12) **Z2025-021 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, 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 north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

(13) **Z2025-022 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

(14) **P2025-012 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District

97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(15) **P2025-013 (HENRY LEE)**
Discuss and consider a request by Joshua Ince of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a *Preliminary Plat* for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

(16) **P2025-014 (HENRY LEE)**
Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(17) **SP2025-014 (BETHANY ROSS)**
Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a *Site Plan* for a *Retail/Office Building* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

(18) **SP2025-015 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Site Plan* for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(19) **SP2025-016 (BETHANY ROSS)**
Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an *Amended Site Plan* for an existing *Church/House of Worship* (*i.e. Lakepointe Church*) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

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

- MIS2025-004: Exception to the Utility Requirements for the REDC **(APPROVED)**
- Z2025-011: PD Development Plan for Townhomes in PD-32 **(1ST READING; APPROVED)**
- Z2025-012: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 614 E. Boydstun Avenue **(TABLED TO MAY 5, 2025)**
- Z2025-013: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 614 E. Boydstun Avenue **(1ST READING; APPROVED)**
- Z2025-014: Specific Use Permit (SUP) for a *Minor Automotive Repair Garage* at 1460 T. L. Townsend Drive, Suite 116 **(1ST READING; APPROVED)**
- Z2025-015: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* at 403B S. Clark Street **(1ST READING; APPROVED)**
- Z2025-016: Specific Use Permit (SUP) for an *Accessory Building* at 2201 Sanderson Lane **(1ST READING; APPROVED)**

(VIII) ADJOURNMENT

(21) *Work Session*. The Planning and Zoning Commission will be holding a work session after the Planning and Zoning Commission Work Session Meeting -- *held in the City Council Conference Room* -- to discuss the *2025 Existing Conditions Report* and *Tapestry Segmentation Report*.

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, Melanie Zavala, 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 *April 25, 2025* 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 WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***APRIL 15, 2025* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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I. CALL TO ORDER

Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Jay Odom, John Hagaman and Carin Brock. Commissioners absent were Kyle Thompson. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price.

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.

Chairman Dr. Conway advised staff would provide ARB recommendations when staff presents the case.

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 Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Dr. Conway 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 *March 25, 2025* Planning and Zoning Commission meeting.

3. **SP2025-009 (BETHANY ROSS)**
   Consider a request by Che Shadle of OJD Engineering on behalf of John Dunn of the Shores Country Club for the approval of a Site Plan or an existing Private Country Club on a 9.133-acre tract of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2650 Champions Circle, and take any action necessary.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Odom seconded the motion which passed by a vote of 6-0.

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.

4. **Z2025-011 (HENRY LEE)**
   Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Planned Development Plan to entitle the last seven (7) units as townhome units. They are requesting the last seven (7) units to the district as opposed to the eight (8) as they were previously. When looking at the design standards they will need to add landscaping, lighting and enhanced pedestrian ways. I this case, while they have some lighting and are incorporating landscaping on the residential lots adjacent. They do not have the sidewalks along there. The second item will be the anti-monotony standards. They were not meeting the three (3) of the four (4) variables to meet the anti-monotony standards. Since then they have adjusted the roof lines a bit and added some more stone on top of the building as well as changed the front entries. This is a zoning case.

Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff received four (4) notices in favor and two (2) notices in opposition. Staff should note that the four notices in favor and one notice in opposition were from commercial properties.

Tyler Adams
100 N Cotton Wood Drive
Richardson, TX 75080

Mr. Adams came forward and explained they are requesting the seven (7) units instead of the eight (8) units.

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

Commissioner Hagaman asked if the roof matches the other roofs at the harbor.

Director of Planning & Zoning Ryan Miller asked Tyler Adams if it would be barrel shingle.

Vice-Chairman Womble made a motion to approve Z2025-011. Commissioner Hustings seconded the motion which passed by a vote of 5-1 with Commissioner Hagaman dissenting.

5. **Z2025-012 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for the purpose to construct a single-family home. The property is located within the Southside of the overlay district which typically has smaller homes on smaller lots. In this case, the applicant is proposing to construct a 1,031 SF single-family home that meets all the density and dimensional requirements for a home in this district. Staff mailed pout notices to property owners and occupants within 500 feet of the subject property. At this time, staff has received one (1) notice in favor and two (2) notices in opposition of the applicants request.

Director of Planning & Zoning Ryan Miller explained that since the applicant was not present to make a recommendation to table this case.

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

Corky Randolph
621 E. Boydstun Avenue
Rockwall, TX 75087

Mr. Randolph came forward and expressed his opposition to the applicants request.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the public hearing and brought the item back to the commission for discussion or action.

Vice-Chairman Womble made a motion to table Z2025-012 for April 29, 2025 meeting. Commissioner Hagaman seconded the motion which passed by a vote 6-0.

6. **Z2025-013 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a Residential Infill for the purpose of constructing a single-family home. The proposed home will be approximately 4,862 SF and will be constructed using wood and stone and stucco. Overall the proposed single home meets all the density and dimensional requirements for a home in an Agricultural (AG) district. Staff mailed out notices to property owners and occupants within 500 feet of the subject property.

Hallie Davenport Fleming
588 Cornelius Road
Rockwall, TX 75087

Ms. Fleming came forward and provided additional details in regards to the applicants request.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Husting made a motion to approve Z2025-013. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.

7. **Z2025-014 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Alexander Trujillo for the approval of a *Specific Use Permit (SUP)* for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to allow a minor automotive repair garage. This is a Commercial are, therefore a Specific Use Permit (SUP) is required for minor auto repair garage. They will provide window tinting and vinyl wraps by appointment only. They will provide same day services only. Staff has provided a condition of approval that the minor auto repair garage shall not have any outside storage associated with the use. On March 18th staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time, staff had not received any notices in return.

Alexander Trujillo
1460 TL Townsend Drive
Suite 116
Rockwall, TX 75087

Mr. Trujillo came forward and provided additional details in regards to his request.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the public hearing and brought the item back to the commission for discussion or action.

Vice-Chairman Womble made a motion to approve Z2025-014. Commissioner Hustings seconded the motion which passed by the vote of 6-0.

8. **Z2025-015 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) in a guest quarters/secondary living unit. The proposed home meets all the density and dimensional requirements for a home in the district with the exception of the garage orientation. The proposed garage will be located 8 ½ feet in front of the front façade of the home as opposed to the required 20-feet behind the front façade of the home. Staff should point out that this is not uncommon along the existing homes on S. Clark street and does not feel this will create a negative impact within the subdivision. In addition, the proposed guest quarters/ secondary living unit meets all the conditional land use standards and requirements as stipulated by the Unified Development Code (UDC) The proposed structure will be 626 SF and will match the aesthetic of the proposed primary home. If this request is approved then the ordinance will tie down the size, height and general architecture of the proposed structure. On March 18, 2025 staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time staff had not received any notices back.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

Mr. Silva came forward and provided additional details.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Odom made a motion to approve Z2025-015. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

9. **Z2025-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Ryan Joyce for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 2.71-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for an Accessory Building on the subject property. It measures 24.2 feet or 19.2 feet in the midpoint of the roof. When looking at the Unified Development Code (UDC) for accessory building in Single-Family 1 (SF-1) it does allow 144 SF building. In this case the applicant is asking for an increase of 5300 SF. In addition, when looking at the height the maximum height should be 15 feet. In this case, they are requesting at the midpoint the 19. 21 feet. The UDC for the general residential standards does say that a 3:12 roof pitch is the minimum for all residential standards. At the last meeting Commissioners requested to see more stone on the building ad the applicant has incorporated that into his plan. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices at this time.

Asher Joyce
2201 Sanderson Lane
Rockwall, TX 75087

Asher came forward and expressed his barn would be beneficial to him to raise his livestock for 4H and teach him leadership and responsibility.

Ryan Joyce
2201 Sanderson lane
Rockwall, TX 75087

Mr. Joyce came forward and provided additional details in regards to his request.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Dr. Conway closed the public hearing and brought the item back to the commission for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-016. Chairman Conway seconded the motion which passed by a vote of 6-0.

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. **SP2025-011 (HENRY LEE)**
Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant request. The applicant is requesting for an additional 385 mini-warehouse units within 1 contiguous building being 45,665 SF. When looking at the request they do have several variances associated with this. In regards to the conditional land use standards for a mini-warehouse facility the site is allowed to be 125 units per acre for a maximum of 625 units per acre. In this case, the additional 385 units with the existing units that are there that pushes the maximum to 706 storage units or 81 units above allowed per the conditional land use standard. In addition, the conditional land use standards also explain that landscaping all the way around the property and screening it as well as the addition to the wrought iron fencing around it. In addition, for the roof design standards for mini-warehouse facilities they should incorporate a 1:3 roof pitch. In this case they are requesting a parapet system. ARB did look at this case and they made recommendation of denial. However, this was due to the materials not meeting the overlay district standards and are requesting a board and batten siding.

Director of Planning and Zoning Ryan Miller recommended that the commissioners table to address the concerns the Architectural Review Board had and for staff to review the updated drawings that were submitted late.

Vice-Chairman Womble made a motion to table SP2025-011 to the April 29th meeting . Commissioner Odom seconded the motion which has been tabled by a vote of 6-0.

11. **SP2025-012 (HENRY LEE)**
Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a *Site Plan* for a *Private Indoor Gun Range* on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private indoor gun range. They added this use into the Planned Development District 44 (PD-44) . When looking at the design guidelines for the Unified Development Code they do meet the vast majority of the requirements within that with the exception of the primary and secondary articulation. The ordinance does allow them to make variations to the UDC as long as its tying into the rest of the corporate campus. The second variance they're requesting is to the landscape buffer requirements.

Frank Polma
618 Main Street
Garland, TX 75040

Mr. Polma came forward and expressed the berm request and additional details in regards to his request.

Vice-Chairman Womble made a motion to approve SP2025-012. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

VII. DISCUSSION ITEMS

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

- P2025-008: Preliminary Plat for Lot 3, BLoack A, Ridge Road Addition **(APPROVED)**
- P2025-010: Replat for Lots 9-11, Block A, Rockwall Technology Park Addition **(APPROVED)**
- Z2025-004: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* for 2201 E. FM-550 **(2nd READING; APPROVED)**
- Z2025-005: Zoning Change (AG to PD) for the Erwin Farms Subdivision **(2nd READING; APPROVED)**

- Z2025-006: Zoning Change (AG to NS) for the SEC of John King Boulevard and E. Quail Run Road **(2nd READING; APPROVED)**
- Z2025-007: Specific Use Permit (SUP) for a *House of Worship* for 917 N. Goliad Street **(2nd READING; APPROVED)**
- Z2025-008: Zoning Change (AG to NS) for the SEC of John King Boulevard and FM-552 **(2nd READING; APPROVED)**
- Z2025-010: Amendment to Planned Development District 50 (PD-50) **(2nd READING; APPROVED)**

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 6:58PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2025.

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, 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:	April 29, 2025
APPLICANT:	Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith
CASE NUMBER:	P2025-011; *Replat for Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition*

SUMMARY

Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a *Replat* for Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition, being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Phase 1 Addition; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for a 1.80-acre parcel of land (*i.e. Lots 1 & 3, Block A, Integrity Phase 1 Addition; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition*) for the purpose of establishing three (3) lots (*i.e. Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition*). The purpose of the proposed *Replat* is to incorporate abandoned right-of-way (ROW) into three (3) existing properties.

☑ *Background*. The subject property is considered part of Old Town Rockwall and was annexed sometime between July 1905 and April 1911 according to City of Rockwall Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Commercial (C) District. According to the July 11, 1985 zoning map, at some point between June 14, 1983 and July 11, 1985 the subject property was rezoned from Commercial (C) District to Single-Family 7 (SF-7) District and Heavy Commercial (HC) District. The western portion of the subject property was plat as Lot 1, Block A, E. L. B. Addition on April 24, 1986. On May 1, 1995, the City Council approved a zoning change for the western portion of the subject property that changed the zoning to Planned Development District 42 (PD-42) [*Ordinance No. 95-14*]. The remainder of the subject property was rezoned from Heavy Commercial (HC) District to Two-Family (2F) District at some point between December 7, 1993 and April 5, 2005, according to the April 5, 2005 zoning map. On October 2, 2006, the City Council approved a zoning change [*Case No Z2006-017; Ordinance No. 06-40*] that rezoned the Two-Family (2F) District portion of the subject property to Zero Lot Line (ZL-5) District. On January 16, 2007, the City Council approved a final plat [*Case No. P2006-061*] that establish the remainder of the subject property as Lots 1 & 3, Block A, Integrity Phase 1 Addition.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *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*. Conditional approval of this *Replat* 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 the *Replat* for *Lots 4, 5, & 6, Block A, Integrity Phase 1 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 *Replat*; and,

(2) Any construction resulting from the approval of this *Replat* 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: 4/24/2025

PROJECT NUMBER: P2025-011
PROJECT NAME: Replat for Lots 8-10, Block A, Integrity Addition
SITE ADDRESS/LOCATIONS: 611 E. Boydstun & 615 E. Boydstun & 507 E. Boydstun

CASE CAPTION: Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a Replat for Lots 4, 5, 6, & 7 Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Needs Review

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 4, 5, & 6, Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue.

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 (P2025-011) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
(1) Please change the new lot numbers to 4, 5, and 6. This will require the plat callouts to be changed as well.
(2) Include Lot N of the B. F. Boydston Addition as one of the lots to be replat

M.5 Please correct the callout for the Point of Beginning, it does not begin in the corner indicated. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide a consistent formatting for the bounds. More specifically for the degree digit, the Legal Description uses one place for the degree, and the plat uses two places for the degree (i.e. 0˚ vs. 00˚). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 There is a discrepancy between the plat and the Legal Description. The plat has callout for 0˚55'02" and the Legal Description has 00˚01'01". (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the General Notes as outlined in the Standard Plat Wording section of the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please change the subdivision name within the Owner's Certificate. It is indicated as the Boydston Survey, but it should be the Integrity Phase 1 Addition. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please update the signature block with the correct Lot numbers as described in comment M.4. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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.

I.12 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: April 29, 2025
City Council: May 5, 2025

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.14 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Include general notes on the plat.
2. Cardinal Flood Study Update
3. Need at least 2 corners with Northing and Easting to tie down boundaries.
4. Entire flood plain must be in a drainage easement which will include erosion hazard setback
5. Update and show all flood plain sections and elevations

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

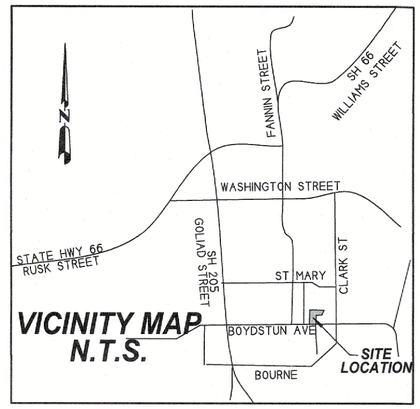
Update and show all flood plain sections and elevations

Entire flood plain must be in a drainage easement which will include erosion hazard setback

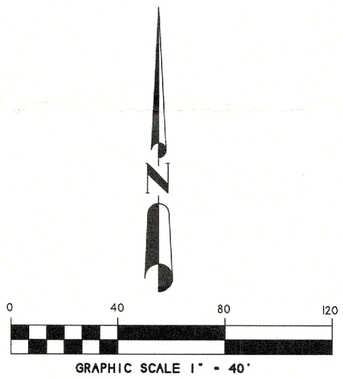
Need at least 2 corners with Northing and Easting to tie down boundaries.

Cardinal Flood Study Update

Include general notes on the plat.



VICINITY MAP
N.T.S.



GRAPHIC SCALE 1" = 40'

GENERAL NOTES [Please add this to any other notes included on the plat.]

(1) *Subdivider's Statement*. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) *Public Improvement Statement*. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

(3) *Drainage and Detention Easements*. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes*. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances*. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

FINAL PLAT
LOT 8, LOT 9 AND LOT 10
BLOCK A
INTEGRITY ADDITION
PHASE 1

BEING A REPLAT OF
E.L.B. ADDITION AND
LOT 1 AND LOT 3
BLOCK A
INTEGRITY ADDITION PHASE 1
3 LOTS
1.80 ACRES OR 78,364 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

CHARLES SMITH
611 E. BOYDSTUN
ROCKWALL, TEXAS 75087
214-212-2307

ALAN PIERATT
MELODY PIERATT
1540 MEADOWS DRIVE
ROCKWALL, TEXAS 75087

JORDAN WOOD
ERIN WOOD
615 E. BOYDSTUN
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	FEBRUARY 15, 2025
SCALE	1" = 40'
FILE #	20130160-RP
CLIENT	SMITH

CITY CASE NO. P2025-

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	507 E Boydstun Ave, Rockwall Texas 75087				
SUBDIVISION	Massie	LOT	1	BLOCK	1
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	Alan & Melody Pieratt	☐ APPLICANT	
CONTACT PERSON	Alan Pieratt	CONTACT PERSON	
ADDRESS	1540 Meadows Circle	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Pieratt [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 28 DAY OF March, 20 25 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 28 *DAY OF* March, 20 25

OWNER'S SIGNATURE Alan Pieratt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028

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]
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- ☑ 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]
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- ☐ 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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[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	611 E Boydston Ave, Rockwall, Texas 75087				
SUBDIVISION	Integrity Addition Phase 1	LOT	9	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	Charles Smith	☐ APPLICANT	
CONTACT PERSON	Charlie Smith	CONTACT PERSON	
ADDRESS	611 E Boydston Ave	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE	214 212 2307	PHONE	
E-MAIL	charlie@ck2advisors.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* March 2026

OWNER'S SIGNATURE Charles Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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- ☐ 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	615 E Boydston Ave, Rockwall Texas 75087				
SUBDIVISION	Integrity Addition Phase 1	LOT	8	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	Jordan & Erin Wood	☐ APPLICANT	
CONTACT PERSON	Jordan Wood	CONTACT PERSON	
ADDRESS	615 E Boydston Ave	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE	972 974 8139	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erin Elizabeth Wood [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 $ 300.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* March, 2025 *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."*

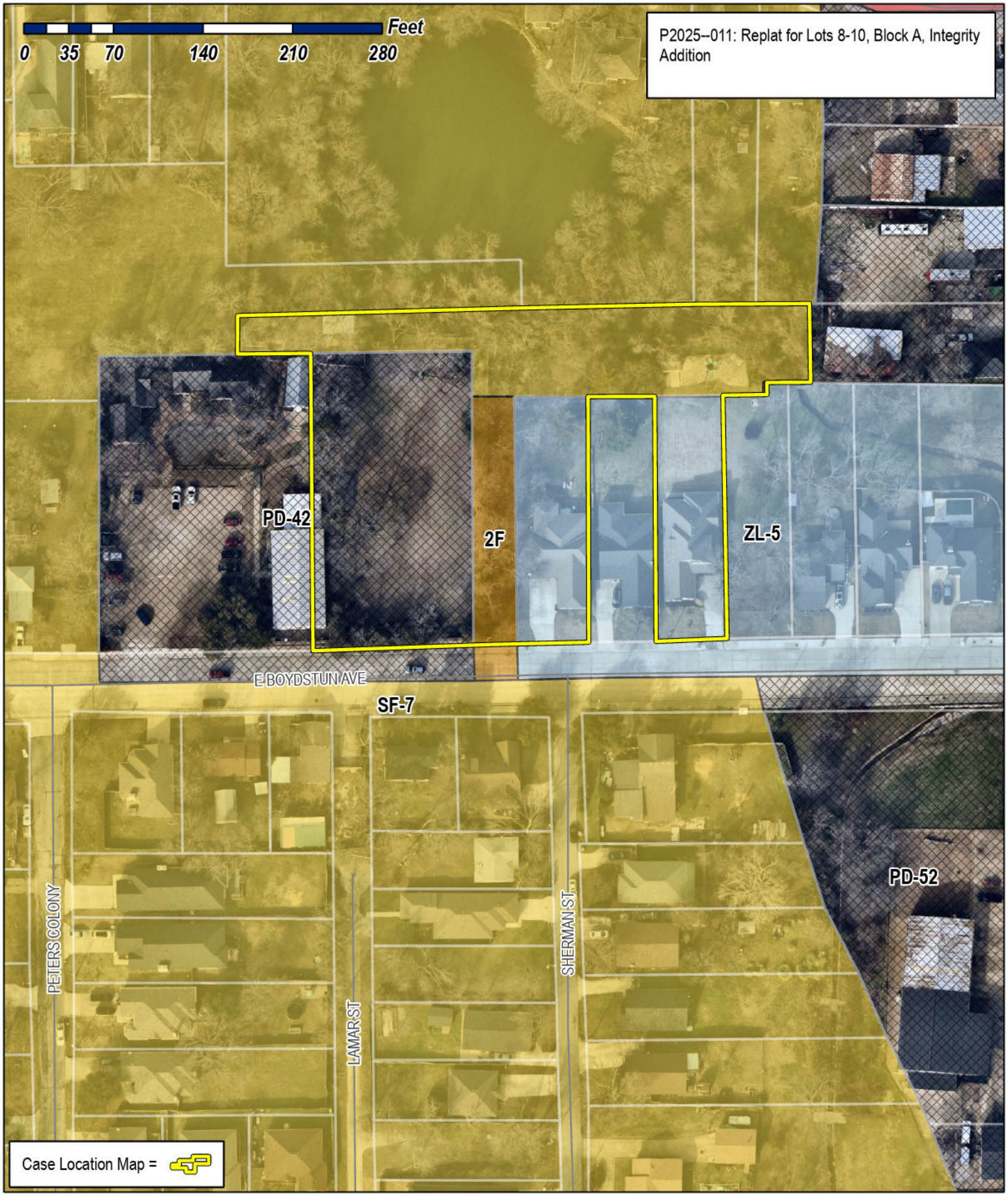
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* March, 2025

OWNER'S SIGNATURE Erin Wood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erica Olsen

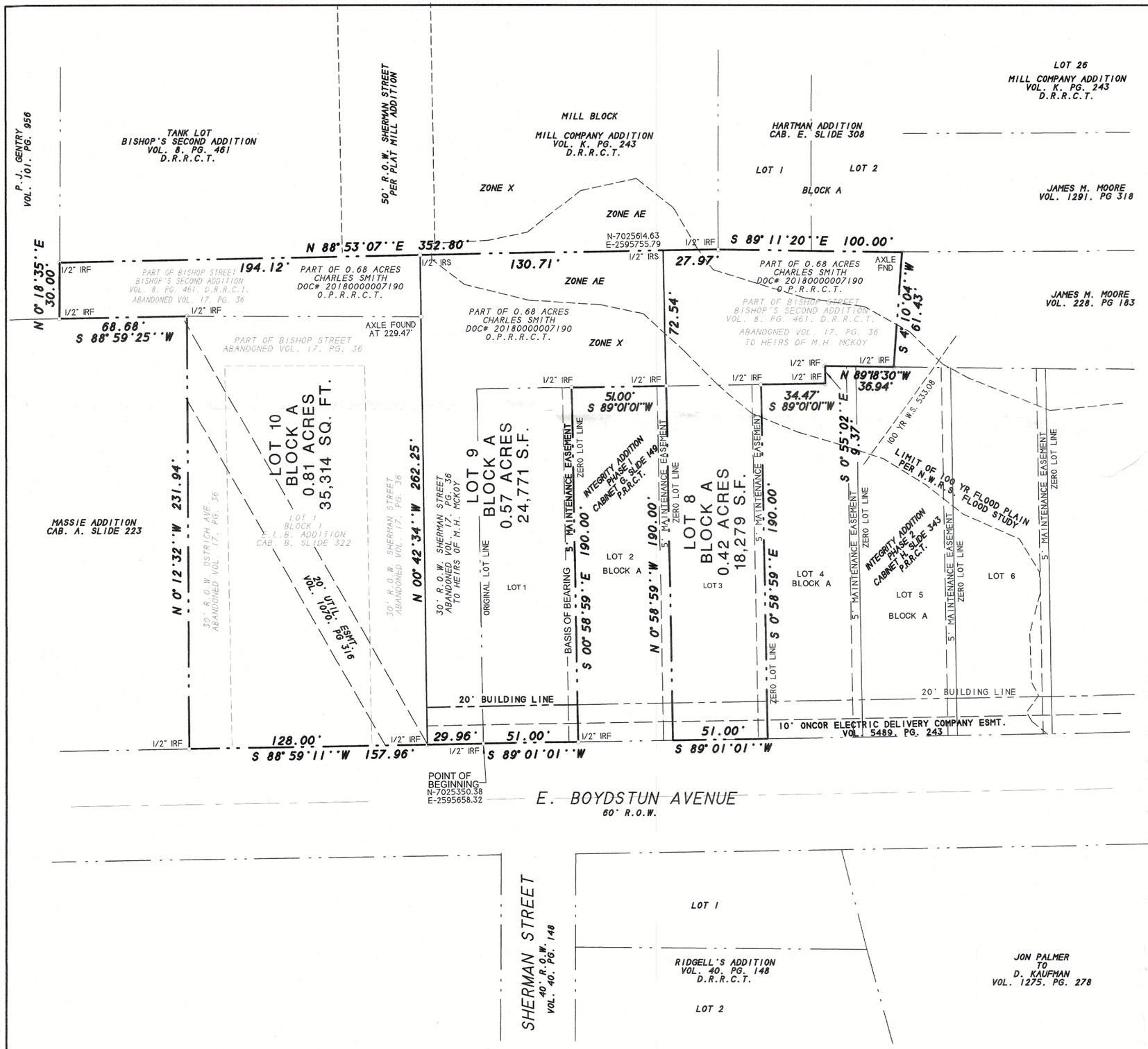
ERICA OLSEN
Notary ID #134706923
My Commission Expires
January 9, 2028

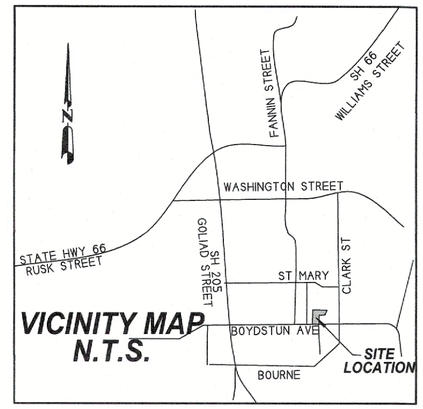
MY COMMISSION EXPIRES 01.09.28

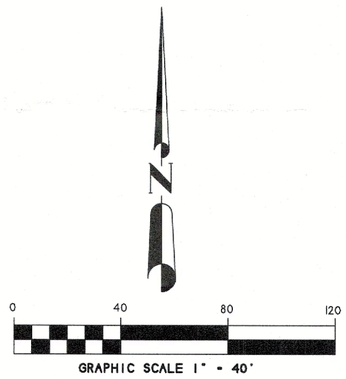


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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







FINAL PLAT
LOT 8, LOT 9 AND LOT 10
BLOCK A
INTEGRITY ADDITION
PHASE 1

BEING A REPLAT OF
E.L.B. ADDITION AND
LOT 1 AND LOT 3
BLOCK A
INTEGRITY ADDITION PHASE 1
3 LOTS
1.80 ACRES OR 78,364 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

CHARLES SMITH
611 E. BOYDSTUN
ROCKWALL, TEXAS 75087
214-212-2307

ALAN PIERATT
MELODY PIERATT
1540 MEADOWS DRIVE
ROCKWALL, TEXAS 75087

JORDAN WOOD
ERIN WOOD
615 E. BOYDSTUN
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	FEBRUARY 15, 2025
SCALE	1" = 40'
FILE #	20130160-RP
CLIENT	SMITH

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CHARLES SMITH, ALAN PIERATT, MELODY PIERATT, JORDAN WOOD AND ERIN WOOD BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that 0.68 acres tract of land as described in a Warranty deed to Charles Smith, as recorded in Document no. 20180000007190 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1 and Lot 3, Block A, INTEGRITY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 149 of the Plat Records of Rockwall County, Texas, and being all of E.L.B. ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 322, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at in the north right-of-way line of Boydstun Avenue and at the southwest corner of said 0.68 acres Smith tract and at the southeast corner of E.L. B. Addition;

THENCE S. 88 deg. 59 min. 11 sec. W. along said right-of-way, a distance of 128.00 feet to a 1/2" iron rod found for corner at the southwest corner of E.L.B Addition;

THENCE N. 00 deg. 12 min. 32 sec. W. a distance of 231.94 feet to a 1/2" iron rod found for corner at the northwest corner of said E.L.B. Addition and in the south line of said 0.68 acres tract;

THENCE S. 88 deg. 59 min. 25 sec. W. a distance of 68.68 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 18 min. 35 sec. E. along the west line of said 0.68 acres Smith tract, a distance of 30.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 88 deg. 53 min. 07 sec. E. a distance of 352.80 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 11 min. 20 sec. E. a distance of 100.00 feet to an axle rod found for corner;

THENCE S. 04 deg. 10 min. 04 sec. W. a distance of 61.43 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.68 acres;

THENCE N. 89 deg. 18 min. 30 sec. W. a distance of 36.94 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 01 min. 01 sec. W. a distance of 9.37 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 01 min. 01 sec. W. a distance of 34.47 feet to a 1/2" iron rod found for corner at the northeast of Lot 3, Block A, Integrity Addition;

THENCE S. 00 deg. 58 min. 59 sec. E. a distance of 190.00 feet to a 1/2" iron rod found for corner in the north right-of-way line of E. Boydtun Avenue;

THENCE S. 89 deg. 01 min. 01 sec. W. along said right-of-way line, a distance of 51.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 58 min. 59 sec. W. a distance of 190.00 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 01 min. 01 sec. W. a distance of 51.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the northwest corner of Lot 2 and the northeast corner of said Lot 1, Block A;

THENCE S. 00 deg. 58 min. 59 sec. E. along the common line between Lot 2 and Lot 1, a distance of 190.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the north right-of-way line of Boydstun Avenue;

THENCE S. 89 deg. 01 min. 01 sec. W. along said right-of-way line, a distance of 51.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the southwest corner of Lot 1 and the southeast corner of said 0.68 acres Smith tract;

THENCE S. 88 deg. 59 min. 35 sec. W. a distance of 29.96 feet to the POINT OF BEGINNING and containing 78,363 square feet or 1.80 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1,an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1,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 occasional 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 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

CHARLES SMITH

ALAN PIERATT

MELODY PIERATT

JORDAN WOOD

ERIN WOOD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHARLES SMITH, 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 _____, 20__.

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 ALAN PIERATT , 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 _____, 20__.

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 MELODY PIERATT , 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 _____, 20__.

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 JORDAN WOOD , 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 _____, 20__.

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 ERIN WOOD , 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 _____, 20__.

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 useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT
LOT 8, LOT 9 AND LOT 10
BLOCK A
INTEGRITY ADDITION
PHASE 1

BEING A REPLAT OF
E.L.B. ADDITION AND
LOT 1 AND LOT 3
BLOCK A
INTEGRITY ADDITION PHASE 1
3 LOTS
1.80 ACRES OR 78,364 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

CHARLES SMITH
611 E. BOYDSTUN
ROCKWALL, TEXAS 75087
214-212-2307

ALAN PIERATT
MELODY PIERATT
1540 MEADOWS DRIVE
ROCKWALL, TEXAS 75087

JORDAN WOOD
ERIN WOOD
615 E. BOYDSTUN
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150300
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 15, 2025
SCALE 1" = 40' FILE # 20130160-RP
CLIENT SMITH

CITY CASE NO. P2025-

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:	April 29, 2025
APPLICANT:	David Gamez
CASE NUMBER:	Z2025-012; *Specific Use Permit (SUP) for a Residential Infill at 614 Boydstun Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District since this change. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. On November 20, 2023, the City Council approved a Replat [*i.e. Case No. P2023-034*] establishing two (2) lots on the subject property.

PURPOSE

The applicant -- *David Gamez* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 614 E. Boydstun Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Boydstun Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) parcels of land (*i.e. 611, 613, 615, 615, 619, 621, & 627 E. Boydstun Avenue*) developed with single-family homes and one (1) vacant lot (*i.e. 617 E. Boydstun Avenue*). All of these properties are zoned Zero Lot line (ZL-5) District. North of this is a 0.34-acre parcel of land (*i.e. Lot N of the B.F. Boydstun Subdivision*) which is identified as an abandoned roadway.

South: Directly south of the subject property is the Ridgell Subdivision, which consists of seven (7) lots that are situated on 1.67-acres of land. Beyond this is the Strange Denson Addition, which consists of one (1) lot [*i.e. 713 Sherman Street*], is 100% developed, and has been in existence since October 15, 1990. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is a 7.00-acre tract of land which belongs to the Dallas-Garland & northeastern Railroad and is zoned Planned Development District 52 9PD-52).

East: Directly east of the subject property is a 1.132-acre tract of land (*i.e. Lots A 7 C, Block 110, B.F. Boydstun Addition*) developed with a commercial property. Beyond this is a 0.1377-acre parcel of land (*i.e. Block 110 of the*

B.F. Boydstun Addition) which is also developed with a commercial property. Both of these parcels are zoned Planned Development District 52 (PD-52). East of this is S. Clark Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Sherman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lamar Street Habitat No. 1 Subdivision, which consists of 112 residential lots and is zoned Single-Family District 7 (SF-7) District. West of this is Lamar Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is adjacent to the Ridgell Subdivision, which is 100% developed, consists of 7 residential lots, and has been in existence for more than ten (10) years. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within close proximity of E. Boydstun Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	One (1) Story
Building Orientation	All homes face onto the street they front on.	The front elevation of the home will face onto E. Boydstun Street.
Year Built	1980- 2020	*N/A*
Building SF on Property	980 SF – 19,586 SF	1,031 SF
Building Architecture	Single Family Homes, Two (2) Vacant Lots, and Two (2) Commercial Properties	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Metal	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange, Yellow	*N/A*
Roofs	Composite Shingles and Metal Roofs	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front entry garages, j-swing garages, or no garages.	The proposed garage will be a front entry garage and will face onto E. Boydstun Street.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along E. Boydstun Avenue, Sherman Street, and S. Clark Street and also provided the proposed

building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 18, 2025, staff mailed 76 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and two (2) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

PLANNING AND ZONING COMMISSION

On April 15, 2025, the Planning and Zoning Commission approved a motion to table the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Thompson absent.

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	614 E Boydston Rockan TX 75087				
SUBDIVISION	Block A of Rigell's Subdivision	LOT	3	BLOCK	A
GENERAL LOCATION	New Replat Next to 614 E Boydston				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-7	CURRENT USE	SF-7		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	.17	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	DAVID Gamez	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	614 E Boydston	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	972-679-6635	PHONE	
E-MAIL	3boysinschool@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215 , TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March , 20 25 . 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."

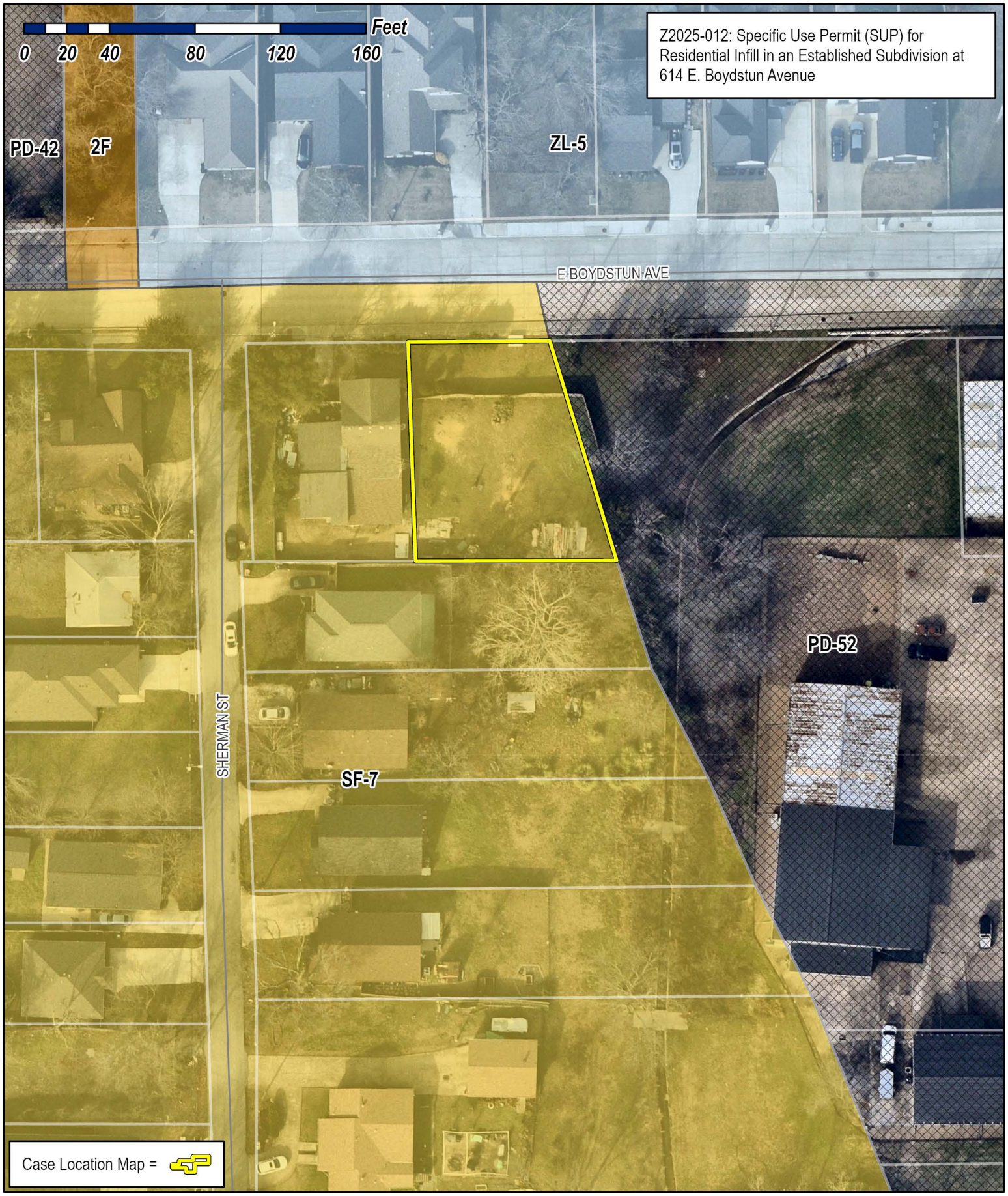
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March , 2025 .

OWNER'S SIGNATURE David Gamez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

NOTARY PUBLIC STATE OF TEXAS
THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



City of Rockwall

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

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

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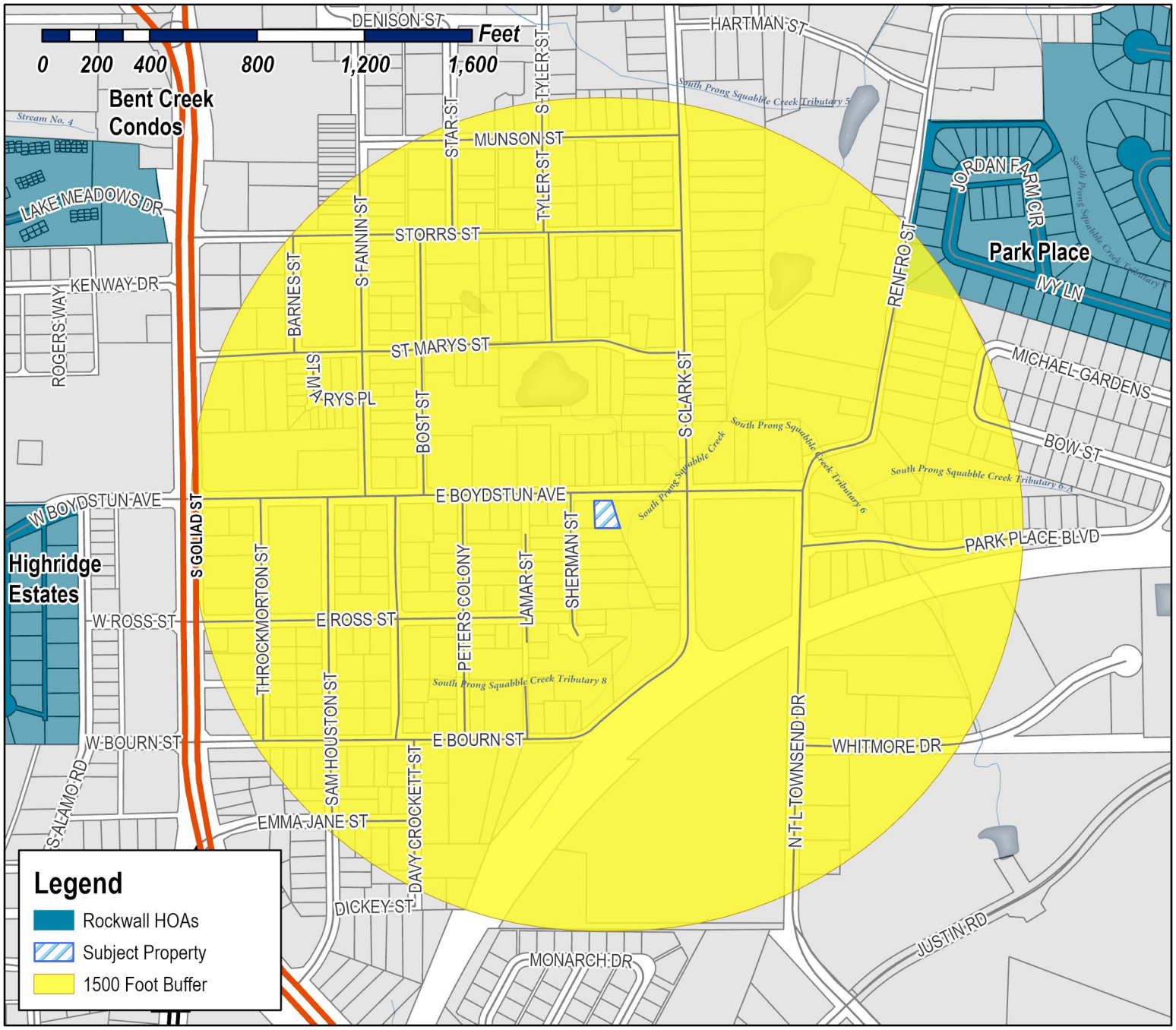
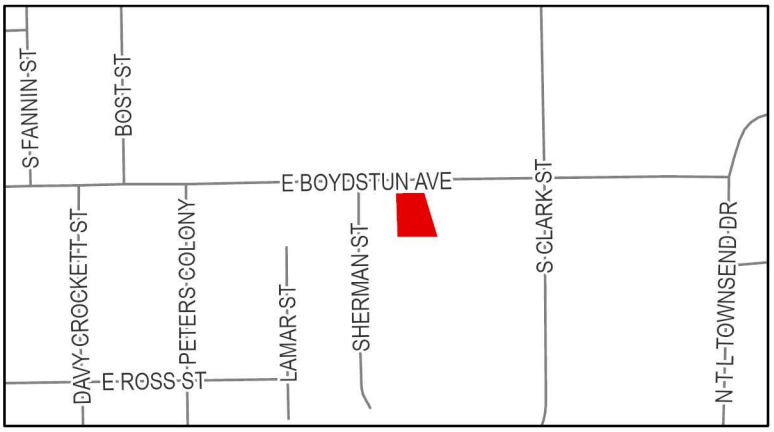


Case Number: Z2025-012
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 614 Boydstun E. Avenue



Date Saved: 3/14/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-012]
Date:	Wednesday, March 19, 2025 9:31:56 AM
Attachments:	HOA Map (03.19.2025).pdf Public Notice (03.17.2025).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 Friday, March 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 2025 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.

Z2025-012: Specific Use Permit (SUP) for a Residential Infill
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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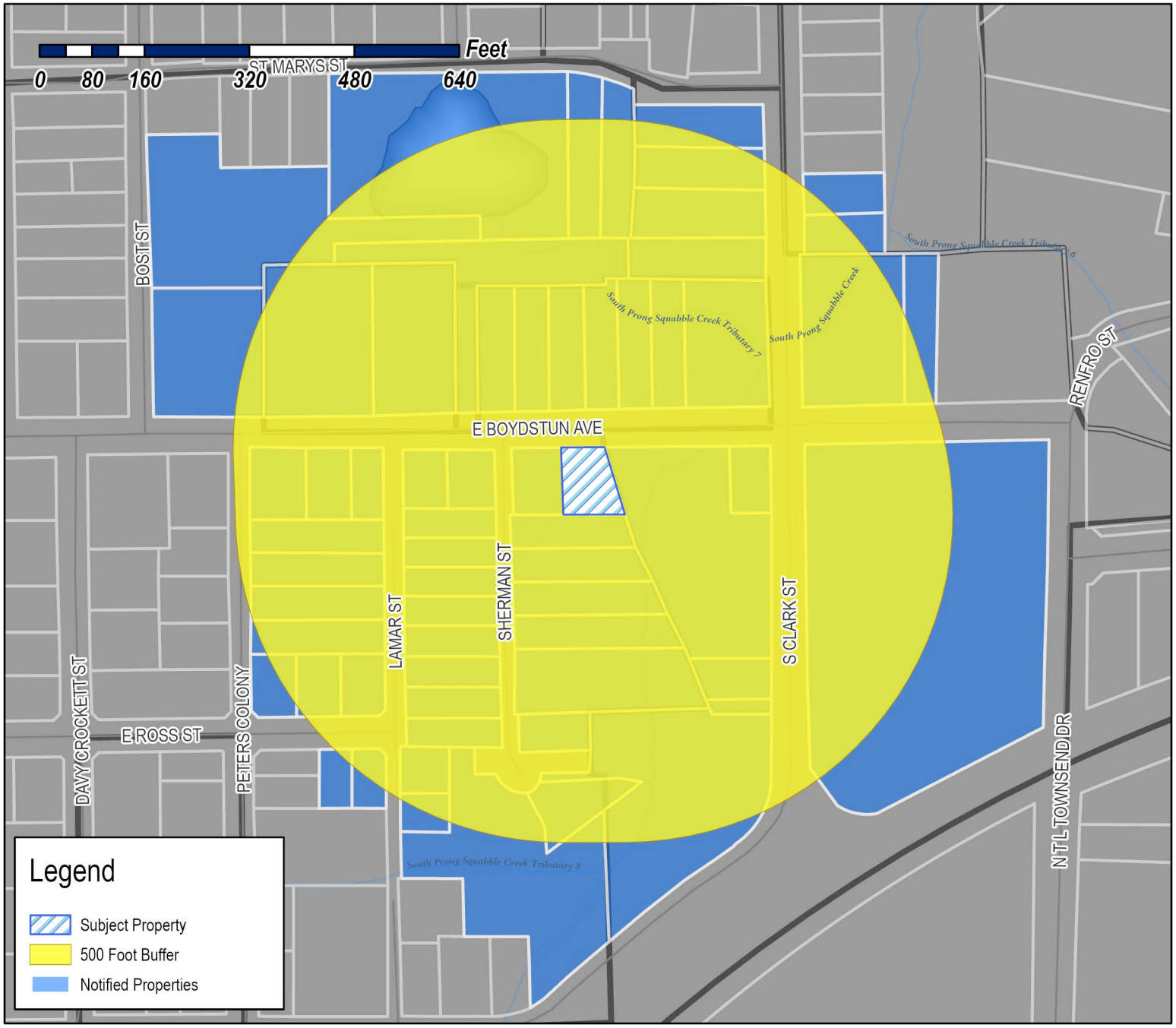

Case Number: Z2025-012
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
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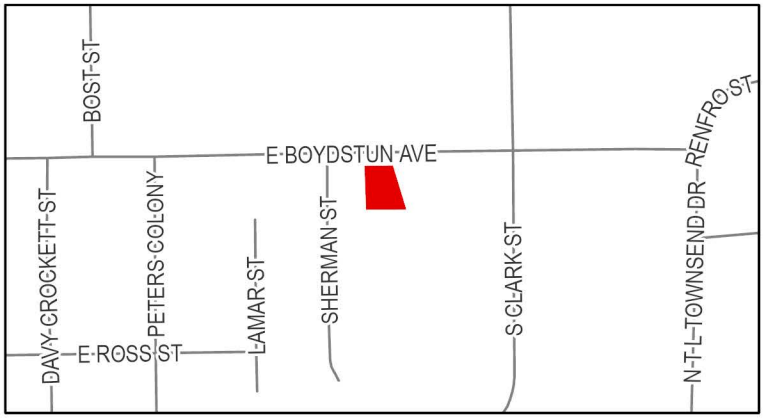

Date Saved: 3/14/2025
For Questions on this Case Call: (972) 771-7745

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E Boydstun Ave
Rockwall, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

DITO JAAP & ESTHER
627 E Boydstun Ave
Rockwall, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

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:

Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, 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, April 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 21,2025 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, April 21, 2025 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. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

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

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Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

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: Alan & Melody Pieratt — WL Jurgens

Address: 1540 Meadows Cir. — 505 E Boydstun 75087

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.

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Director of Planning & Zoning

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Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

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.

House doesn't fit design of neighborhood

Name: Amy Mayer-Arellano

Address: 705 Peters Colony Road Rockwall, TX ~~75087~~ 75087

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.

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

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

Please See Attached

Name: J. Cory Rudolph

Address: 621 E Boydstun Ave

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

April 15, 2025

Rockwall Planning and Zoning Commission
385 S. Goliad
Rockwall, TX 75087

Re: Z2025-012

Dear Zoning Commissioners,

I my name is Corky Randolph. I live at 621 E. Boydstun Avenue, and I am writing to express my opposition to the following case:

Z2025-012 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

I live across the street from Mr. Gamez. My house was constructed in 2017 by Scott Lewis Custom Homes My home was designed to fit the residential infill zoning per the City of Rockwall's requirements at the time and was constructed with a a mix of masonry and brick and has a "J Swing" garage entry and setbacks that were dictated by the city. Below is a current photograph of my home.



Over the past 10-15 years, all the homes that have been built on the north side of Boydstun Avenue and one on the southside of Boydstun, have been built to this standard. Please see the photos of my neighbor's houses below:

627 E. Boydstun Ave.



619 E. Boydstun Ave.



615 E. Boydstrun Ave,



613 E. Boydstun Ave.



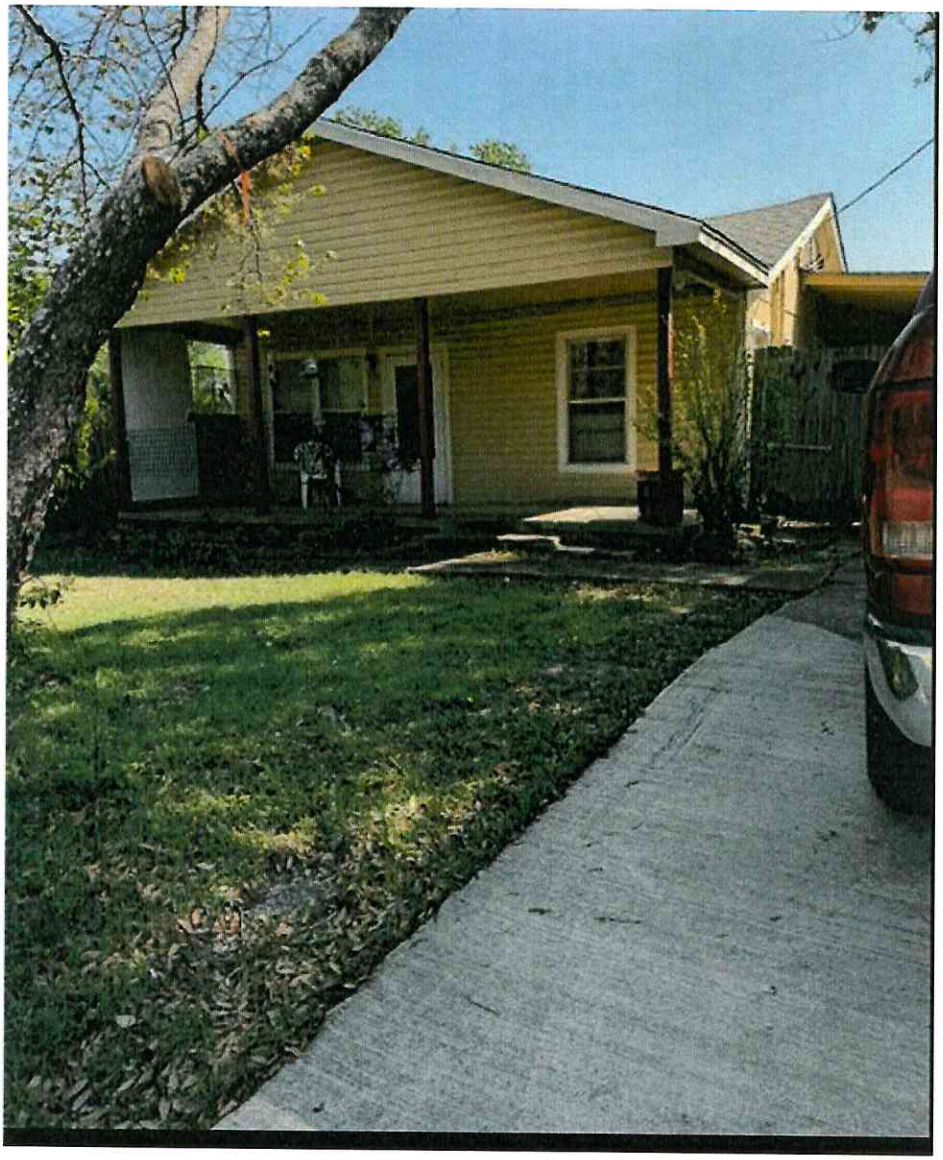
611 E. Boydstun Ave.



610 E. Boydstun Ave.



Please keep in mind that all these homes are directly across the street from Mr. Gamez' (the applicant's) existing home. At present time, I don't believe that Mr. Gamez' current home would meet the criteria if it were built today. Please see the photos of Mr. Gamez' home as it sits today.







As is visible, Mr. Gamez' additions to his current home could never have went through the permitting procees. I don't believe that his home at present is in compliance with City of Rockwall building standards. Mr. Gamez has a wooden fence in front in order to store outside materials etc. at his home and doesn't use his carport as a carport. In fact, his current carport is blocked by a permenant fence and his driveway is gravel, again not something that would be permitted today. The fence is dilapidated and in part is missing the planks. Mr. Gamez now would like to replat his current lot into two lots and improve it with a 1,300 +/- square foot home, with no brick/stone, a pull through carport, and no garage. I fear that if the replat is approved and that the proposed home, as designed would look like Mr. Gamez' current home.

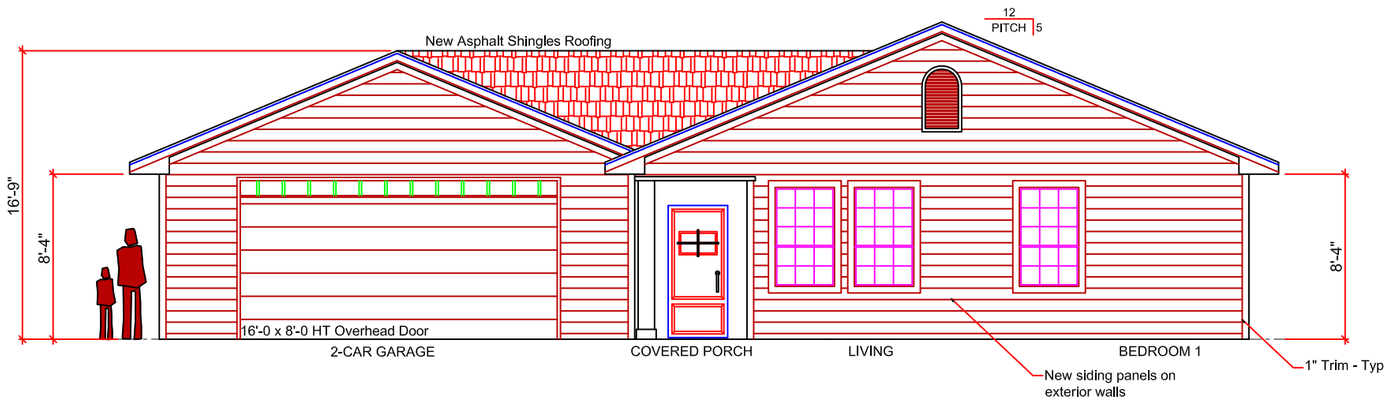
Please know that my neigbors and myself appreciate the way that the City of Rockwall has gone through the process with some of the residential infill in Old Town and The Southside. The newly approved properties are minimum 1,800 square feet and have garages at the very least. Gentrifciation of this area is happening and it can happen the correct way as long as we adhere to the standards that have been previously approved and is evidenced by the photos of my home and my neighbvor's homes. This in turn adds to the property values of Mr. Gamez's home and the surrounding ones. I would like to see Mr. Gamez comply with previously approved building standards before a replat is granted. This way, ALL of the adjacent property owners can have input as to what will be built adjacent to our homes and on this beautiful street neighborhood street.

Please accept this letter as my formal opposition to Mr. Gamez' request.

Sincerely,

J. Corky Randolph

FOR PLANS REVIEW



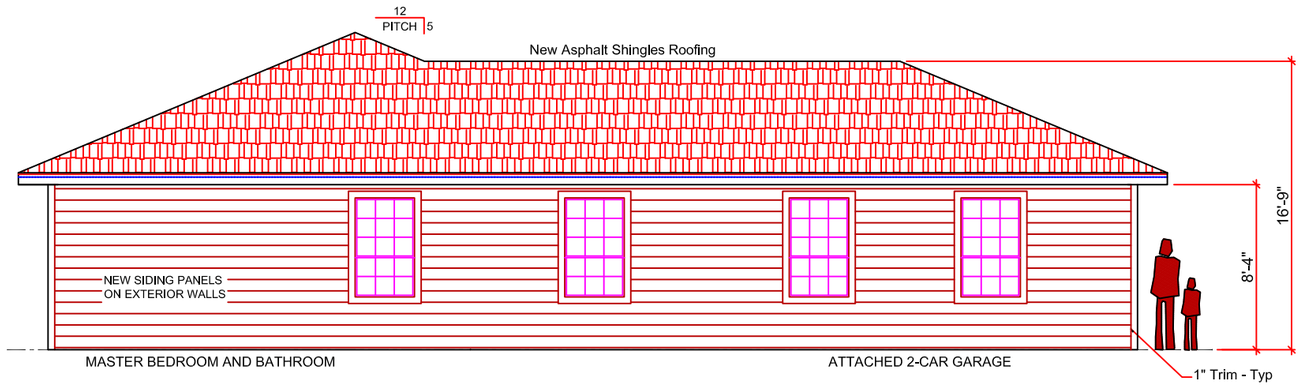
North (Front) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft

Graphic Scale

Scale Reference:
3/16" : 1'-0"



South (Back) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are Intended to provide basic construction Information.In site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

DRAFTING:
JHR

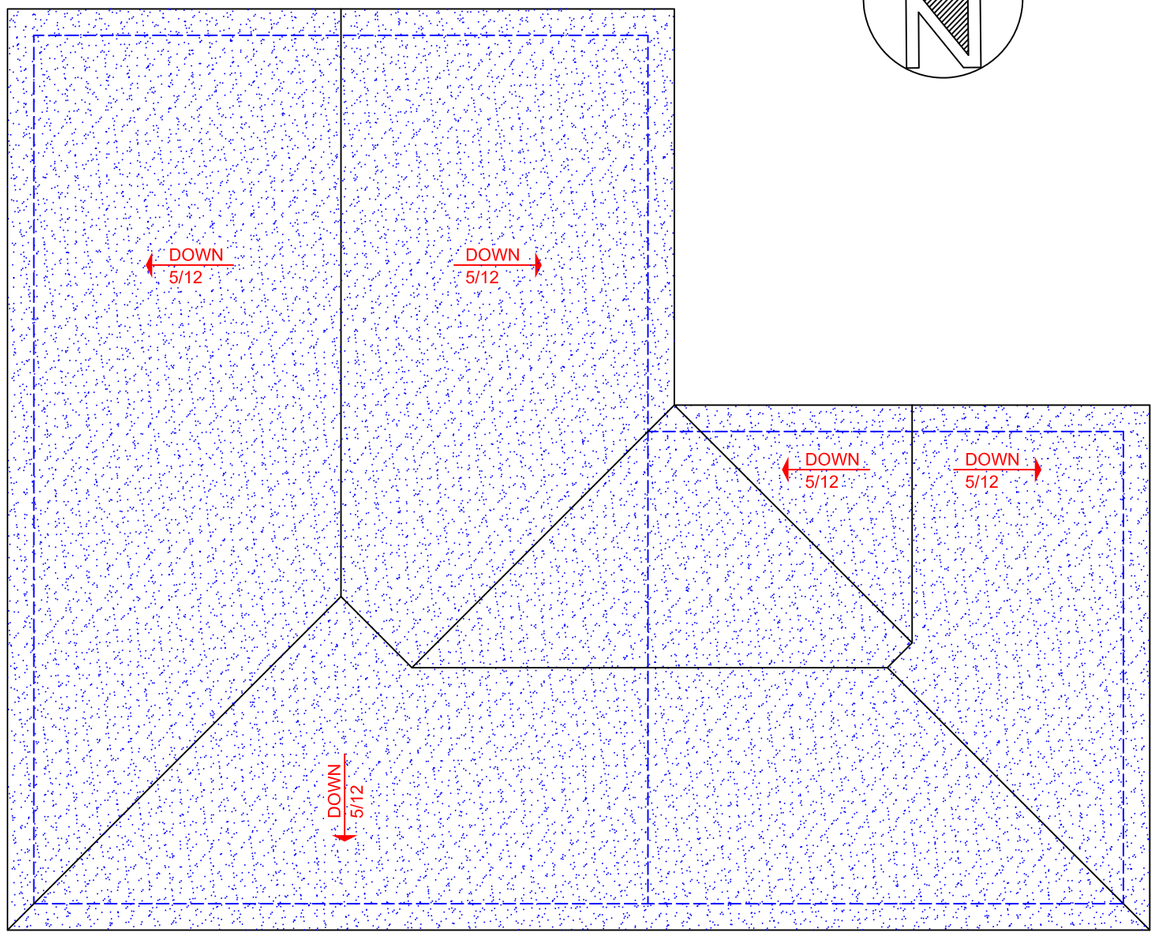
DATE:
3-10-2025

PLAN NUMBER:

Plan

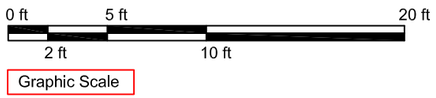
A0.3

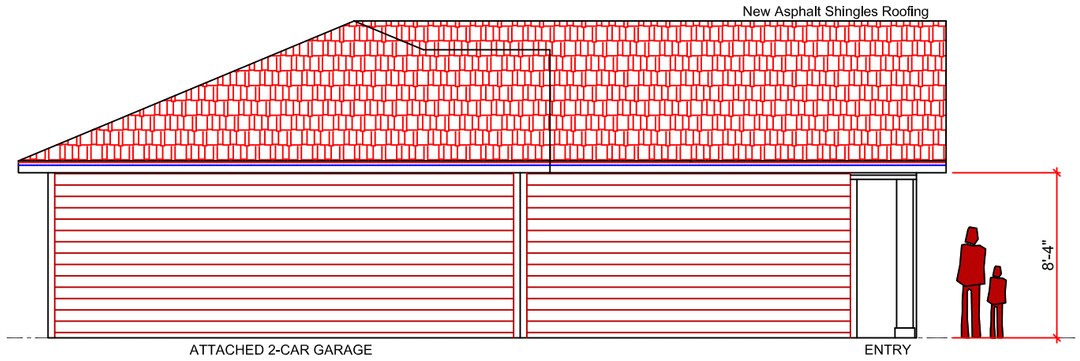
FOR PLANS REVIEW



ROOF PLAN - New Frame

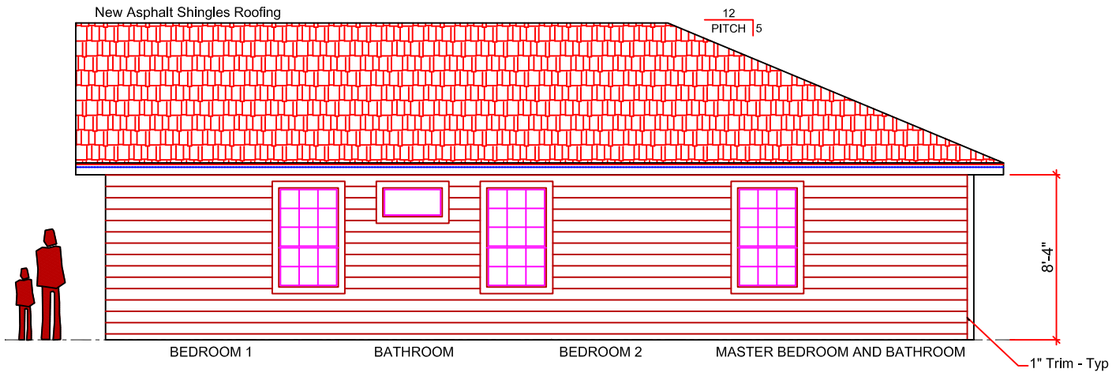
614 E BOYDSTUN AVE, ROCKWALL TX





East (Left) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX



West (Right) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are intended to provide basic construction information.In site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

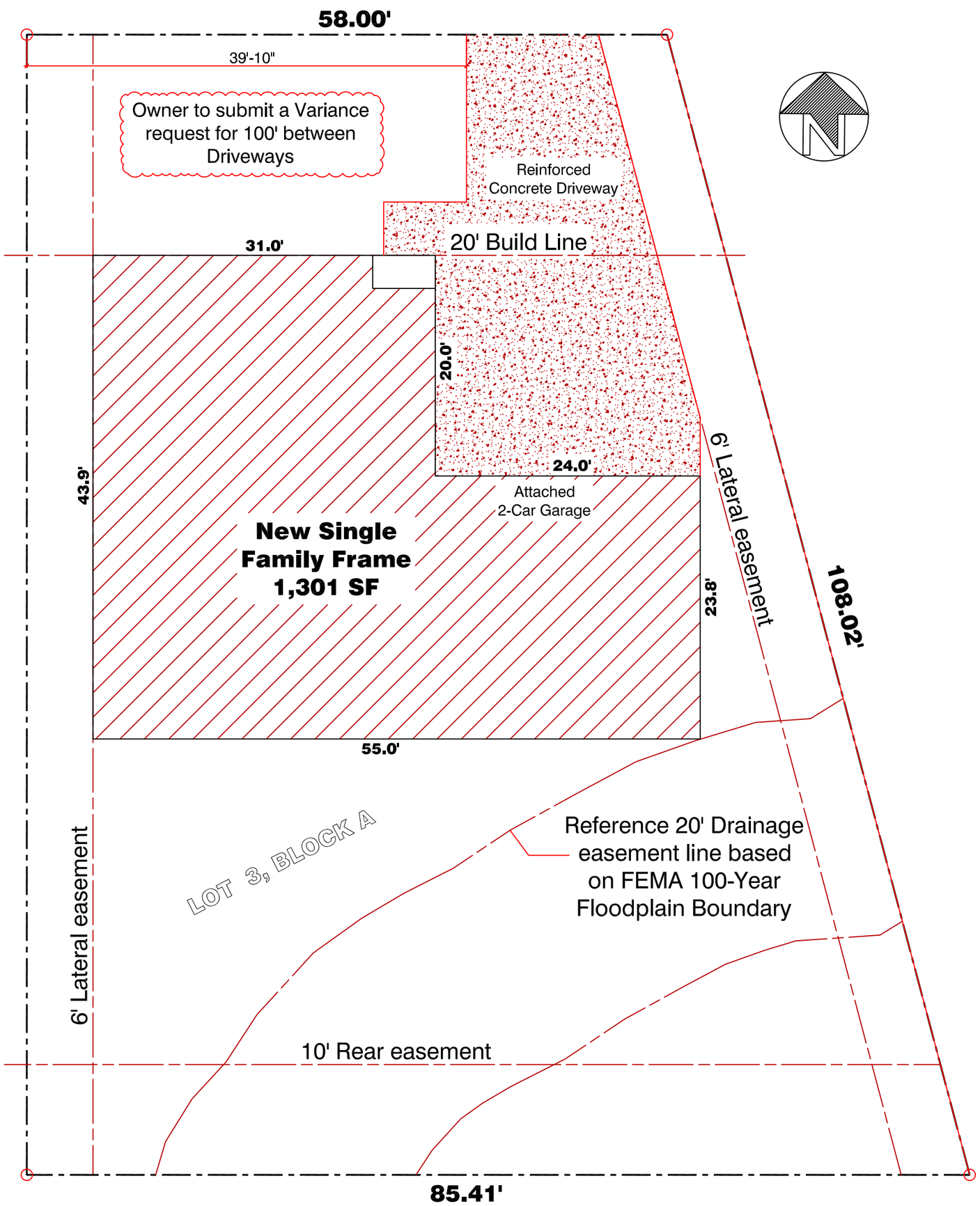
DRAFTING:
JHR

DATE:
3-10-2025

PLAN NUMBER:

Plan

A0.4



SITE PLAN

614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft
Graphic Scale

FOR PLANS REVIEW

A0.1
Plan
DRAFTING: JHR
DATE: 3-10-2025
PLAN NUMBER:

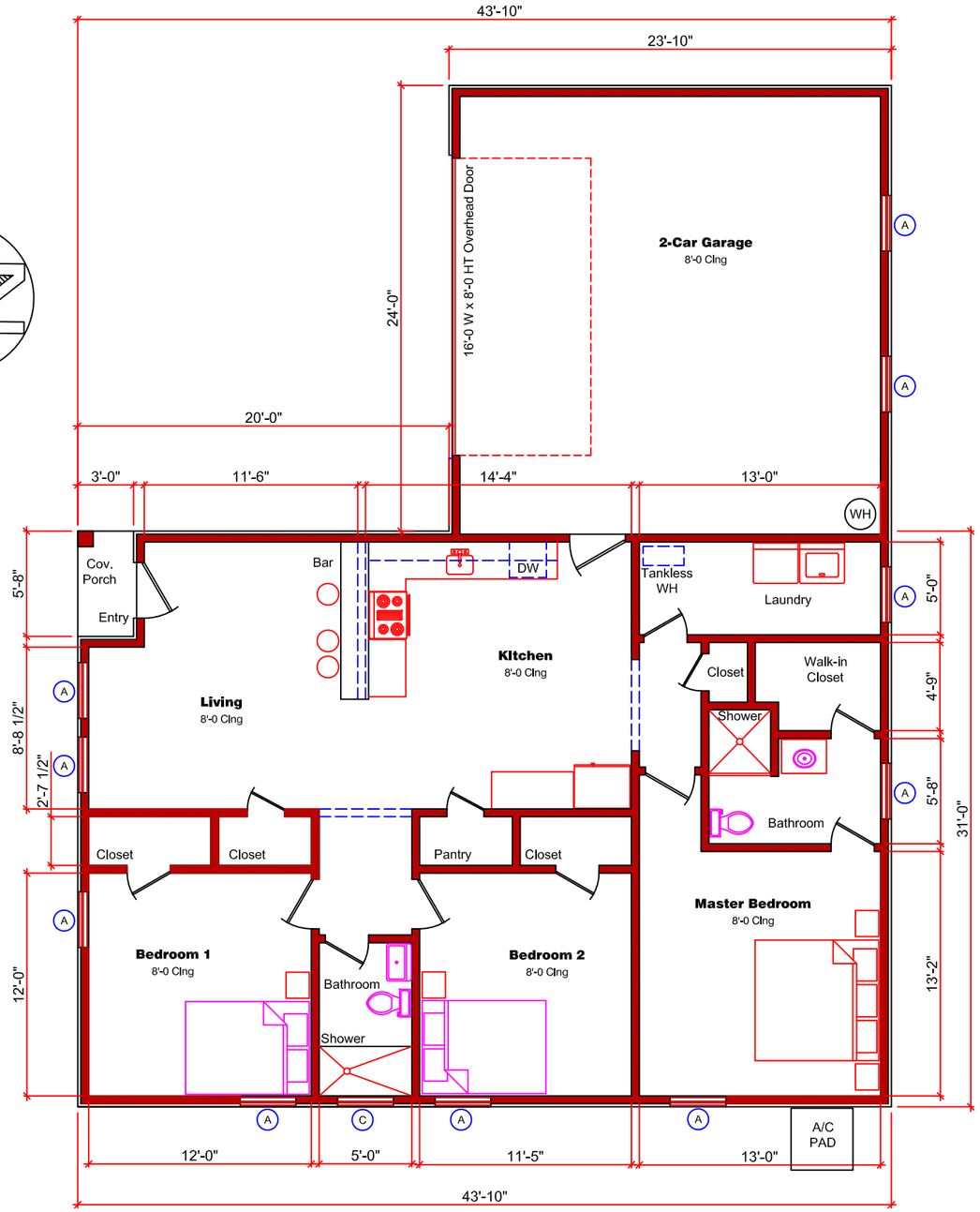
Owners:
The Gamez family

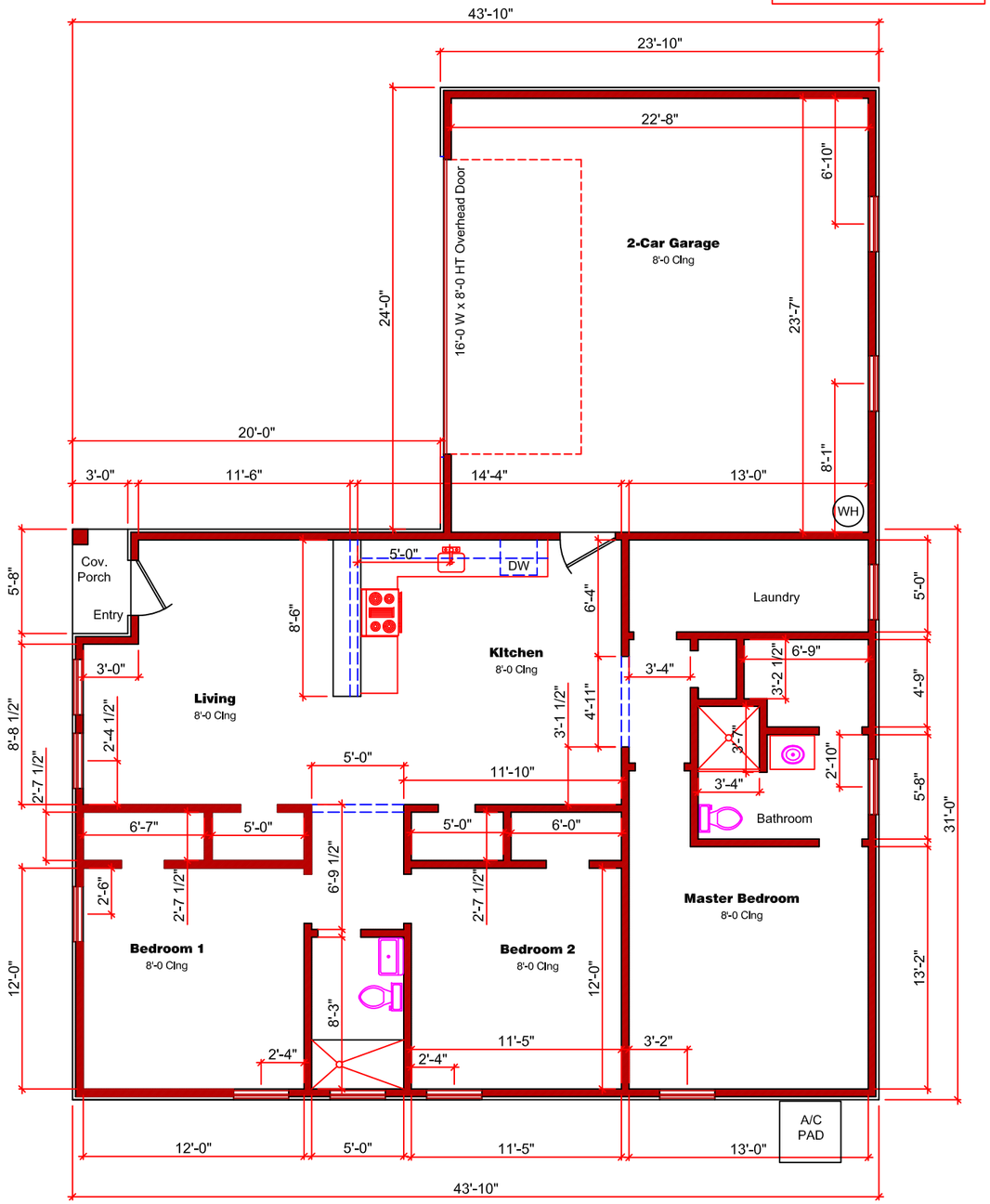
New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

FOR PLANS REVIEW





FLOOR PLAN - New Frame

614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft

Graphic Scale

Scale Reference:
3/16" : 1'-0"

Window Schedule:
A. 3050 - Single Hung, New window replacement
B. 3040 - Single Hung, New window replacement
C. 3014 - Blank panel, Bathroom

SQUARE FT. ADDITION	
FIRST FLOOR (AC)	1,301 SF
ATTACHED 2-CAR GARAGE	570 SF

FLOOR PLAN - Dimensional

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

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New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

DRAFTING: JHR

DATE: 3-10-2025

PLAN NUMBER:

Plan

A0.2

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-012

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
610 E. Boydstun Street	Single-Family Home	2006	2,426	*N/A*	Brick and Stone
611 E. Boydstun Street	Single-Family Home	2013	2,534	*N/A*	Brick and Stone
613 E. Boydstun Street	Single-Family Home	2013	2,534	*N/A*	Brick
615 E. Boydstun Street	Single-Family Home	2016	3,361	*N/A*	Brick, Stone, and Siding
618 E. Boydstun Street	Vacant	N/A	N/A	N/A	N/A
619 E. Boydstun Street	Single-Family Home	2017	1,814	N/A	Brick and Siding
702 S. Clark Street	Commercial	2000	4,920	N/A	Metal
706 S. Clark Street	Commercial	2000	19,586	*N/A*	Metal
703 Sherman Street	Single-Family Home	2007	1,780	*N/A*	Brick
704 Sherman Street	Single-Family Home	1980	980	*N/A*	Siding
705 Sherman Street	Single-Family Home	1994	1,350	*117*	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	*N/A*	Siding
	AVERAGES:	2006	3,984	117	

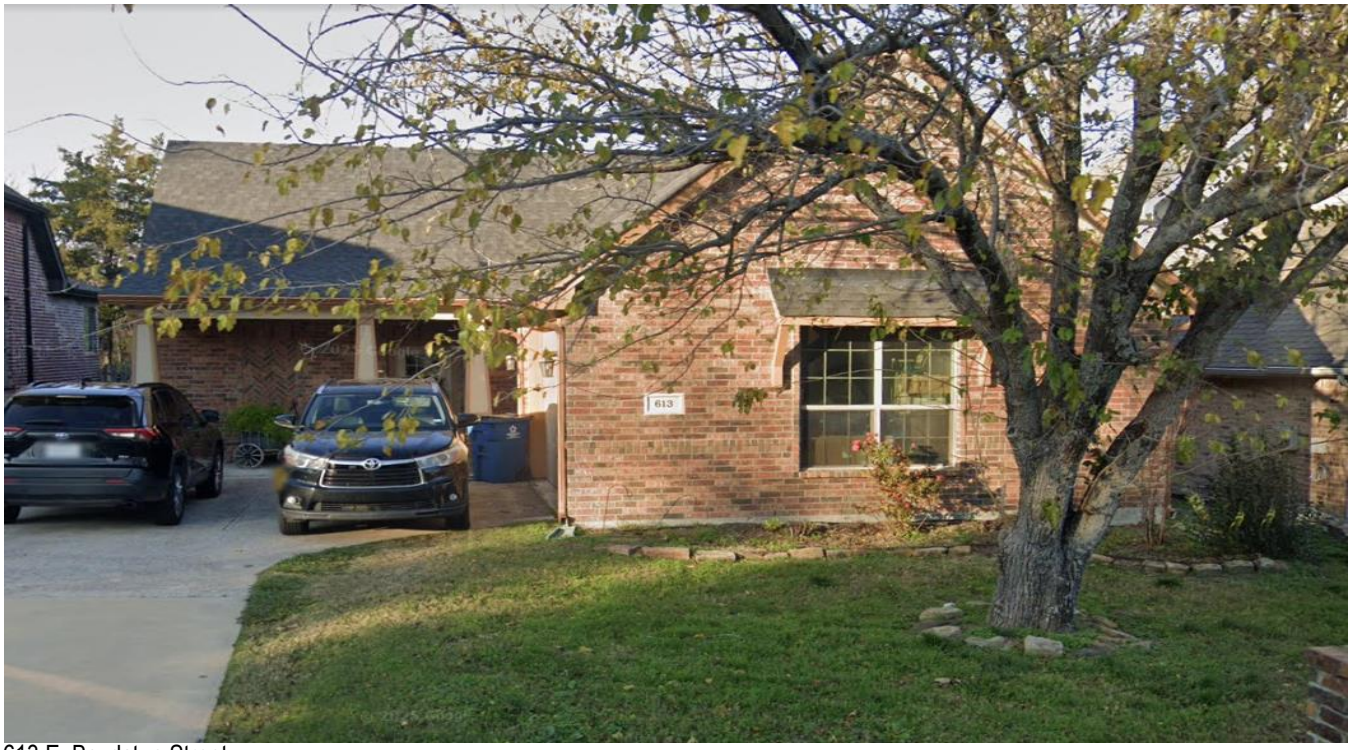
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



610 E. Boydstun Street



611 E. Boydstun Street



613 E. Boydstun Street



615 E. Boydstun Street



618 E. Boydstun Street



619 E. Boydstun Street



702 S. Clark Street



706 S. Clark Street

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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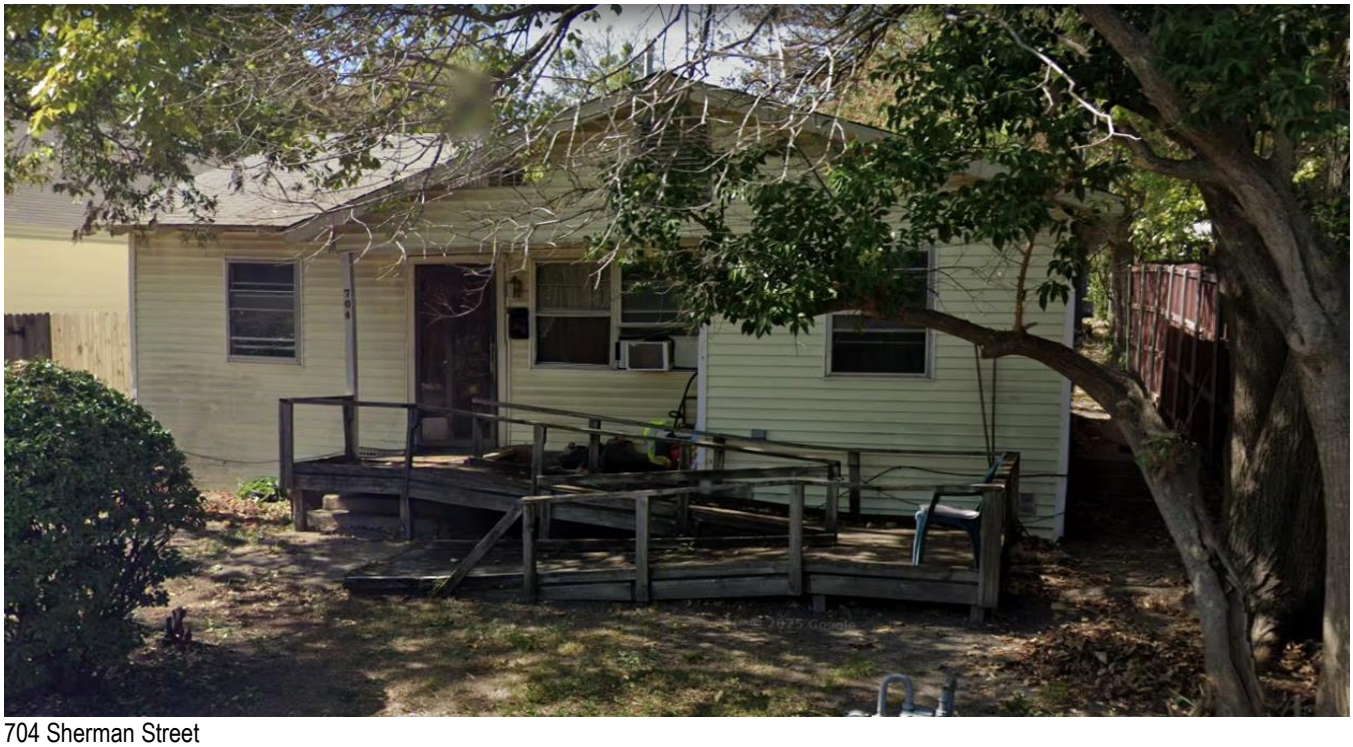
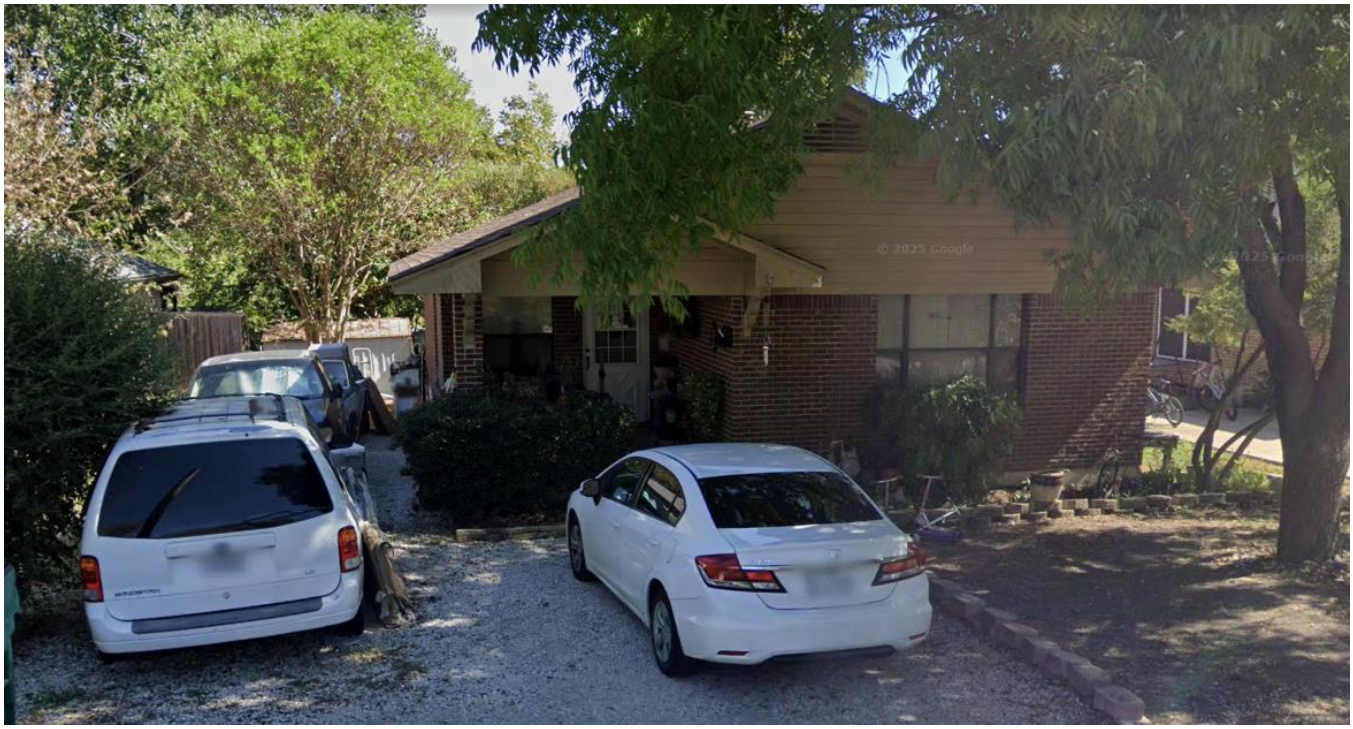
703 Sherman Street



704 Sherman Street



705 Sherman Street



706 Sherman Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ 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 by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 614 Boydstun Avenue, 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 in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision 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*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, 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 future* -- and

DRAFT 04-2025

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 adjudged 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 04.09.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A':
Location Map

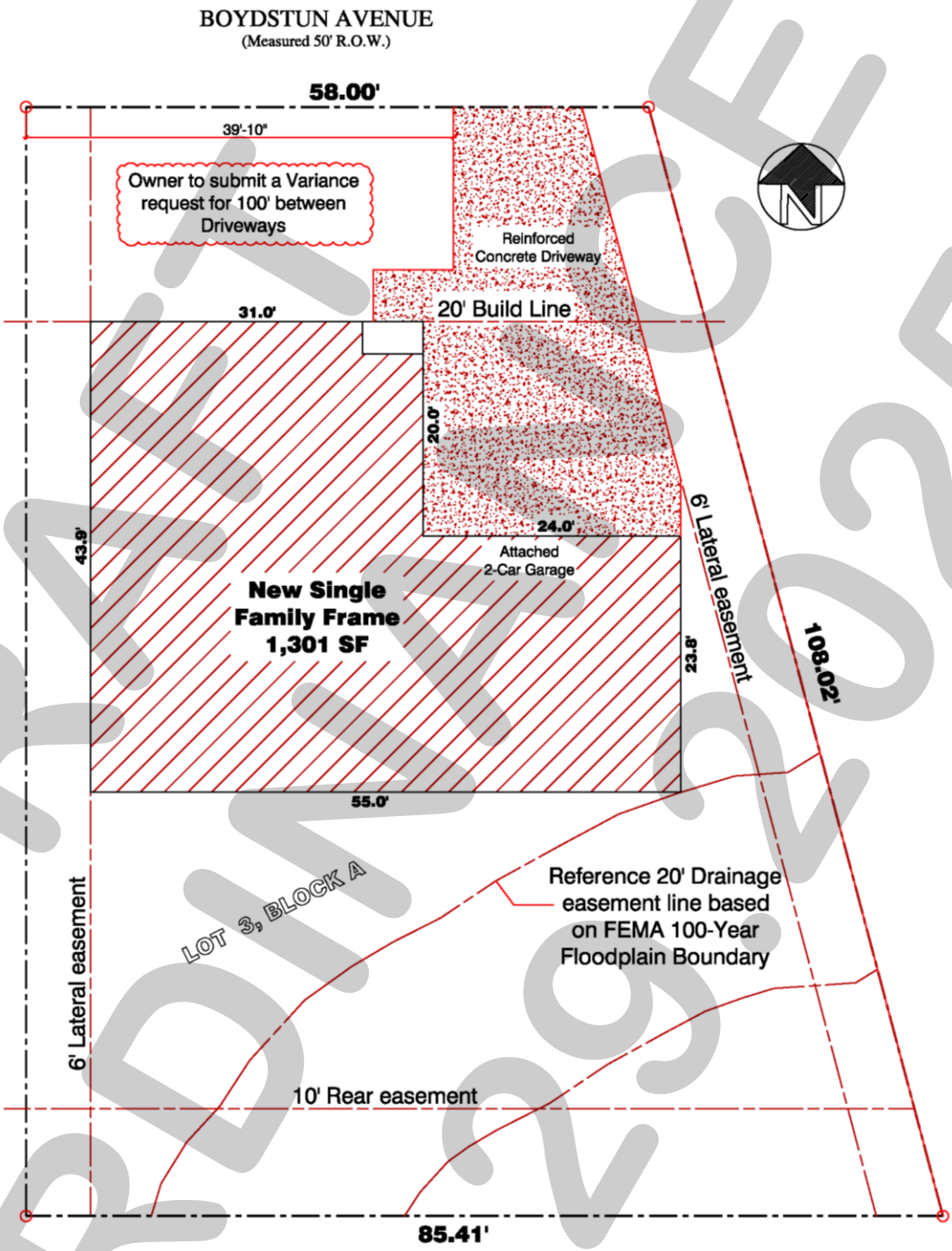
Address: *614 Boydstun Avenue*

Legal Description: *Lot 3, Block A, Gamez Addition*



DRAFT
ORDINANCE
04.29.2025

Exhibit 'B':
Residential Plot Plan

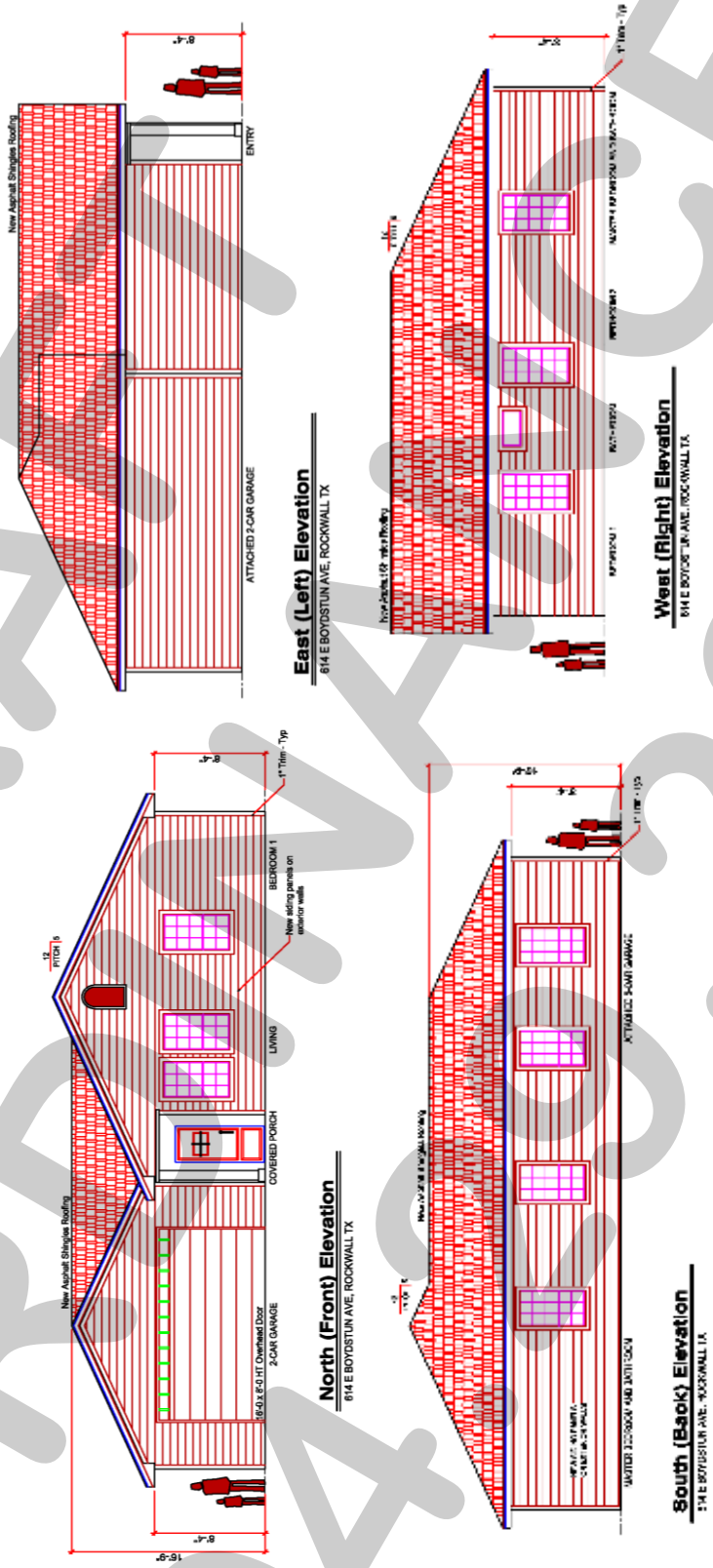


SITE PLAN
614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft
Graphic Scale

DRAFT
ORDINANCE
04.29.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
04.03.2025

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:	April 29, 2025
APPLICANT:	Drew Donosky; *Claymoore Engineering*
CASE NUMBER:	SP2025-011; *Site Plan for 2301 SH-276*

SUMMARY

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

BACKGROUND

According to the Rockwall County Appraisal District (RCAD) the existing *Mini-Warehouse Facility* was constructed in 1997, prior to the date of annexation. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Ordinance No. 99-05*] from Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses, with *Mini-Warehouse* being permitted *by-right* on the subject property. Following this zoning change, the Planned Development District 46 (PD-46) zoning ordinance was amended twice [*Ordinance No. 21-32 & 25-12*]; however, these amendments did not change the requirements for the subject property.

PURPOSE

On March 14, 2025, the applicant -- *Drew Donosky of Claymoore Engineering* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the expansion of an existing *Mini-Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2301 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Springer Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a light-industrial facility, zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

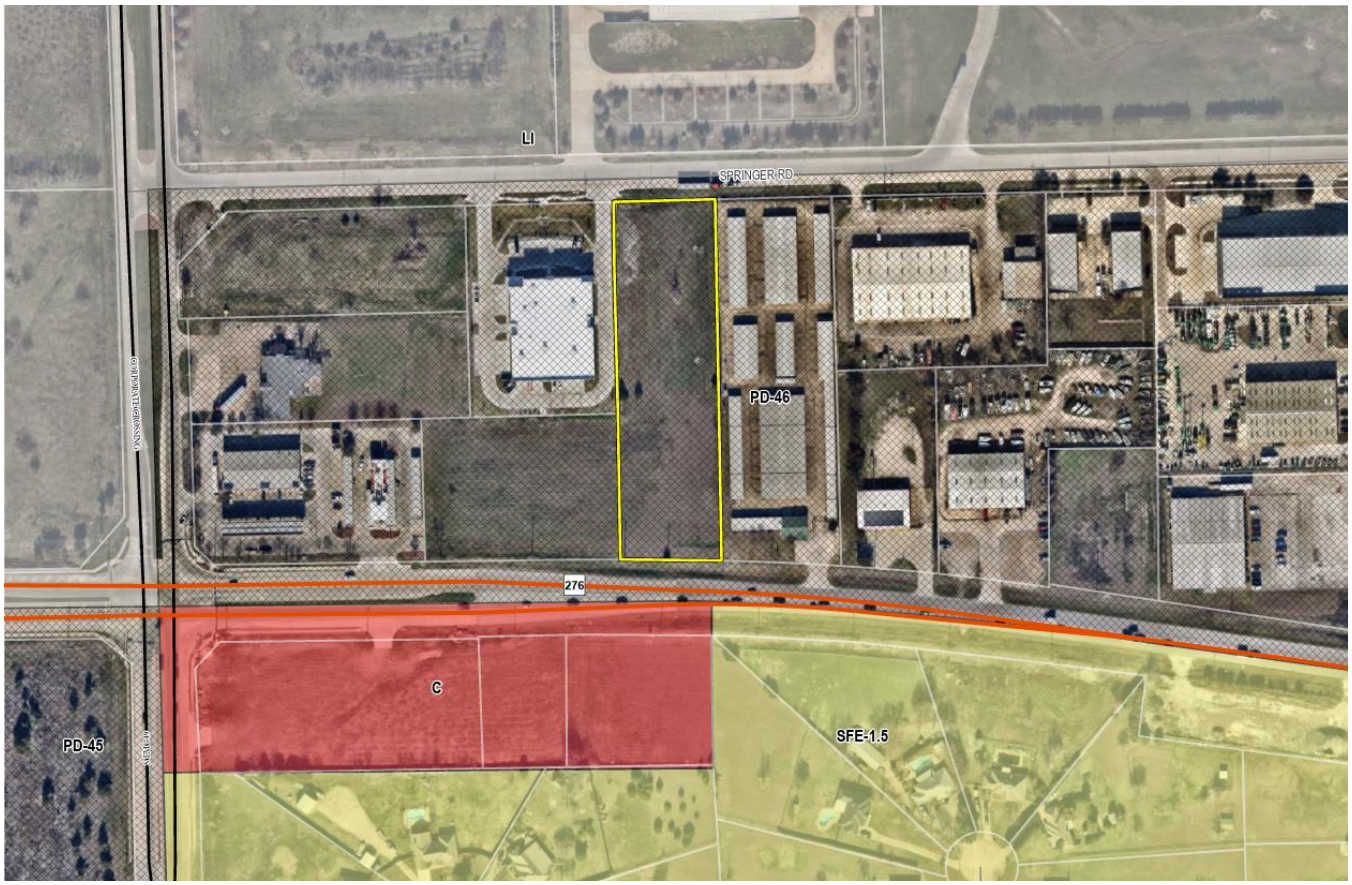
South: Directly south of the subject property is SH-276, which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Sterling Farms Subdivision, which consists of 48 lots on 77.74-acres. This subdivision was established on April 28, 1997 and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are several properties that make up the remainder of Planned Development 46 (PD-46). These properties are developed with primary light industrial uses (*i.e. Warehouse, Heavy Equipment*

Rental, Mini-Warehouse), which were established before the time of annexation. Following this is a vacant 56.5033-acre parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V Addition*) zoned Light Industrial (LI) District.

West: Directly west of the subject property are five (5) tracts of land (*i.e. Lots 1-2, Block A, Interstate Classic Cars Addition; Lot 1, Block A, Pannell Addition; Lot 2, Block A, Subway Gateway Health Food Store Addition; Tract 2 of the J. A. Ramsey Survey, Abstract No. 186*) zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is Corporate Crossing [*FM-549*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Exhibit 'C'*, *PD Development Standards*, of Planned Development District 46 (PD-46) [*Ordinance No. 25-12*], a *Mini-Warehouse Facility* is permitted *by-right* on the subject property, which is identified as Tract 5 within the ordinance. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 46 (PD-46) and the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=4.98-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=360.70-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=583.97-feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=20.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=42.91%; In Conformance*
Minimum Number of Parking Spaces	*11 Required Spaces*	*X=13; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=15.4%; Legally Non-Conforming*
Maximum Impervious Coverage	*85-90%*	*X=84.6%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the removal of one (1) protected tree totaling four (4) caliper inches. Based on the landscape plan provided by the applicant, the development is proposing to plant 130 caliper inches of trees or 22 canopy trees on-site, which will satisfy the tree mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

The existing *Mini-Warehouse Facility* was constructed in 1997 before the subject property was annexed into the City of Rockwall. Given the age of the existing facility and that it was constructed outside of the city limits, many aspects of the subject property are considered legally non-conforming. One (1) such aspect is that the subject property takes access off of SH-276. According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall not take "...direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard." In this case, the applicant is requesting approval of an additional 45,755 SF *Mini-Warehouse* building that will utilize the existing access drive off of SH-276. Given this the applicant is requesting to increase this non-conforming condition, which is considered to be an exception to the *Conditional Land Use Standards*.

According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125 ... and the maximum site area shall be five (5) acres." Given this, the subject property is five (5) acres and would be permitted a maximum of 625 storage units. The existing *Mini-Warehouse Facility* is composed of nine (9) buildings with a total of 321 storage units. The proposed 45,755 SF expansion incorporates an additional 385 storage units. This bring the total storage unit count to 706 or 81 more units than permitted for a *Mini-Warehouse Facility*. Given this, the applicant is requesting an exception to this *Conditional Land Use Standards*.
According to Section 02.01 of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he landscape and screening provisions of this *Article* [*i.e. Article 08*] shall apply to: … (c) The expansion of a non-residential parking lot that increases the existing impervious area by 30.00% or that adds 2,000 SF of impervious coverage." In this case, the applicant is expanding the existing impervious coverage of the site by more than 2,000 SF or 30.00% of the total site. This means that the landscaping on the full site will need to be updated to meet the current requirements of the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Conditional Land Use Standards*.

(a) *Unit Count*. According to Subsection 02.03(J)(1)(a) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres." In this case, the subject is five (5) acres and would be permitted a maximum of 625 storage units; however, the applicant is requesting 706 storage units or 81 additional storage units. This will require an *exception* from the Planning and Zoning Commission.

(b) Access. According to Subsection 02.03(J)(1)(d) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549, and John King Boulevard. The Planning and Zoning Commission may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property." In this case, the existing *Mini-Warehouse Facility* takes direct access off of SH-276, and this aspect of the site is considered to be legally non-conforming; however, with the proposed expansion the impact of this aspect is increased due to the number of additional units being proposed (*i.e. the applicant is proposing to increase the non-conformity*). As an alternative to maintaining the legally non-conforming condition, the applicant could redesign the facility to take access off of Springer Lane, which would bring the facility into conformance. Regardless, this aspect of the applicant's case will require an *exception* from the Planning and Zoning Commission.

(c) Roof Design. According to Subsection 02.03(J)(1)(n) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall utilize pitched roof systems with "...a minimum pitch of 1:3 and be constructed with a metal standing seam." In this case, the applicant is proposing a parapet roof system. This will require an *exception* from the Planning and Zoning Commission.

(2) Architectural Standards. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is not providing the same detailing and features (*i.e. glass storefront and windows*) on all four (4) sided. This will require a *variance* from the Planning and Zoning Commission.

(3) Landscape Requirements. According to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), all properties zoned Commercial (C) District are required to have 20% of the property be landscaped. In this case, the applicant is proposing 15.4% landscaped area or 4.6% less than the requirement. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions 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 addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [*1*] relocation of a civil warning siren, [*2*] increased tree caliper size, [*3*] increased tree plantings, [*4*] removal of existing barb wire chain link fence, and [*5*] bury the existing power lines along SH-276. Staff should note that only compensatory measures 2, 3, and 4 are considered compensatory in nature, and based on the number of exceptions being requested the applicant would need ten (10) compensatory measures. With regard to compensatory measure 1, the City is in the process of moving this siren at its own cost and this cannot be considered compensatory. In addition, the power lines along SH-276 are required to be buried per the *General Overlay District Requirements* and based on this compensatory measure number 5 cannot be counted. With all this being said, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Technology District* and is designated for *Commercial/Retail* land uses. According to the *District Strategies* this land use designation should "… support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is adjacent to the Rockwall Technology Park to the north and other transitional light industrial properties to the east -- *that are designated for Commercial/Retail land uses* --, with no direct residential adjacency. Additionally, the *District Strategies* state that the properties near SH-276 are transitioning and should "…transition to neighborhood/convenience centers in the future." In this case, the proposed site plan for a an additional *Mini-Warehouse Building* expands a land use that is atypical for a *Commercial/Retail* designation. That being said, Planned Development District 46 (PD-46) allows this property to have the

Mini-Warehouse Facility as a *by-right* land use. The Planning and Zoning Commission is tasked with determining whether it is appropriate for the expansion of an atypical *Commercial/Retail* land use bounded by transitional light industrial properties to the east, despite the *Mini-Warehouse Facility* land use being *by-right*.

In addition, the proposed changes to the subject property either help further or hinder the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07 | Goal 05*: "Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride." In this case, a *Mini-Warehouse Facility* does *not* appear to be easily adaptable to the changing market conditions, except for market changes within the self-storage industry.

(2) *CH. 07 | Goal 05*: In addition to the above, Policy 4 within Goal 05 states that development should "(i)ncrease the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas." In this case, the applicant is requesting an exception to landscape less than the 20% required within a Commercial (C) District.

(3) *CH. 08 | Goal 04*: Policies 01 and 02 indicate that all non-residential buildings should "contain a minimum of 20% stone on every façade" and be "architecturally finished on all four (4) sides with the same materials, detailing and features." In this case, the applicant *only* satisfies the store requirement and does *not* meet four (4) sided architecture requirement.

Based on all of these aspects, the proposed *Mini-Warehouse Facility* does *not* appear to be in conformance with the vision of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 15, 2025, the Architectural Review Board (ARB) approved a motion to recommend denial of the proposed building elevations, by a vote of 3-0, with Board Members McAngus, Hadawi, Mase, and Kirkpatrick absent. The ARB indicated the denial recommendation was due to (1) the materials not meeting the General Overlay District Standards, (2) the design is not consistent with new development in the area, and (3) the building elevations do appear to meet the intent of the architectural standards within the General Overlay District Standards (i.e. four-sided architecture, articulation, architectural elements). Given that the Planned and Zoning Commission tabled this case, the ARB will review the revised building elevations at the April 29, 2025 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) Any construction resulting from the approval of this *Site Plan* 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.

PLANNING AND ZONING COMMISSION

On April 15, 2025, the Planning and Zoning Commission approved a motion to table the *Site Plan* by a vote of 6-0, with Commissioner Thompson absent. The purpose of this motion was to allow the applicant additional time to address the Architectural Review Boards (ARB) concerns and further address the variances and exceptions being requested.

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	2301 TX-276 Rockwall, TX 75032				
SUBDIVISION	A0186	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-46	CURRENT USE	Storage Facility		
PROPOSED ZONING	PD-46	PROPOSED USE	Storage Facility		
ACREAGE	4.98	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	Prism Leasing LTD	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON		CONTACT PERSON	Drew Donosky
ADDRESS	625 Sunset Hill Dr	ADDRESS	1903 Central Dr # 406
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Bedford, TX 76021
PHONE		PHONE	817-281-0572
E-MAIL		E-MAIL	drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roland Cobb [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."

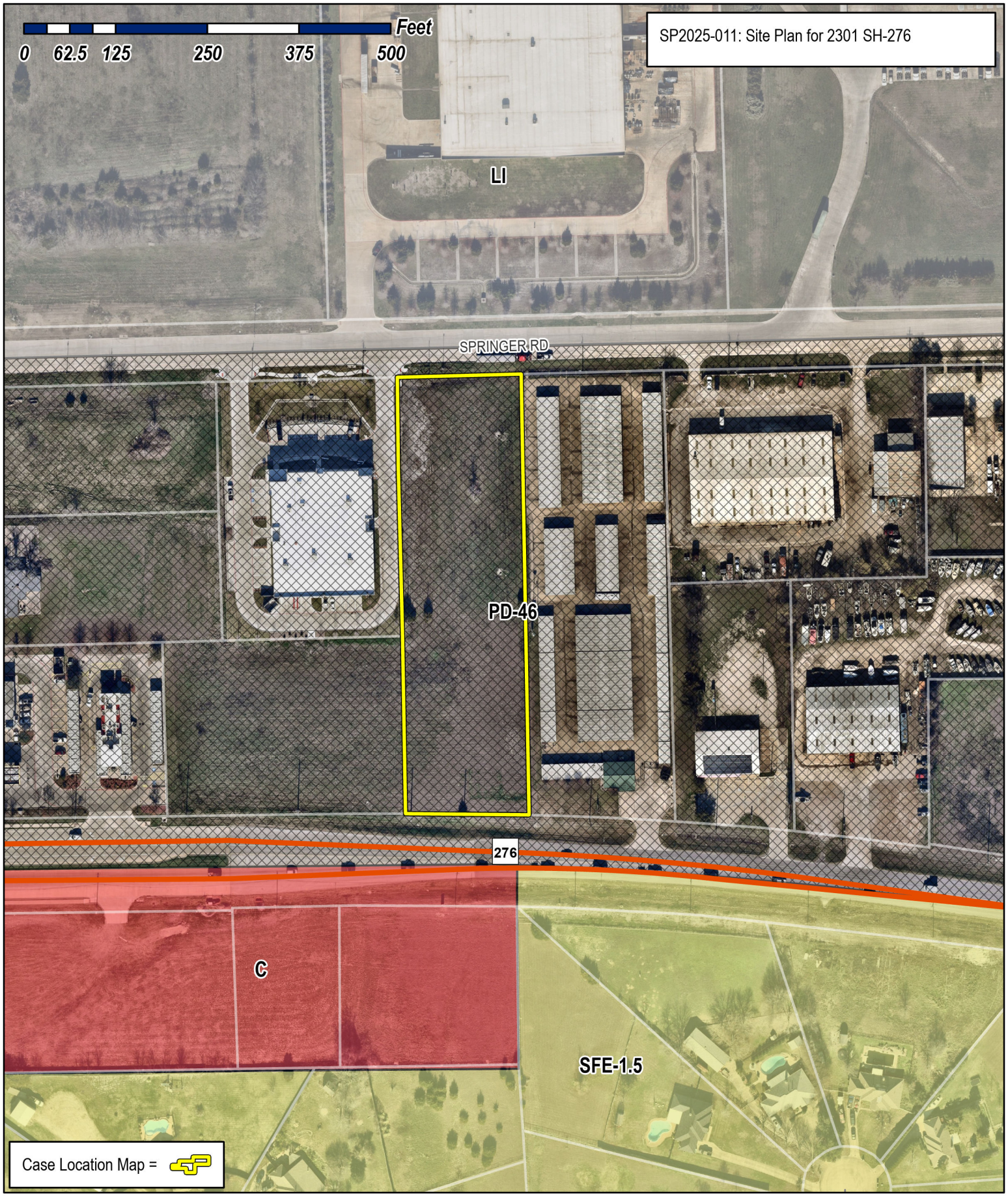
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 2025

OWNER'S SIGNATURE Roland Cobb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rachel Montoya

MY COMMISSION EXPIRES 4-13-27

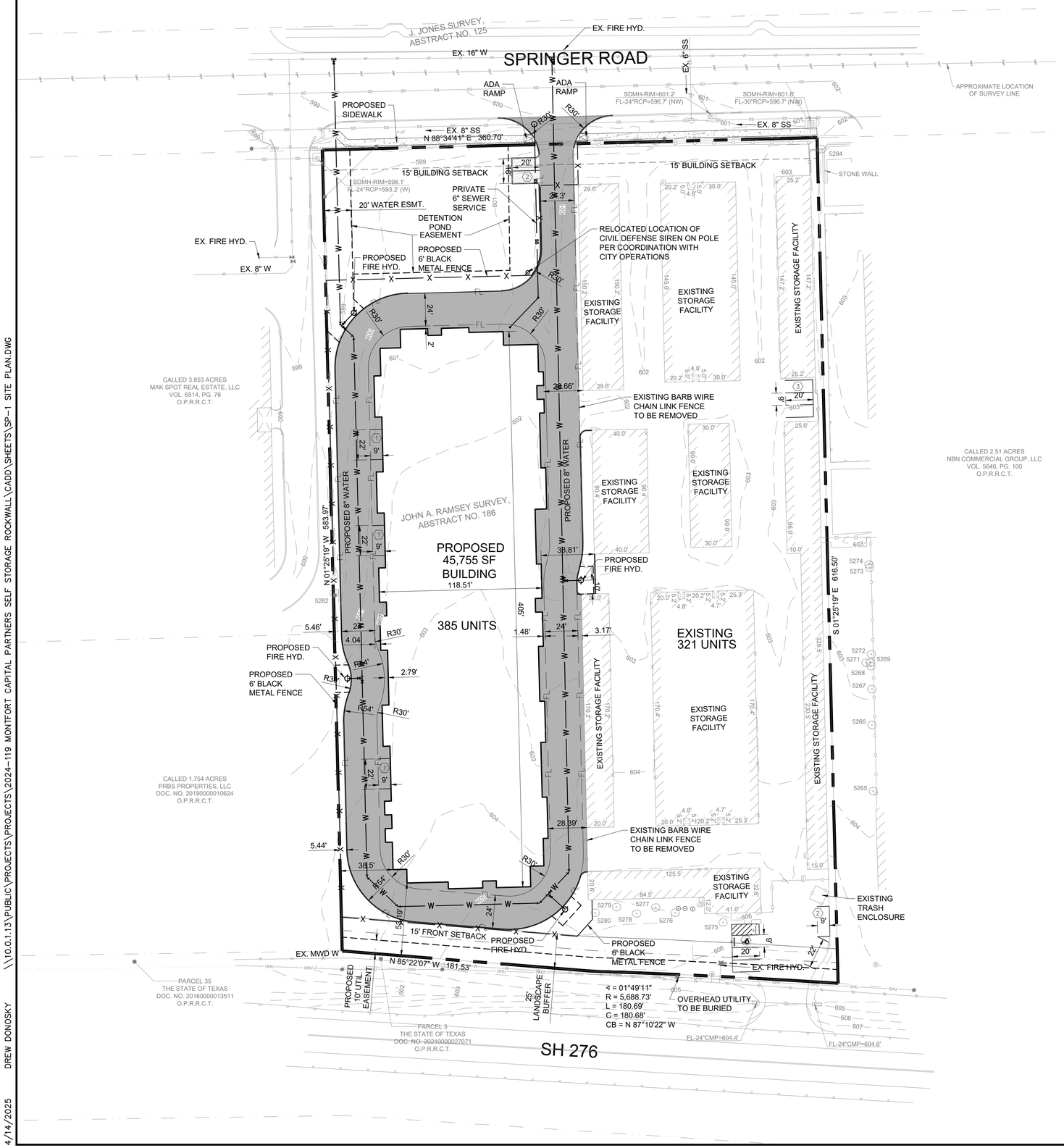
RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993



City of Rockwall

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

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



SITE DATA TABLE	
	TOTAL
SITE AREA	4.98 AC (216,935 SF)
ZONING	PD-46 / SH 276 OVERLAY
PROPOSED USE	SELF STORAGE
BUILDING SIZE	45,755 SF
LOT COVERAGE	42.91 %
FLOOR TO AREA RATIO	0.43 :1
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	181,131 SF (83.5%)
OPEN SPACE	0.821 AC (16.5 %)
PARKING DATA TABLE	
PARKING REQ.	
MINI-WAREHOUSE 3 SPS. + 1 PER 100 UNITS	11 SPACES
EXISTING 321 UNITS	5 SPACES
PROPOSED 385 UNITS	6 SPACES
PARKING PROVIDED	
STANDARD PARKING	12 SPACES
ADA PARKING	1 SPACES
TOTAL	13 SPACES (1 ADA)

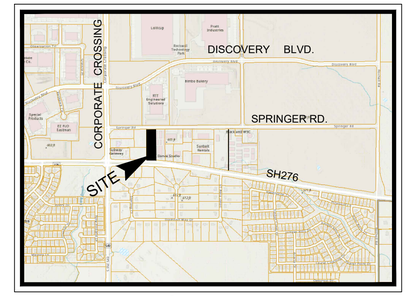
ADDITIONAL MEASURES TO COMPENSATE FOR VARIANCE REQUEST

- RELOCATION OF CIVIL DEFENSE SIREN AND PROVIDE ACCESS EASEMENT
- INCREASED TREE SIZE FROM 4" TO 6" CALIPER
- INCREASED DENSITY BY ADDING ADDITIONAL TREES
- REMOVED EXISTING BARB WIRE CHAIN LINK FENCE FROM SITE
- EXISTING OVERHEAD UTILITY ALONG SH 276 TO BE BURIED UNDERGROUND

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5" STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6" HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 4" SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
4	PARKING COUNT

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

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

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.

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
4/14/2025

ROCKWALL STORAGE EXPANSION
2301 TX-276
ROCKWALL, TX 75032

CITY SITE PLAN

NO.	DATE	REVISION	BY

SELF STORAGE ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
BEING 4.98 ACRES OF LAND OUT OF THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PRISM LEASING LTD
625 SUNSET HILL DRIVE
ROCKWALL, TX 75087

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER
SP2025-011

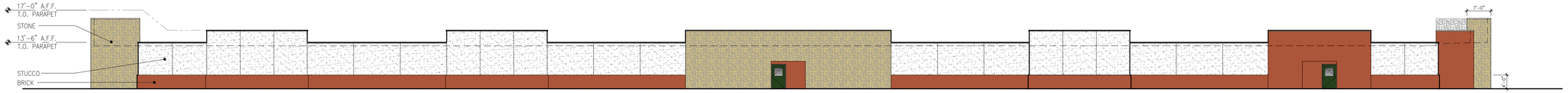
DESIGN:	ASD
DRAWN:	DC
CHECKED:	ASD
DATE:	4/14/2025

SHEET
SP-1

File No. 2024-119

CASE # SP2025-011

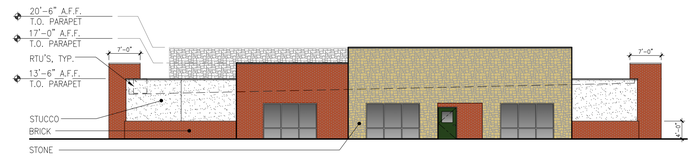
\\10.0.1.13\PUBLIC\PROJECTS\PROJECTS\2024-119 MONTFORT CAPITAL PARTNERS SELF STORAGE ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
DREW DONOSKY
4/14/2025



EXTERIOR WALL FINISH MATERIALS

BRICK	1,854 SF	30%
STUCCO	2,972 SF	48%
STONE	1,345 SF	22%
TOTAL	6,171 SF	100%

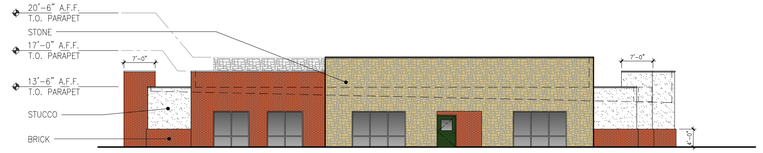
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	698 SF	39%
STUCCO	362 SF	20%
STONE	740 SF	41%
TOTAL	1,800 SF	100%

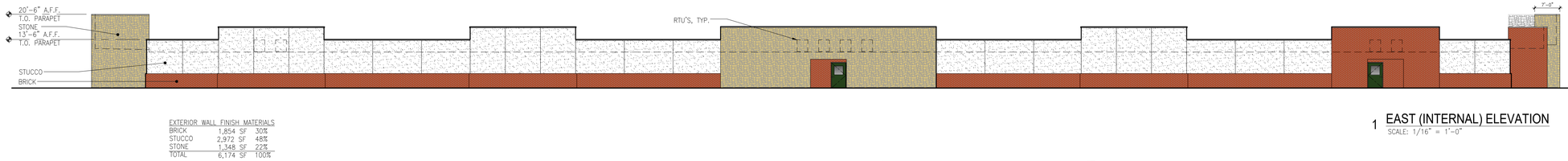
3 NORTH (SPRINGER LN) ELEVATION
SCALE: 1/16" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	631 SF	34%
STUCCO	296 SF	16%
STONE	918 SF	50%
TOTAL	1,845 SF	100%

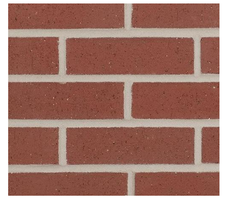
2 SOUTH (HWY 276) ELEVATION
SCALE: 1/16" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	1,854 SF	30%
STUCCO	2,972 SF	48%
STONE	1,348 SF	22%
TOTAL	6,174 SF	100%

1 EAST (INTERNAL) ELEVATION
SCALE: 1/16" = 1'-0"


BRICK - TO MATCH EXISTING


STONE - CHOPPED SANDSTONE

STUCCO - ALABASTER by Dryvit or equal

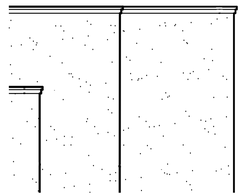

SPANDREL GLASS - BLACK-GRAY #3-967 by HPG Glazing, or equal


PAINT (DOORS) - DARD HUNTER GREEN; SW0041 or equal


ALUMINUM STOREFRONT - DARK BRONZE


EXISTING HIGHWAY 276 FACADE

ENLARGED CORNICE ARTICULATION DETAIL



EXTERIOR ELEVATIONS GENERAL NOTES:

1. The back side of all parapets shall be finished with the same material as the external facing facade.

2. All rooftop equipment shall be fully screened by the parapets.

REQUIRED ARCHITECTURAL ELEMENTS:

1. RECESSES/PROJECTIONS
2. ARTICULATED BASE
3. ARTICULATED CORNICE LINE
4. DISPLAY WINDOWS

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, AS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE_____DAY OF_____.

WITNESS OUR HANDS THIS_____DAY OF_____.

_____
DIRECTOR OF PLANNING AND ZONING

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

PROJECT

NAME: ROCKWALL STORAGE EXPANSION
ADDRESS: 2301 HIGHWAY 276
ROCKWALL, TX 75032

APPLICANT

APPLICANT: CLAYMOORE ENGINEERING
CONTACT PERSON: DREW DONOSKY
ADDRESS: 1903 CENTRAL DRIVE #406
BEDFORD, TX 76021
EMAIL: drew@claymooreeng.com
PHONE: 817.281.0572

OWNER

OWNER: PRISM LEASING, LTD
ADDRESS: 625 SUNSET HILL DR.
ROCKWALL, TX 75087

CASE#: SP2025-011

exterior elevations

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

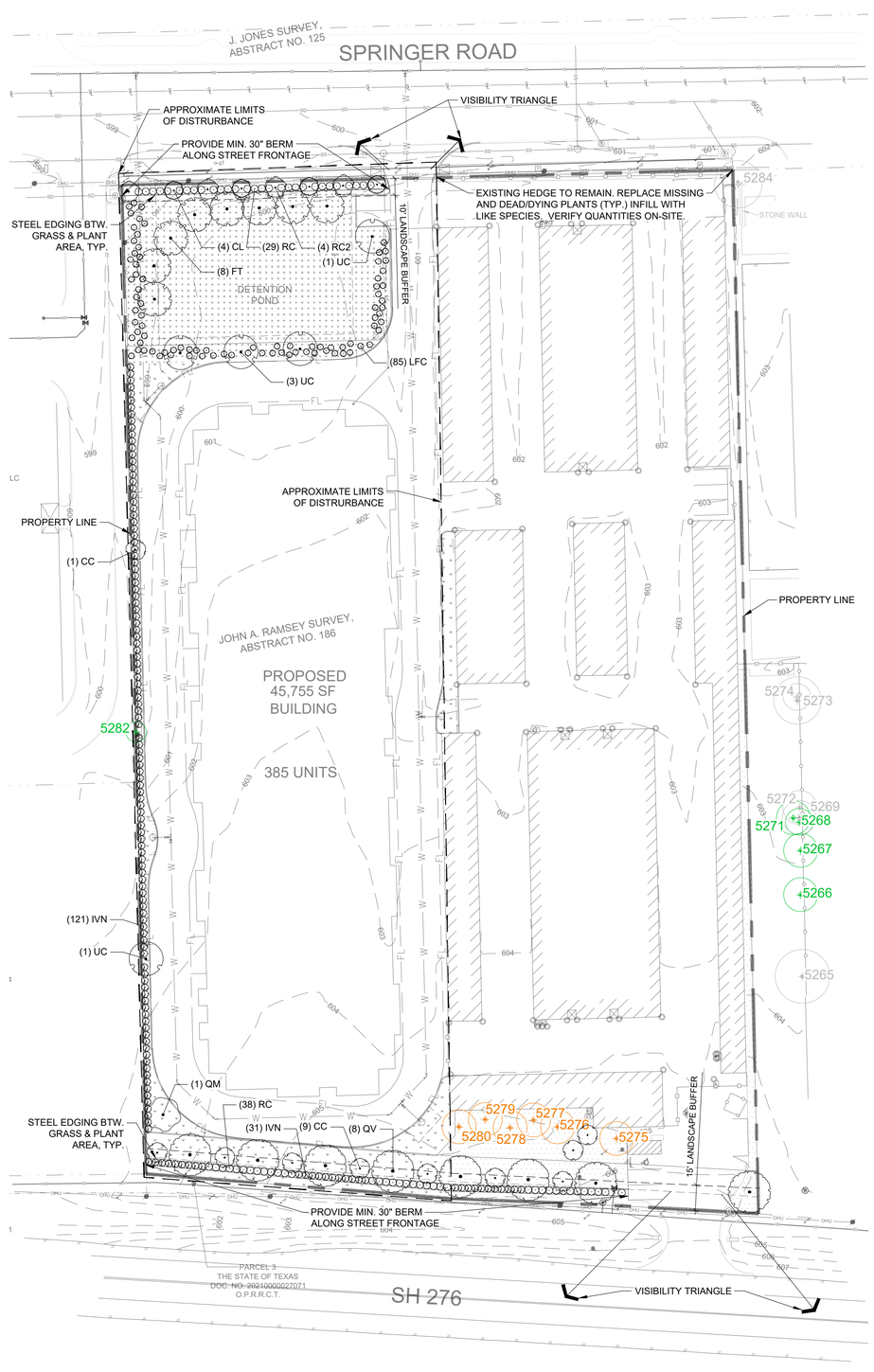
SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Rockwall Storage Expansion
An Expansion for The Storage Locker
2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER
2506
DATE
04.21.25
SHEET NUMBER
A1.0



GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. COMPLIANCE WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE XVI, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
SH 276 - ±362' OF STREET FRONTAGE:	8 CANOPY TREES, 15 ACCENT TREES (6 EXISTING), & SHRUBS PROVIDED
SPRINGER ROAD - ±361' OF STREET FRONTAGE:	8 CANOPY TREES, 8 ACCENT TREES, & SHRUBS PROVIDED

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	216,935 SF
LANDSCAPE AREA REQUIRED SITE:	43,387 SF (20%)
LANDSCAPE PROVIDED:	34,246 SF (15.7%)
NEW CONSTRUCTION SITE AREA:	108,481 SF
LANDSCAPE AREA REQUIRED:	21,696 SF (20%)
LANDSCAPE AREA PROVIDED:	25,272 SF (23%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS WIDE AND A MIN. OF 25 SF IN AREA	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5'
PARKING LOT LANDSCAPING REQUIRED:	1 CANOPY TREE* PER 10 PARKING SPACES, NO PARKING SPACE MORE THAN 80' FROM A CANOPY TREE
DETENTION BASIN SITE AREA:	16,013 SF
DETENTION BASINS PLANTING REQUIRED:	NATIVE GRASS & 4 SHRUBS PER 750 SF
DETENTION BASING PLANTING PROVIDED: XERISCAPE OPTION	16,013 / 750 = 21.35; 21.35 x 4 = 85 SHRUBS & NATIVE GRASS

ARTICLE 09: TREE PRESERVATION
05: TREE MITIGATION REQUIREMENTS

MITIGATION REQUIRED:	YES
MITIGATION PROVIDED:	1 - 4" CALIPER TREE

06.01: REPLACEMENT TREES

ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER	1 REQUIRED

ADDITIONAL LANDSCAPE MEASURES TO COMPENSATE FOR VARIANCE REQUEST
INCREASED TREE SIZE - REQUIRED TREES HAVE BEEN INCREASED FROM 4" - 6" CALIPER
INCREASED DENSITY - ADDITIONAL TREES HAVE BEEN ADDED TO INCREASE DENSITY OF TREES.

* 1 ACCENT TREES USED DUE TO OVERHEAD POWER LINES.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LARGE TREES					
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B	1
	QV	Quercus virginiana / Southern Live Oak	6" Cal.	Cont. or B&B	8
	UC	Ulmus crassifolia / Cedar Elm	6" Cal.	Cont. or B&B	5
MEDIUM TREES					
	FT	Fraxinus texensis / Texas Ash	6" Cal.	Cont. or B&B	8
SMALL TREES					
	CC	Cercis canadensis texensis / Texas Redbud	6` Ht.	Cont. or B&B	10
	CL	Chilopsis linearis / Desert Willow	4` Ht.	Cont. or B&B	4
	RC2	Rhus copallinum 'Flameleaf' / Flameleaf Sumac	4` Ht.	Cont. or B&B	4
SHRUBS					
	IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal.	Cont.	143
	LFC	Leucophyllum frutescens `Compacta` / Compact Texas Sage	5 gal.	Cont.	85
	RC	Rhaphiolepis indica `Pinkie` / Indian Hawthorn	5 gal	Cont.	67

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
SOD/SEED			
	SM	Blackland Prairie Seed Mix / Native American Seed (Seedsource.com)	14,985 sf
	TRF	Cynodon dactylon x transvaalensis `DT-1` / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces	9,400 sf
	EG	Existing Grass Repair and restore as needed.	6,923 sf

LANDSCAPE PLANTING PLAN

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/14/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO	DATE	REVISION	BY

DESIGN:	JML
DRAWN:	JML
CHECKED:	SS
DATE:	04-14-25

SHEET
LP-1

File No. 2024-119

P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP 4-11-2025.DWG
JEFFREY LUERS
4/11/2025

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A-641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

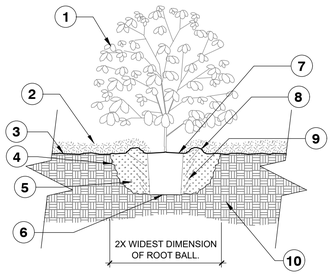
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



SECTION VIEW

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

A SHRUB PLANTING

NTS 000-PL-02

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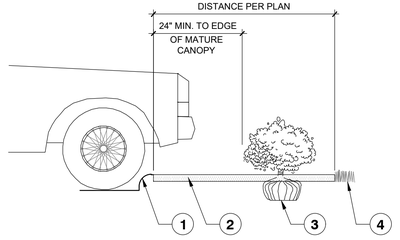

1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

B ROOT BARRIER - PLAN VIEW

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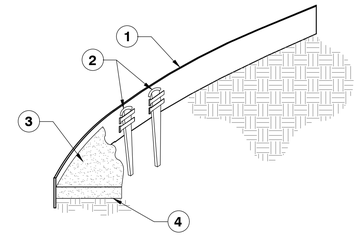

1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

C PLANTING AT PARKING AREA

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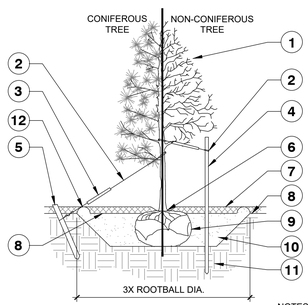
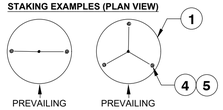
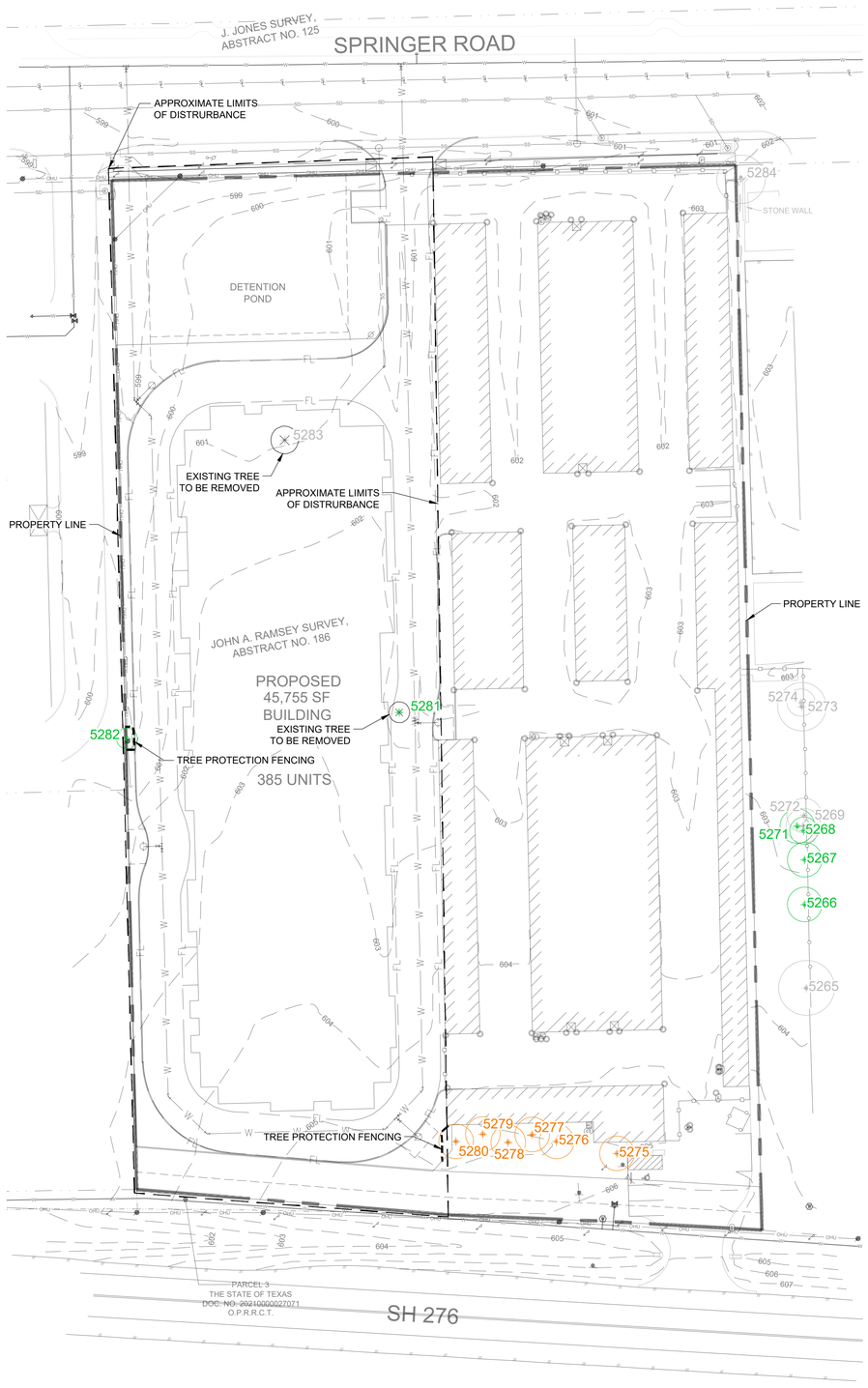


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

EXISTING TREE LEGEND
5XXX Non-Protected Trees
5XXX Primary Trees - 1:1 Replacement Ratio
5XXX Secondary Trees - 0.5 Replacement Ratio

TREE INVENTORY

TREE ID	SPECIES	DBH	STATUS	MITIGATION
5265	HACKBERRY	16	REMAIN	
5266	CEDAR	10	REMAIN	
5267	CEDAR	10	REMAIN	
5268	CEDAR	8	REMAIN	
5269	HACKBERRY	10	REMAIN	
5271	CEDAR	10	REMAIN	
5372	HACKBERRY	10	REMAIN	
5273	HACKBERRY	14	REMAIN	
5274	HACKBERRY	8	REMAIN	
5275	CREPE MYRTLE	10	REMAIN	
5276	CREPE MYRTLE	10	REMAIN	
5277	CREPE MYRTLE	10	REMAIN	
5278	CREPE MYRTLE	10	REMAIN	
5279	CREPE MYRTLE	10	REMAIN	
5280	CREPE MYRTLE	10	REMAIN	
5281	CEDAR	6	REMOVE	YES 4" TREE
5282	CEDAR	8	REMAIN	
5283	HACKBERRY	8	REMOVE	NO
5284	HACKBERRY	14	REMAIN	

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

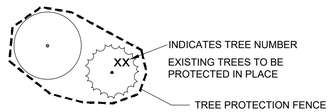
(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

LEGEND





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.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE DISPOSITION PLAN

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REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/14/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

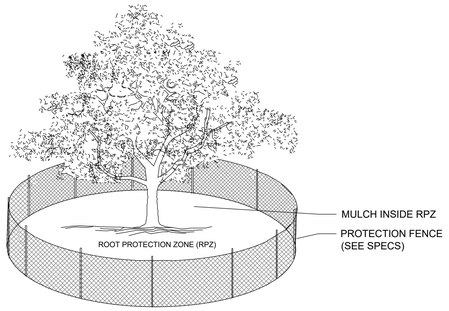
DESIGN:	JML
DRAWN:	JML
CHECKED:	SS
DATE:	04-14-25

SHEET

TD-1

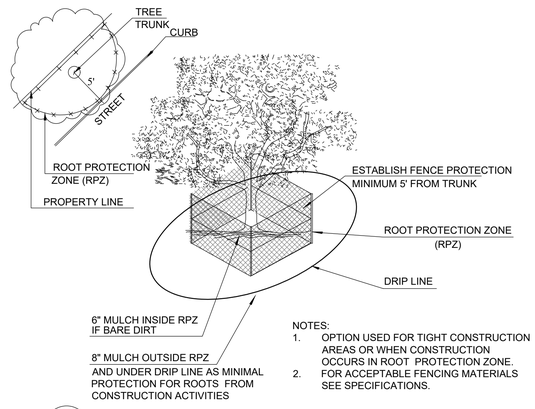
File No. 2024-119

P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LLP 4-11-2025.DWG
4/11/2025 JEFFREY LUERS



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

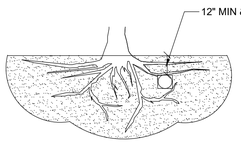


NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

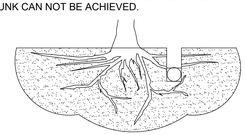
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



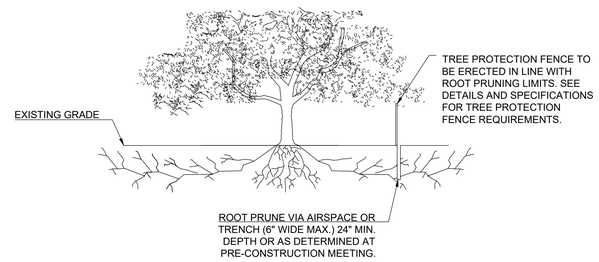
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



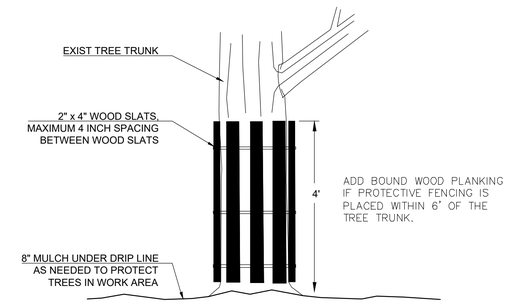
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTE
IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE CITY FORESTER DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY DEVELOPMENT ACTIVITIES, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY WRAPPING TREE TRUNK WITH 2" x 4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREE BARK IN WORK AREAS.

E TREE BARK PROTECTION
SCALE: NOT TO SCALE

TREE PROTECTION SPECIFICATIONS

MATERIALS
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

TREE DISPOSITION
DETAILS AND
SPECIFICATIONS

National Presence. Local Expertise.
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1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/14/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

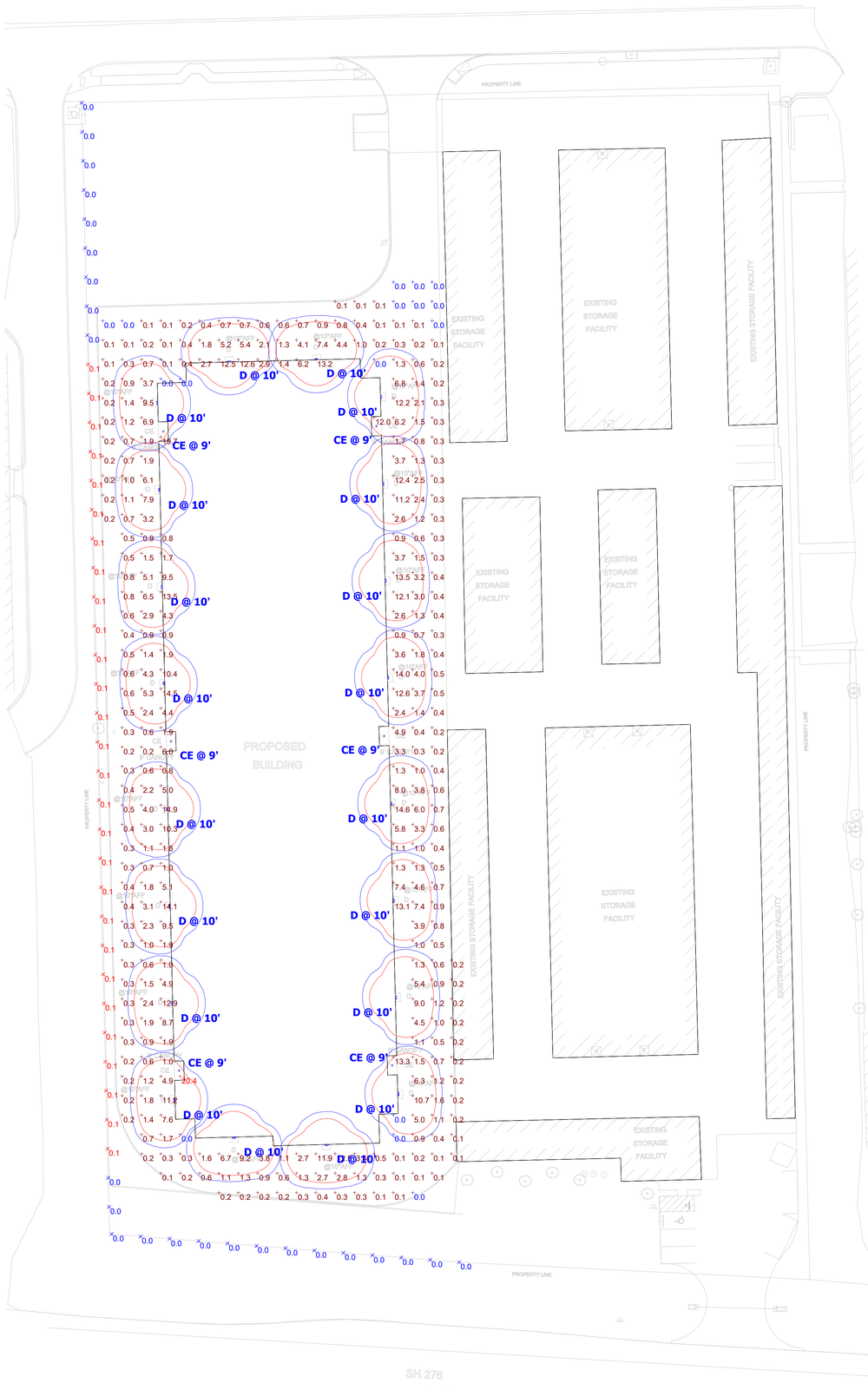
NO.	DATE	REVISION	BY

DESIGN:	JML
DRAWN:	JML
CHECKED:	SS
DATE:	04-14-25

SHEET
TD-2

File No. 2024-119

P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP 4-11-2025.DWG
4/11/2025 JEFFREY LUERS
P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP 4-11-2025.DWG



Plan View
Scale - 1" = 32ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	X	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	2.5 fc	20.4 fc	0.0 fc	N/A	N/A

SCHEDULE - NOT FOR USE IN CONSTRUCTION DOCUMENTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
	CE	6	Lithonia Lighting	LDN6 40/25 LO6AR LD	6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80		1	LDN6_40_25_LO6AR_LD.ies	2244	0.95	28.25	DIRECT, SC-0=1.02, SC-90=1.03
	D	20	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt		1	WPX2_LED_40K_Mvolt.ies	5896	0.95	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1

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WPX LED

Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.



APPLICANT
APPLICANT: CLAYMOORE ENGINEERING
CONTACT PERSON: DREW DONOSKY
ADDRESS: 1903 CENTRAL DRIVE #406
BEDFORD, TX 76021
EMAIL: drew@claymooreeng.com
PHONE: 817.281.0572

DEVELOPER
DEVELOPER: MONTFORT CAPITAL PARTNERS, LLC
CONTACT PERSON: SHRENIK SHAH
ADDRESS: 5151 BELTLINE RD, #725
DALLAS, TX 75254
EMAIL: shrenik.shah@montfortcp.com
PHONE: 469.368.2035

OWNER
OWNER: PRISM LEASING, LTD
CONTACT PERSON: _____
ADDRESS: 625 SUNSET HILL DR.
ROCKWALL, TX 75087
EMAIL: _____
PHONE: _____

PROJECT
NAME: ROCKWALL STORAGE EXPANSION
ADDRESS: 2301 HIGHWAY 276
ROCKWALL, TX 75032

CASE#: _____

Note
1. ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.

2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.

3. VALUE NEXT TO LUMINAIRE LABEL DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.

This document was prepared to convey a concept and not a detail working system. Spectrum Lighting San Antonio LLC makes no representation, express or implied, with respect to the use of the information conveyed in this document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this document for any purpose.

The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture.

Please contact Spectrum Lighting San Antonio for a complete fixture schedule.

photometrics site plan

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SPECTRUM LIGHTING, INC.
SAN ANTONIO

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS
NO. | DESCRIPTION | DATE

Rockwall Storage Expansion

An Expansion for The Storage Locker

2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER
2506
DATE
03.12.25
SHEET NUMBER
PM1.0

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:	Henry Lee, *Senior Planner*
DATE:	April 29, 2025
SUBJECT:	MIS2025-007; *Exception Request for Synthetic Plant Materials at 1370 Champions Drive*

On March 13, 2025, the Neighborhood Improvement Services (NIS) Division proactively engaged Jarod Plummer -- *the property owner at 1370 Champions Drive* -- concerning the installation of artificial turf without a building permit [*Case No. CE2025-1098*]. In response to this, the property owner applied for an exception on April 17, 2025.



FIGURE 1. THE SUBJECT PROPERTY AT 1370 CHAMPIONS DRIVE.

According to Section 4(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all residentially zoned or used property in: [*1*] the required front yard (*i.e. the area that extends from the front property line to the front façade of the primary structure*); [*2*] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [*3*] in public rights-of-way; and [*4*] in easements; however, a maximum of 400 square feet of non-PFAS (*i.e. Perfluorinated Alkylated Substances*) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, the applicant is requesting an exception to item [*2*] and the size requirement listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard. Based on the proposed site plan there is approximately 1,718 SF of artificial turf within the rear and side yard of the subject property [*see Figure 1*]. According to Section 4.02, *Coverage*, of Chapter 4, *Vegetation*, of the Engineering Standards of Design and Construction, "(n)o artificial grass is allowed in any City right-of-way and/or easements." In this case, the subject property has a ten (10) foot easement that runs along the rear property line and the small strip of artificial turf within the easement must be removed. Staff has discussed this item with the property owner previously, and they agreed to remove this portion. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article [*i.e. Article 08; UDC*] upon a finding that the resulting landscaping or Landscaping Plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area." In addition, in accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a "…*supermajority vote* (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." With all this being said, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *April 29, 2025*.

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: MIS2025-007
PROJECT NAME: Exception for Artificial Turf at 1370 Champions Drive
SITE ADDRESS/LOCATIONS: 1370 CHAMPIONS DR

CASE CAPTION: Discuss and consider a request by Jarod Plummer for the approval of a Miscellaneous Request for an Exception to allow synthetic plan materials on 0.2890-acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. There's a 10' utility easement along the back property line. No artificial turf or structures (including walls) allowed in any easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: IF APPROVED A SEPARATE PERMIT SUBMITTAL IS REQUIRED TO THE BUILDING INSPECTION DEPARTMENT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Approved w/ Comments

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow synthetic plan materials on 0.2890-acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive.

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.

I.3 According to Section 4(B), Prohibited Planting Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, you are requesting an exception to item [2] and the size requirement listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard.

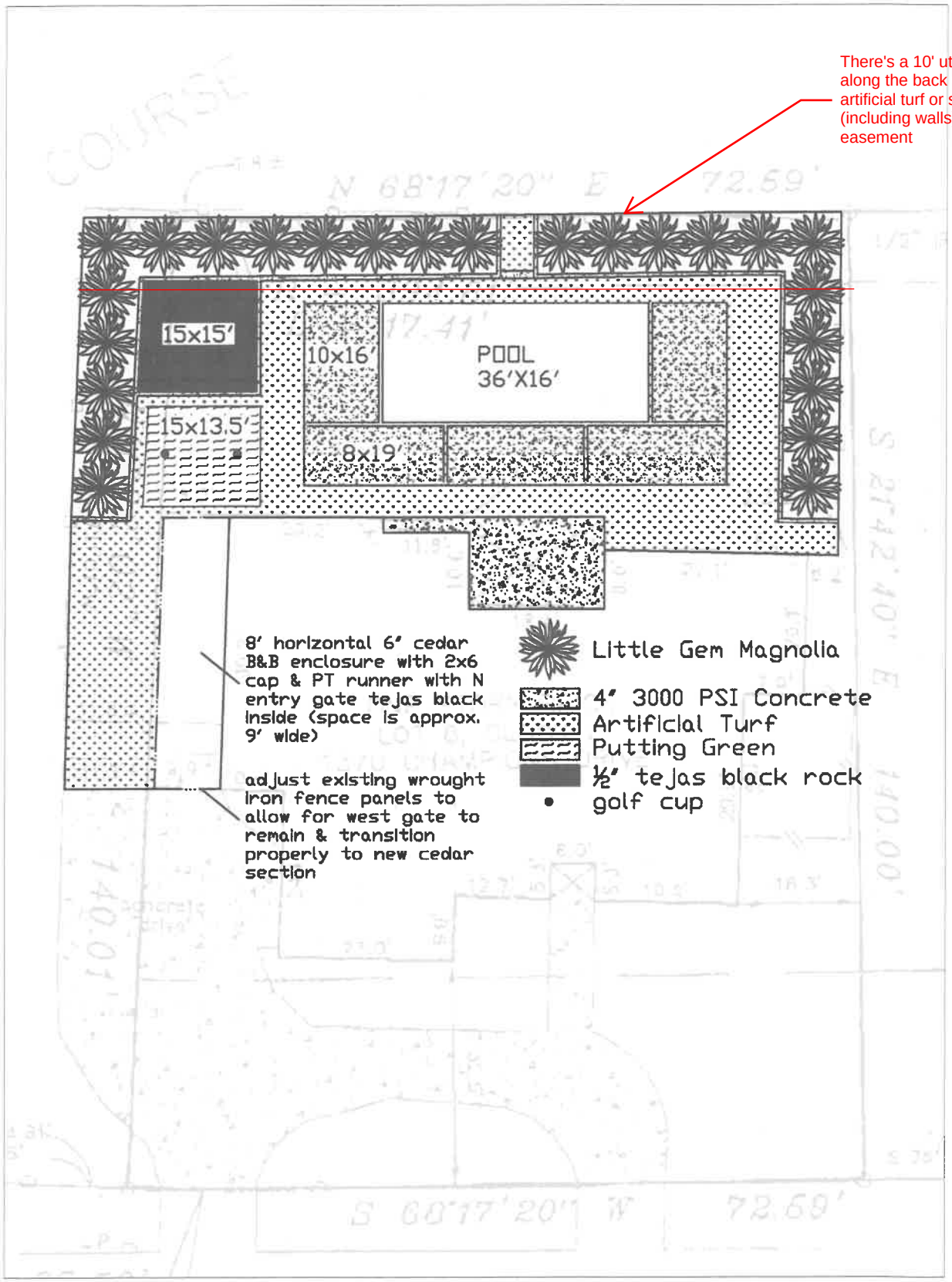
M.4 According to Section 4.02, Coverage, of Chapter 4, Vegetation, of the Engineering Standards of Design and Construction, "(n)o artificial grass is allowed in any City right-of-way and/or easements." In this case, the subject property has a ten (10) foot easement that runs along the rear property line and the small strip of artificial turf within the easement must be removed. Staff has discussed this item with the property owner previously, and they agreed to remove this portion.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on April 29, 2025 at 6:00 PM in the council chambers at City Hall.

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

1370 Champions Drive Rockwall, Tx. 75087 New Backyard Landscape



SCALE - 1" = 20'

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	1370 Champions Dr, Rockwall TX 75087		
SUBDIVISION	The Shores	LOT 8	BLOCK H
GENERAL LOCATION	# 14 Tee box		

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		☐ APPLICANT	
CONTACT PERSON	Jarod Plummer	CONTACT PERSON	
ADDRESS	1370 Champions Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	972.971.9025	PHONE	
E-MAIL	jarodplummer6@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarod Plummer [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 15 DAY OF March, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

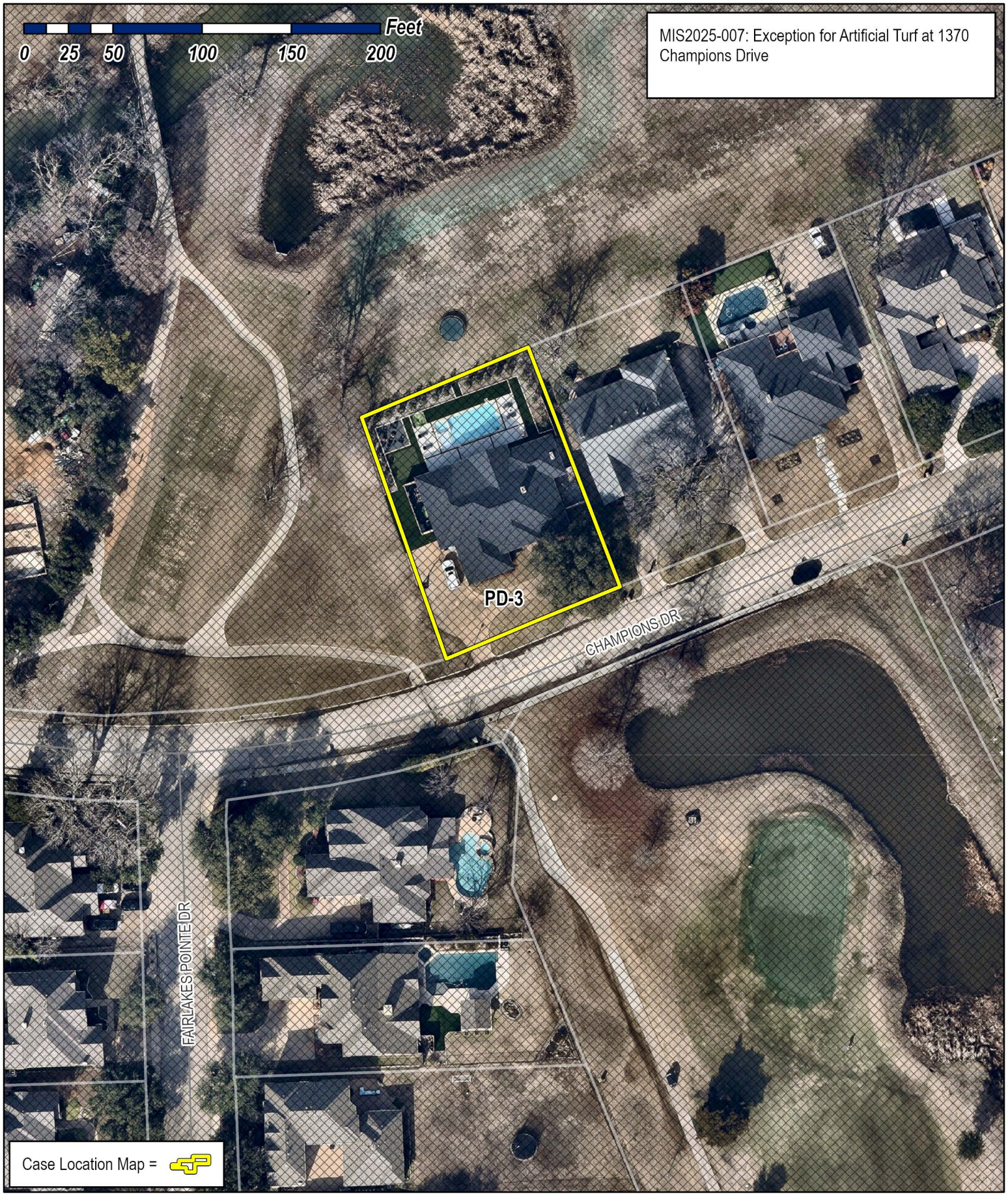
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 20 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAOMI ABUNDIZ
Notary ID #132641239
My Commission Expires
August 25, 2028

MY COMMISSION EXPIRES 8/25/2028

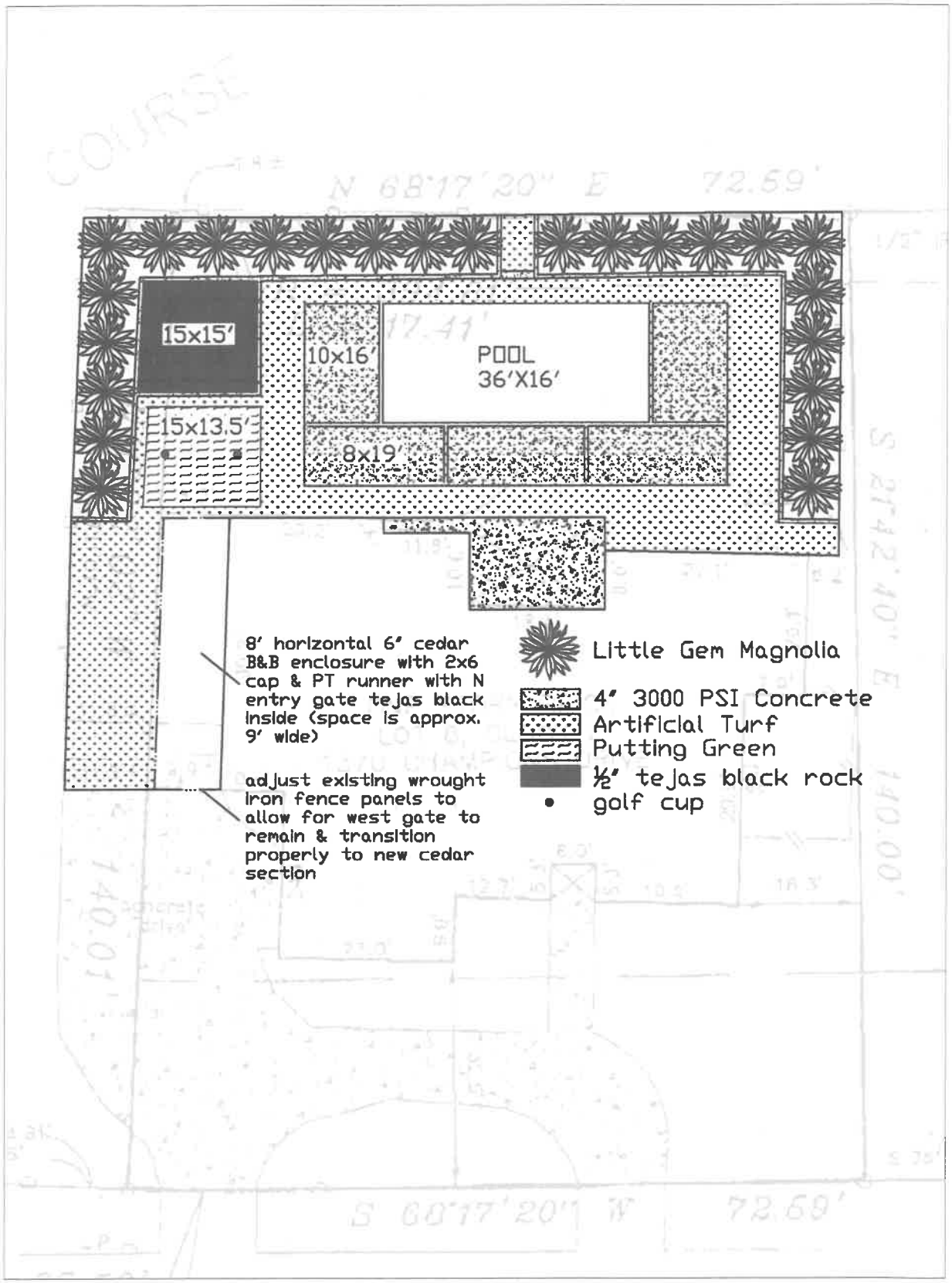


City of Rockwall

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

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

1370 Champions Drive Rockwall, Tx. 75087 New Backyard Landscape



SCALE - 1" = 20'

Artificial Turf Supply

CERTIFIED PFAS SAFE

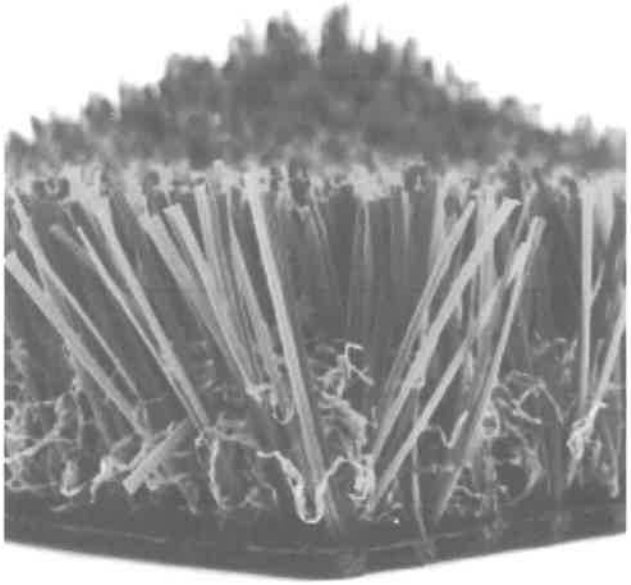
15 YEAR WARRANTY

69ts® Synthetic Turf

Best Used for
LANDSCAPE
PETS
PLAYGROUND

TURF DETAIL

- Pile/Face Weight: 69 ounces
- Pile Height: 1 inches
- Tuft Gauge: 3/8 inch
- Total Weight: 96 ounces
- Traffic Level: High



FIBER DETAIL

- Primary Yarn Type: Polyethylene Monofilament
- Denier: 9,400
- Thickness/Shape: 300 micron ww
- Primary Color: Lawn Green & Spring Green
- Thatch Yarn Type: Texturized Polyethylene Monofilament
- Thickness/Shape: 70 micron rectangle
- Thatch Color: Spring Green & Brown (Tan)

INFILL DETAIL

- Type: Envirofill, Sand or Crumb Rubber
- Application Rate: 1-2 pounds per square foot

BACKING DETAIL

- Primary Backing: 13 pic and 13 pic poly back
- Weight: 7 ounces per square yard
- Secondary Coating: Urethane 20 ounces per square yard
- Drainage Perforations: Yes

ROLL DETAIL

- Width: 15 feet
- Length: 100 feet (also available by the lineal foot)
- Shipping Weight: Approximately 1/2 pound per square foot
- Roll Diameter: Approximately 2 feet

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:	Henry Lee, *Senior Planner*
DATE:	April 29, 2025
SUBJECT:	MIS2025-008; *Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision*

On April 17, 2025, the applicant -- *Brian Cramer of CCD - Rockwall LLC* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for the Southside Hills Subdivision. The Southside Hills Subdivision was established by the City Council on October 3, 2022 through the adoption of *Ordinance No. 22-51* [*Planned Development District 99 (PD-99)*; *Case No. Z2022-039*]. According to this Planned Development (PD) District ordinance, the Southside Hills Subdivision is a 264.51-acre residential subdivision that will consist of 384 residential lots with a gross density of *1.45* dwelling units per acre (*see Figure 1*). These lots will consist of five (5) lot types: [*1*] 43, *Type 'A'* lots that will be a minimum of 130' x 240' (*or 43,560 SF*), [*2*] 26, *Type 'B'* lots that will be a minimum of 110' x 190' (*or 24,000 SF*), [*3*] 66, *Type 'C'* lots that will be a minimum of 80' x 115' (*or 11,000 SF*), [*4*] 43, *Type 'D'* lots that will be a minimum of 80' x 110' (*or 9,600 SF*), and [*5*] 206, *Type 'E'* lots that will be a minimum of 62' x 110' (*or 7,200 SF*). In addition, the development will consist of a minimum of 52.90-acres of open space that includes a 1.10-acre amenity site and a 11.60-acre public park. Currently, the subject property remains undeveloped, and the applicant has received approval for a *Preliminary Plat* [*Case No. P2024-042*] and a *Master Plat* [*Case No. P2024-043*]. Based on the most recent aerial image, the subject property has a thick tree canopy, the majority of which is located within the 100-year floodplain (*see Figure 2*).

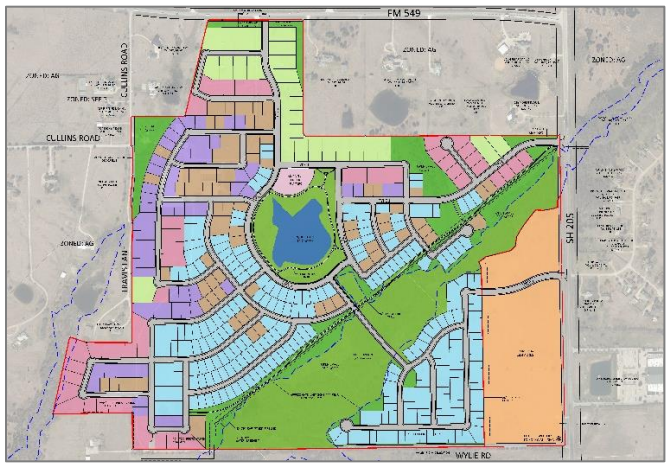


FIGURE 1: CONCEPT PLAN



FIGURE 2: AERIAL IMAGE OF THE SUBJECT PROPERTY

According to Section 05, *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC), for every protected canopy tree over four (4) caliper inches removed, *inch-for-inch* replacement shall be required, and any Eastern Red Cedar over eight (8) feet in height must be replaced with a four (4) inch caliper canopy tree. That being said, the UDC grants *Tree Preservation Credits* "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20.00% of the total mitigation balance..." In this case, the applicant has completed a preliminary tree survey that estimated 17,552.7 caliper inches would be removed with the development of the subject property. In addition, a 20.00% *Tree Preservation Credit* can be applied for the trees being preserved in the floodplain areas. This brings the total estimated mitigation balance down to 14,042.16 caliper inches. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (*i.e. three (3) trees per lot*). Based on the provided landscape plan, 438 canopy trees will be planted within the landscape buffers, 277 trees will be planted on the open space lots and the public park, and 1,152 canopy trees will be planted on the residential lots. This equates to a total of 1,867 canopy trees

or 7,468 caliper inches. This brings the total mitigation balance of 14,042.16 caliper inches to 6,574.16 caliper inches (*i.e. 14,042.16 – 7,468 = 6,574.16*). In accordance with *Tree Mitigation Requirements*, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 11,233.73 caliper inches or 2,809 trees and pay a fee of $280,843.20 (*i.e. [14,042.16 caliper inches * 20%] * $100.00 = $280,843.20*). In this case, the applicant's remaining mitigation balance is 6,574.16 caliper inches or $657,416.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in accordance with Section 05(G), *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to install additional park improvements above and beyond what is required by the Planned Development District 99 (PD-99) Ordinance [*Ordinance No. 22-51*].

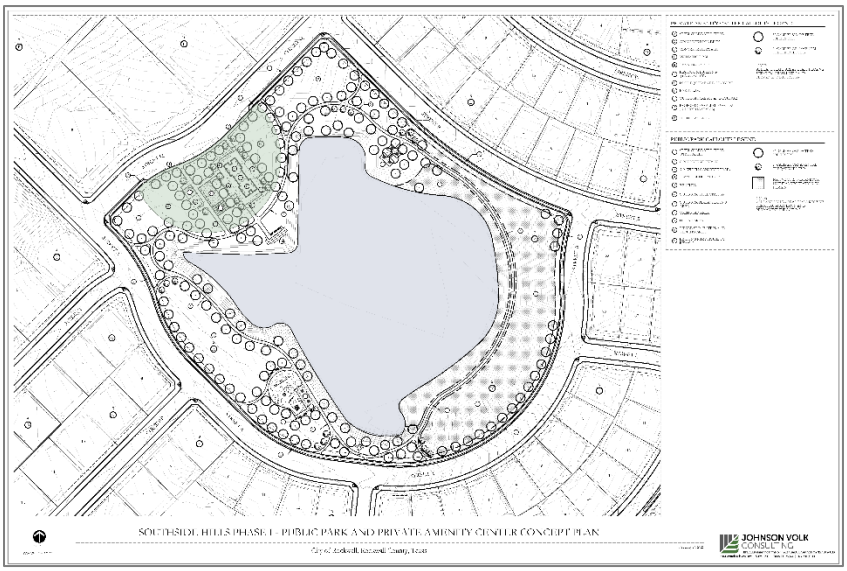


FIGURE 3: PARK CONCEPT PLAN

According to the Planned Development District 99 (PD-99) Ordinance [*Ordinance No. 22-51*] the applicant is required to amenitize the 11.60-acre public park with [*1*] a six (6) foot concrete hike & bike trail, [*2*] a playground, [*3*] a plaza area, [*4*] a covered pavilion, [*5*] a picnic area, [*6*] benches, and [*7*] landscape features (*e.g. trees and other vegetation*). Based on the *Park Concept Plan* submitted by the applicant, all of these items have been provided and delineated on the plan, which have an estimated installation cost of $500,000.00. In addition to the required park improvements, the applicant is proposing to [*1*] increase the size of the hike and bike trail to eight (8) feet, [*2*] provide a lake overlook area, and [*3*] a rock skipping installation. The applicant has estimated the installation cost of the additional improvements as $750,000.00. This would bring the total park improvement costs to $1,250,000.00. In addition, the applicant indicated that if the final installation cost is less than $1,250,000.00 then the remaining balance will be paid to the City. Staff should note that the requested additional improvements are greater in value than the estimated remaining tree mitigation balance fee by $92,584.00 (*i.e. $750,000.00 - $657,416.00 = $92,584.00*). In addition, at the time Planned Development District 99 (PD-99) was approved (*i.e. October 3, 2022*), the minimum required trail size was six (6) feet; however, following this approval the required minimum trail size was increased to eight (8) feet with the approval of the updated *Subdivision Ordinance* [*Ordinance No. 23-21*]. Given that PD-99 was approved before this code change, they were vested under this requirement. As part of the applianct's *Alternative Tree Mitigation Agreement* request they are proposing to increase the trail size to eight (8) feet to meet the current code requirements.

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available during the *April 29, 2025* Planning and Zoning Commission work session meeting.

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: MIS2025-008
PROJECT NAME: Exception for an Alternative Tree Mitgation Settlement Agreeemnts
SITE ADDRESS/LOCATIONS: 5565 Hwy 549

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a Miscellaneous Request for an Alternative Tree Mitigation Settlement Agreement for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Approved w/ Comments

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Alternative Tree Mitigation Settlement Agreement for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and 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 (MIS2025-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 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.5 Per the Planned Development District 99 (PD-99) Ordinance (Ordinance No. 22-51), you are required to provide the following Park Improvements:
(a) A Six (6) Foot Concrete Hike & Bike Trail.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (e.g. Trees and Other Vegetation).

In this case, the provided Concept Plan delineates all of these required elements.

I.6 Concept Plan. In addition to the required Park Improvements the applicant is proposing to: (1) increase the size of the hike and bike trail to eight (8) feet, (2) provide a lake overlook area, and (3) a rock skipping installation. The applicant's letter indicates the required improvements have a $500,000.00 price tag, and the additional improvements will cost $750,000.00; for a total Park Improvement cost of $1,250,000.00.

I.7 Landscape Plan. The provided landscape plan indicates all of the proposed canopy trees to be planted with the residential portion of the subdivision. This includes all of the landscape buffers, open spaces, and lot trees. Based on the provided landscape plan (1) 1,152 trees will be planted on the residential lots, (2) 277 trees will be planted within the open space, and (3) 438 will be within landscape buffers. This equates to a total of 1,867 trees or 7,468 inches to be planted within the subdivision.

I.8 Treescape Plan. Based on the provided preliminary tree survey, there will be an estimated 17,552.7 caliper inches removed during the construction of the subdivision. In addition, it is estimated that through the protection of the floodplain that the 20% Preservation Credit will be achieved. This reduces the estimated mitigation to 14,042.16 caliper inches.

I.9 The total mitigation balance is 6,574.16 caliper inches after the 20% tree preservation credit and the on-site plantings (i.e. 17,552.7 – 3,510.54 – 7,468 = 6,574.16). This brings the required mitigation fee to $657,416.00. In lieu of paying this fee the applicant is proposing to install an additional $750,000.00 of Park Improvements for a total of $1,250,000.00. In addition, the applicant has indicated that if the final cost is less than $1,250,000.00 then they will pay the difference.

I.10 Please note the scheduled meetings for this case:
(1) Planning & Zoning meeting will be held on April 29, 2025.
(2) City Council meeting will be held on May 5, 2025.

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). A representative must be present for these meetings.

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]
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- ☐ 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	5565 Hwy 549, Rockwall, TX				
SUBDIVISION	Southside Hills	LOT		BLOCK	
GENERAL LOCATION	SW of SH205 & FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	264.5	LOTS [CURRENT]	384	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	CCD - Rockwall LLC	☑ APPLICANT	Same
CONTACT PERSON	Brian Cramer	CONTACT PERSON	
ADDRESS	4925 Greenville Ave., #604	ADDRESS	
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	
PHONE	214-734-5924	PHONE	
E-MAIL	bcramer@ccdevtx.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Phyllis D. Bevel

PHYLLIS D. BEVEL
Notary Public, State of Texas
Comm. Expires 07-11-2025
Notary ID 131204203

MY COMMISSION EXPIRES 7-11-25

CORSON CRAMER
DEVELOPMENT

April 3, 2025

Mr. Ryan Miller
385 S. Goliad
Rockwall, TX 75087

Re: Southside Hills Tree Mitigation

Dear Mr. Miller:

Corson Cramer Development (CCD) is requesting an Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision. Southside Hills was established by the City Council on October 3, 2022 through the adoption of Ordinance No. 22-51 (Planned Development District 99 for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas.

The Single Family portion will have 384 lots representing a density of 1.45 dwelling units per gross acre consisting of five lot types: Type A – (43) will be a lot area of 43,560 SF with minimum dimensions of 130' x 240', Type B – (26) will be a lot area of 24,000 SF with minimum dimensions of 110' x 190', Type C (66) will be a lot area of 11,000 SF with minimum dimensions of 80' x 110', Type D (43) will be a lot area of 9,600 SF with minimum dimensions of 80' x 110' and Type E (206) will be a lot area of 7,200 SF with minimum dimensions of 62' x 110'.

Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	130' x 240'	43,560 SF	43	11.2%
B	110' x 190'	24,000 SF	26	6.8%
C	80' x 115'	11, 000 SF	66	17.2%
D	80' x 110'	9,600 SF	43	11.2%
E	62' x 110'	7,200 SF	206	53.6%
		Maximum Permitted Units:	*384*	*100.00%*

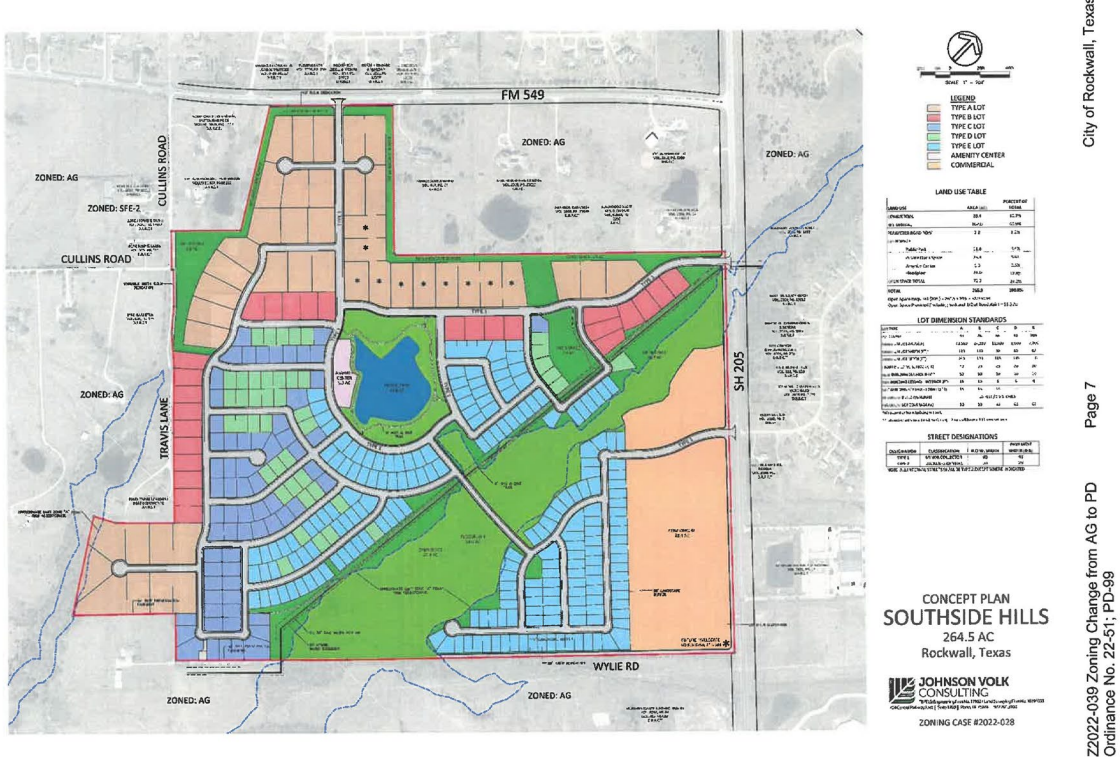
In addition, per the PD, the community will have a minimum of 20% open space or 52.9 acres. The current plan calls for 73.8 acres of open space consisting of a public park, amenity center, private open space and floodplain.

The public park will be 11.6 acres and shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

These components were approved in the PD ordinance mentioned herein. Below is the concept plan from the PD,

Exhibit 'C':
Concept Plan



After significant input and collaboration with City of Rockwall staff and the Parks Department, a park plan was designed that we believe will be highly desirable and unique to Rockwall. The highlight of the park will be the Texas-shaped lake that will be improved for public use including walking the trail surrounding the lake. This enhanced lake has the potential to be an iconic landmark for all of Rockwall.

The majority of the area around the lake will be dedicated to public use of all ages consisting of 11.6 acres (private amenity area of 1.1 acres is depicted in green on the exhibit below). The Pavillion and Plaza area will be ideal for picnics and nature watching or just being close by to children playing on the multi-age Playground. There will be ample Benches when it is time to relax.

As part of the discussions with City staff, CCD will increase the width of the Hike and Bike Trail from six feet to eight feet along with creating an overlook area for nature watching, fishing, or a unique rock skipping feature. This one-of-a-kind concept will include a seating area with tiered steps down to the water's edge and piers/poles in the water to measure your rock-skipping ability.

CCD is excited for the potential of this park to be a landmark for Rockwall and a defining enhancement for the Southside Hills community. See below for the park concept plan and renderings.





The open space area of the community along with the trees on the lots will be substantial. There will be significant costs associated with having the trees surveyed and marked in accordance with the ordinance requirements. In lieu of conducting an exhaustive tree survey, we propose upgrading the park and adding additional elements as described above. CCD will commit to spending $1,000,000 worth of improvements to satisfy the tree mitigation obligations along with the equipment fee requirement. If CCD does not incur the stated amount, then a check for the shortfall will be submitted to the City. The $1,000,000 will only apply to the public park elements and not the private amenities. The private amenities will be a separate budget.

We appreciate your consideration and look forward to working with the City on this project.

Sincerely,

Corson Cramer Development

Brian Cramer
Co-President

PRIVATE AMENITY CENTER CALLOUTS LEGEND:

- (A) STEEL SHADE STRUCTURE
- (B) CONCRETE POOL DECK
- (C) CONCRETE SIDEWALK
- (D) SWIMMING POOL
- (E) TANNING LEDGE
- (F) RESTROOM BUILDING (+/- 400 SQ. FT.)
- (G) POOL EQUIPMENT ENCLOSURE
- (H) EVENT LAWN
- (I) OUTDOOR FIRE PIT AND LOUNGE
- (J) PROPOSED PARALLEL PARKING (12 PARKING STALLS)
- (K) OPEN PLAY AREA

- 3" CALIPER SHADE TREE; SPECIES TBD.
- 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.

NOTE:
ALL LANDSCAPE AREAS SHALL RECEIVE BERMUDA GRASS LAWN AND PERMANENT IRRIGATION.

PUBLIC PARK CALLOUTS LEGEND:

- (1) STEEL SHADE STRUCTURE WITH TABLES.
- (2) CONCRETE SIDEWALK
- (3) 6'-0" WIDTH CONCRETE TRAIL
- (4) PLAYGROUND FACILITY
- (5) BENCHES
- (6) OUTDOOR GRILL STATION
- (7) OUTDOOR PLAZA/SEATING AREA
- (8) OPEN PLAY AREA
- (9) NATIVE AREA
- (10) TIERED STONE STEPS AND VIEWING AREA.
- (11) EXISTING PUMP HOUSE TO REMAIN

- 3" CALIPER SHADE TREE; SPECIES TBD.
- 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
- NATIVE TURF MIX AND/OR NATURAL VEGETATION TO REMAIN.

NOTE:
ALL LANDSCAPE AREAS SHALL RECEIVE BERMUDA GRASS LAWN AND PERMANENT IRRIGATION.

NORTH

SCALE: 1" = 50'-0"

SOUTHSIDE HILLS PHASE I - PUBLIC PARK AND PRIVATE AMENITY CENTER CONCEPT PLAN

City of Rockwall, Rockwall County, Texas

February 24, 2025

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

TR2
TR8A
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TR3
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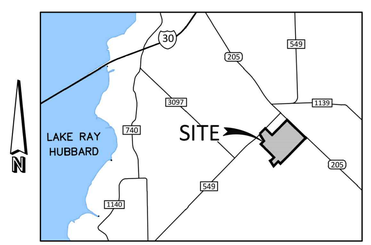
TR13
TR14



LOCATION MAP
NOT TO SCALE

NORTH

250 125 0 250
SCALE 1" = 250'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OVERALL LAYOUT PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
REGISTERED LANDSCAPE ARCHITECT
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 250'
One Inch

JVC No CCD501

TR1 of 35

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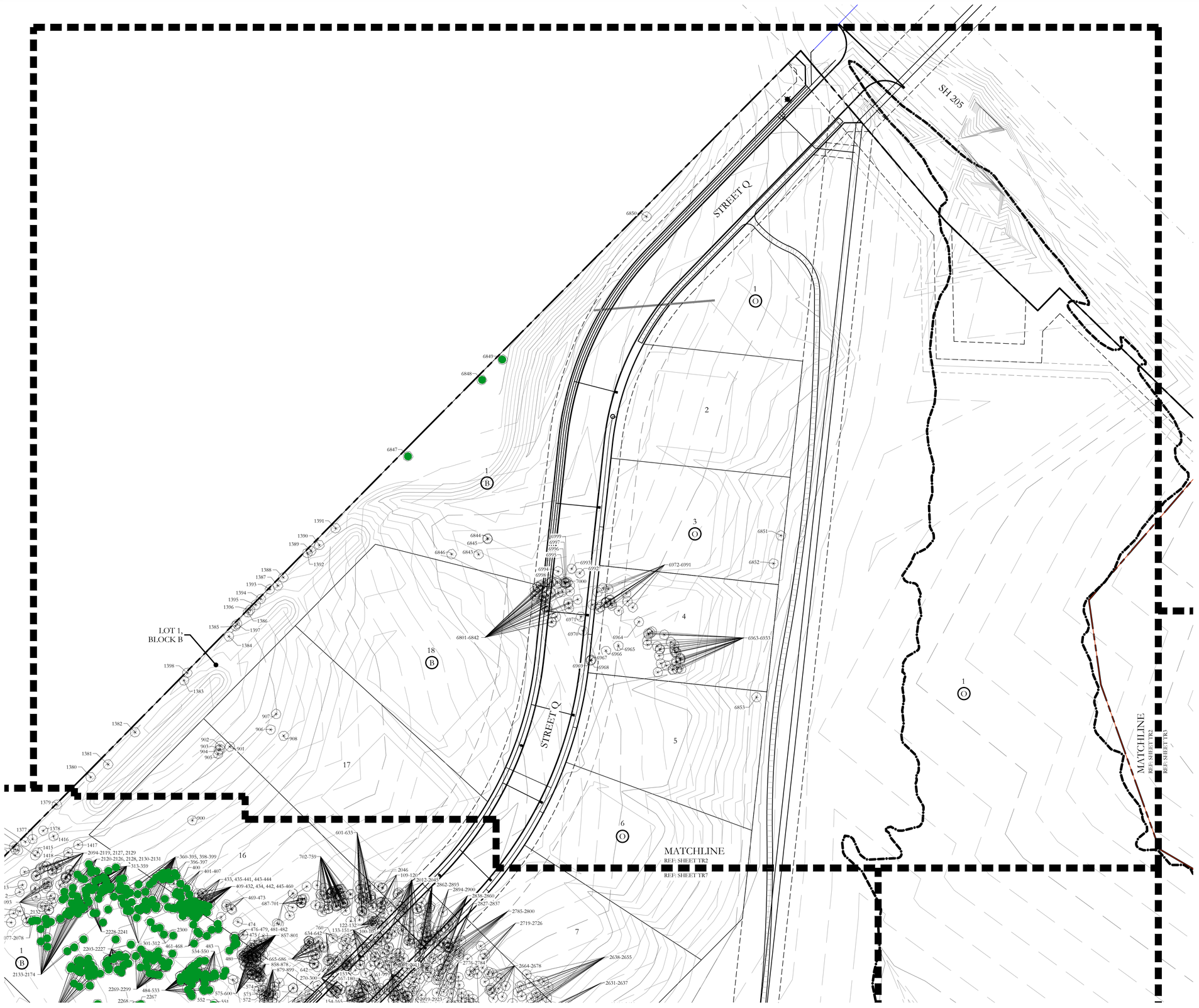

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

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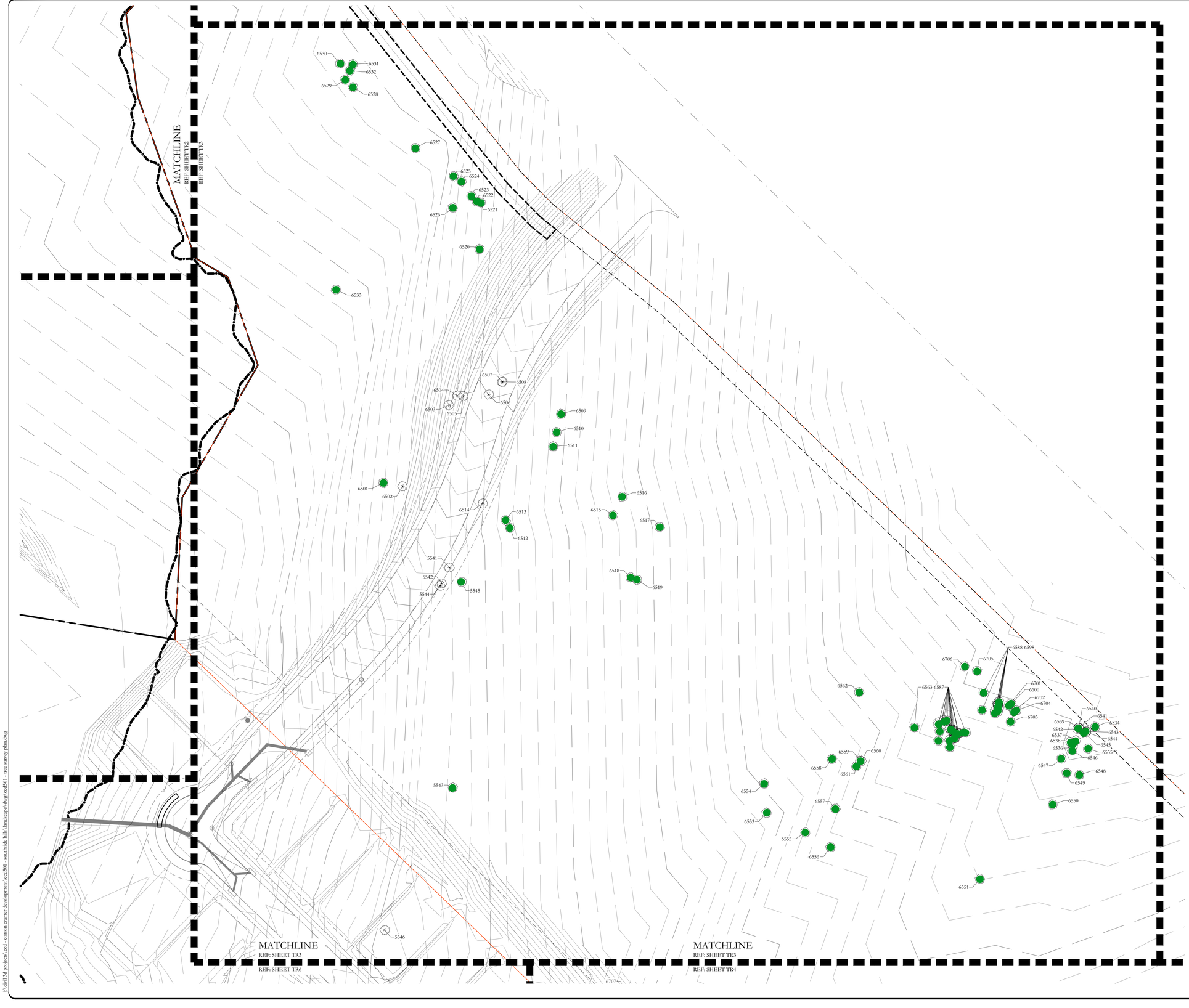

LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR3 of 35

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MATCHLINE
REF: SHEET TR3
REF: SHEET TR4

MATCHLINE
REF: SHEET TR4
REF: SHEET TR5

LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR4 of 35

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LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

N

50 25 0 50

SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR5 of 35

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LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR6 of 35

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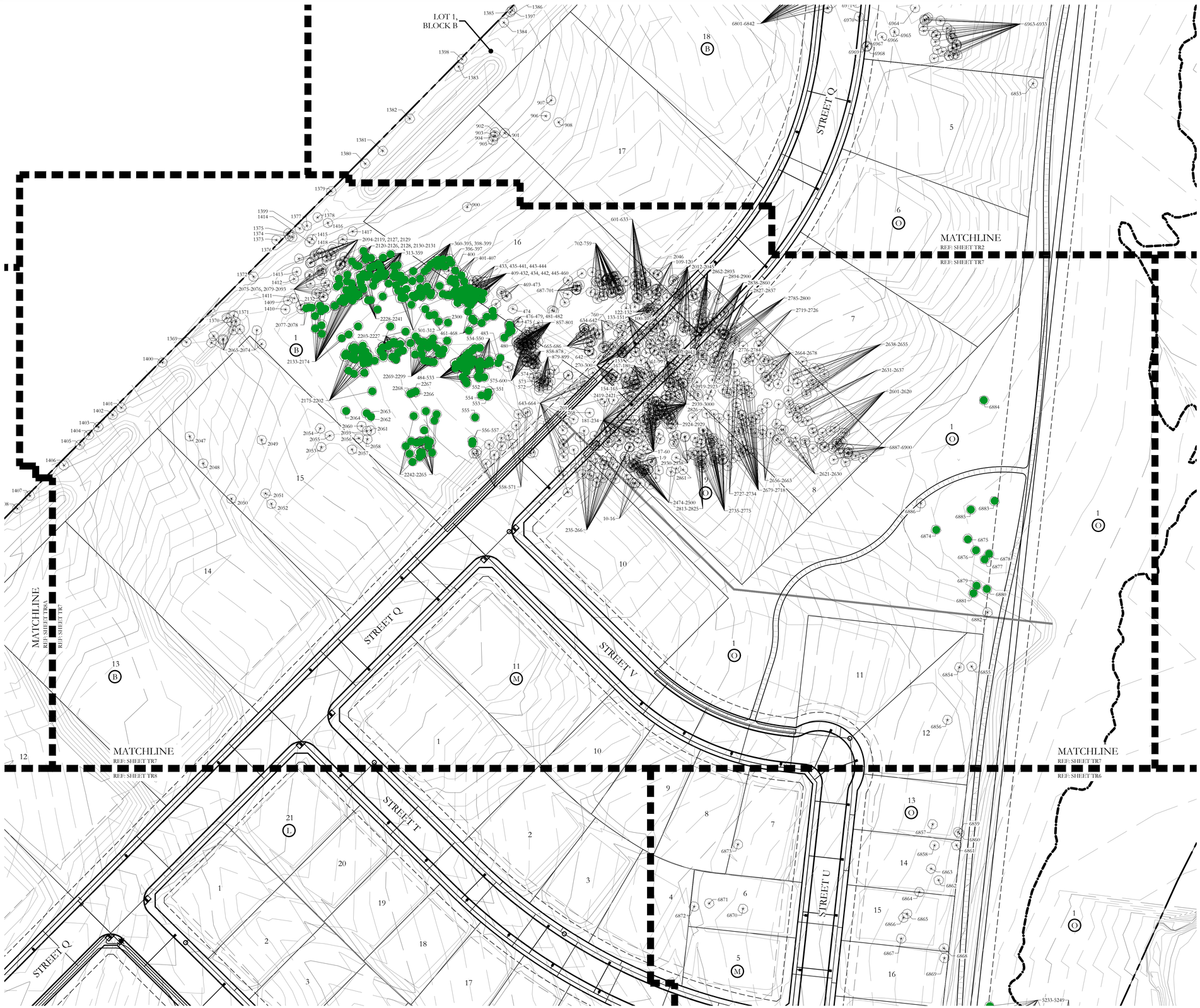

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SOUTHSIDE HILLS
PHASE I
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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR7 of 35

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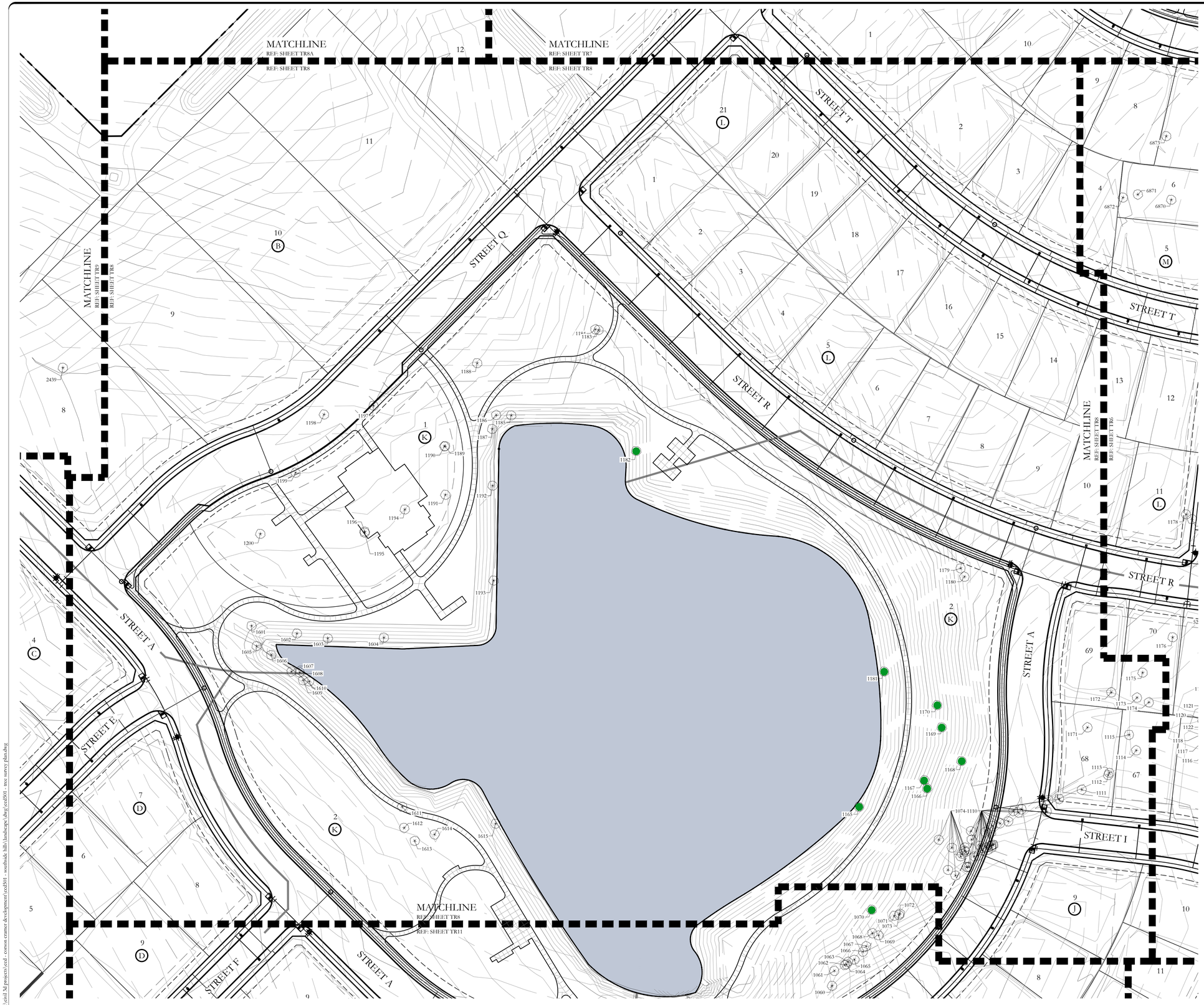

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR8 of 35

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SOUTHSIDE HILLS
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR8A of 35

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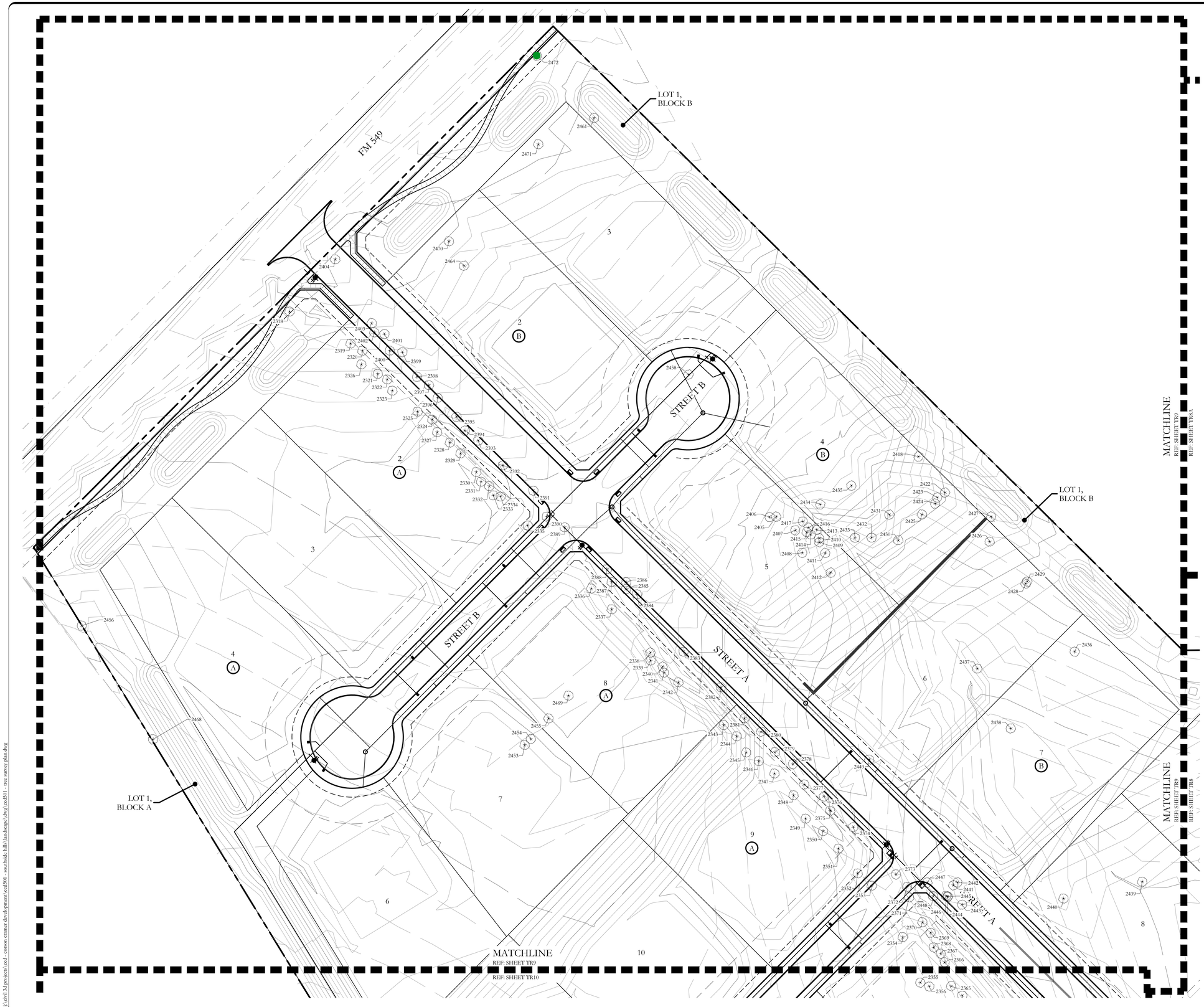

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SOUTHSIDE HILLS
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TREE SURVEY PLAN
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CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

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SOUTHSIDE HILLS
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TREE SURVEY PLAN

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CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR10 of 35

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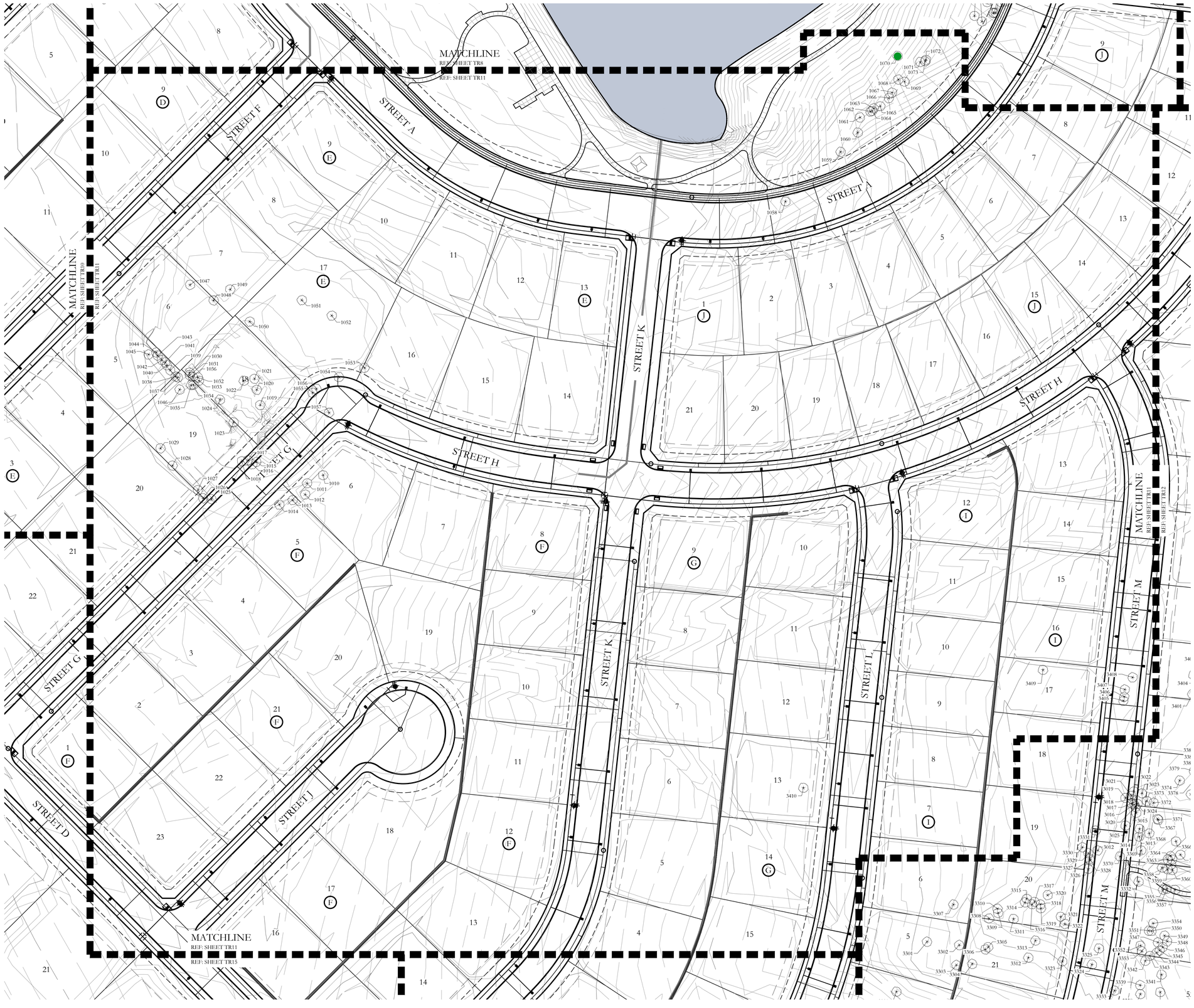

LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
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TREE SURVEY PLAN
DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
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STATE OF TEXAS

March 13, 2025

SCALE:
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One Inch
JVC No CCD501

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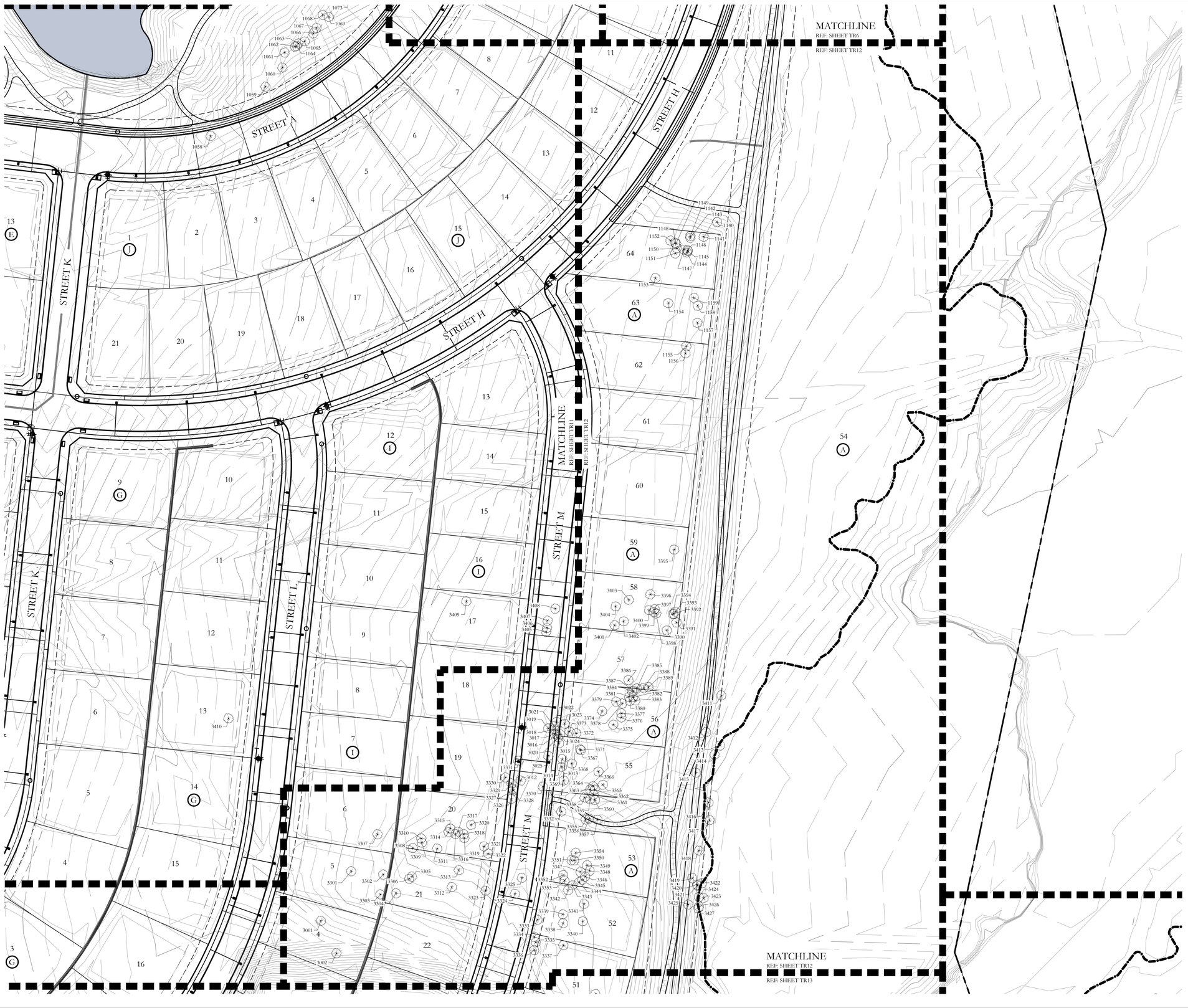

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SOUTHSIDE HILLS
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SOUTHSIDE HILLS
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TREE SURVEY PLAN

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CODY L. JOHNSON
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STATE OF TEXAS

March 13, 2025

SCALE:
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One Inch
JVC No CCD501

TR13 of 35

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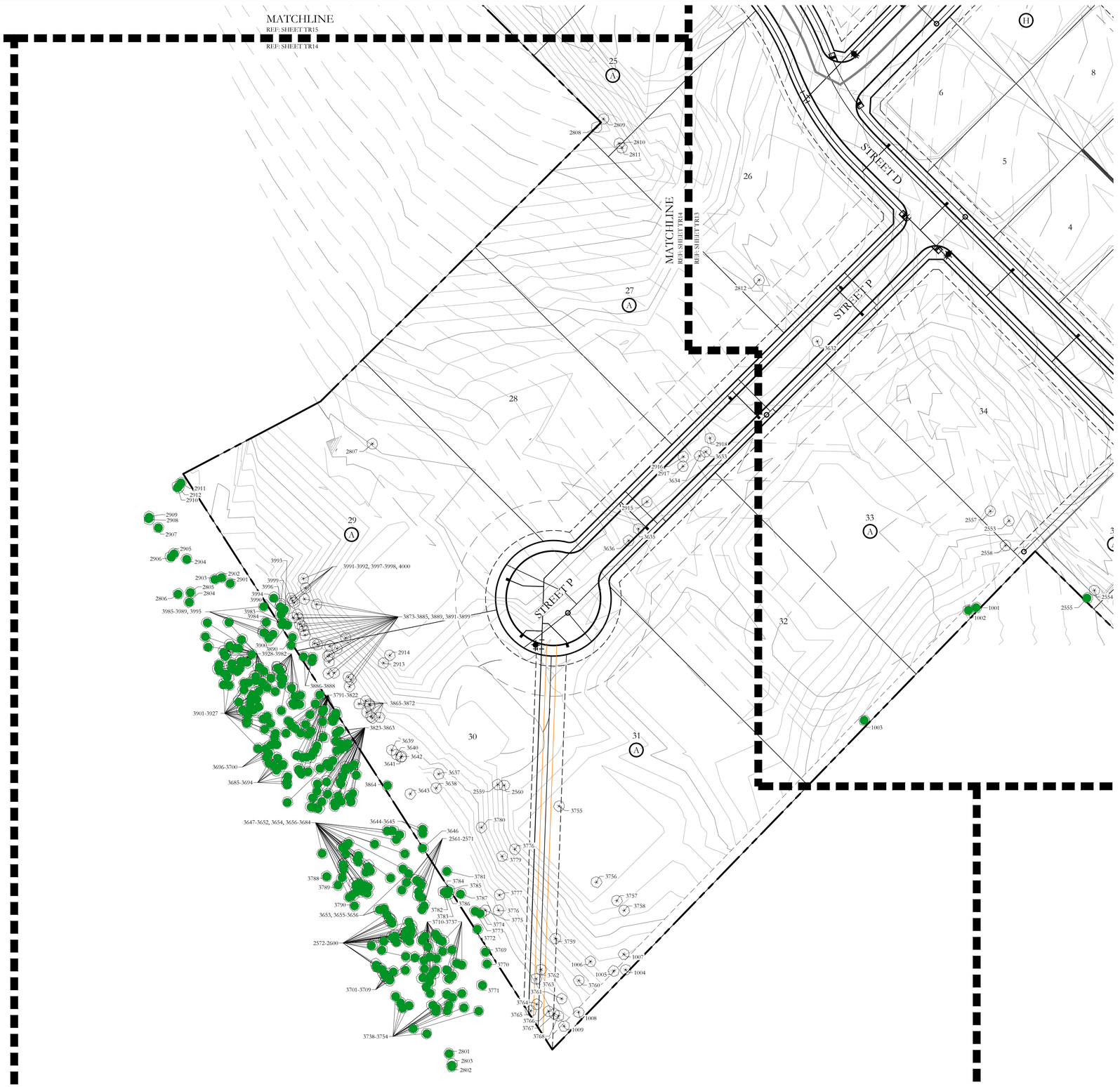

LEGEND

55 EXISTING TREE TO REMAIN

65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR14 of 35

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR15 of 35

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Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1	Eastern Red Cedar	4	Remove	4	No	No	No			
2	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
3	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
4	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
5	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
7	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
8	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
9	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
10	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
11	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
12	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
13	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
14	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
15	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
16	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
17	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
18	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
19	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
20	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
21	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
22	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
23	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
24	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
25	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
26	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
27	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
28	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
29	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
30	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
31	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
32	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
33	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
34	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
35	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
36	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
37	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
38	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
39	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
40	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
41	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
42	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
43	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
44	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
45	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
46	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
47	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
48	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
49	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
50	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
51	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
52	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
53	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
54	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
55	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
56	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
57	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
58	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
59	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
60	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
61	Green Ash	5	Remove	4	No	No	No	5.00	0	0
62	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
63	Green Ash	4	Remove	4	No	No	No	4.00	0	0
64	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
65	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
66	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
67	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
68	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
69	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
70	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
71	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
72	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
73	Green Ash	13.6	Remove	4	No	No	No	13.60	0	0
74	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
75	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
76	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
77	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
78	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
79	Green Ash	4	Remove	4	No	No	No	4.00	0	0
80	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
81	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
82	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
83	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
84	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
85	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
86	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
87	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
88	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
89	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
90	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
91	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
92	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
93	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
94	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
95	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
96	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
97	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
98	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
99	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
100	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
103	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
104	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
107	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
110	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
113	American Elm	7	Remove	4	No	No	No	7.00	0.00	0
114	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
115	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
116	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
117	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
118	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
119	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
120	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
122	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
123	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
124	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
125	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
126	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
128	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
130	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
131	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
132	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
133	Green Ash	6	Remove	4	No	No	No	6.00	0	0
134	Green Ash	8	Remove	4	No	No	No	8.00	0	0
135	American Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
136	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
137	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
138	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
139	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
140	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
141	Green Ash	9.6	Remove	4	No	No	No	9.60	0	0
142	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
143	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
144	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
145	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
146	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
147	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
149	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
150	Green Ash	9.6	Remove	4	No	No	No	9.60	0	0
151	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
153	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
154	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
155	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
156	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
157	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
158	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
159	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
160	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
161	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
162	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
163	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
164	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
165	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
167	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
168	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
169	Gum Bumelia	4	Remove	4	No	No	No	4.00	0	0
170	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
171	Green Ash	5	Remove	4	No	No	No	5.00	0	0
172	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
173	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
174	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
175	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
176	Green Ash	18.2	Remove	4	No	No	No	18.20	0	0
177	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
178	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
179	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
180	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
181	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
182	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
183	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
184	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
185	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
186	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
187	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
188	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
189	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
190	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
191	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
192	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
193	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
194	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
195	Green Ash	4	Remove	4	No	No	No	4.00	0	0
196	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
197	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
198	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
199	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
200	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
201	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
202	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
203	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
204	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
205	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
206	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
207	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
208	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
209	Green Ash	4	Remove	4	No	No	No	4.00	0	0
210	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
211	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
212	American Elm	9.1	Remove	4	No	No	No	9.10	0.00	0
213	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
214	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
215	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
216	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
217	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
218	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
219	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
220	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
221	Bradford Pear	5.5	Remove	4	No	No	No	5.50	0.00	0
222	Green Ash	11	Remove	4	No	No	No	11.00	0	0
223	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
224	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
225	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
226	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
227	Green Ash	9.5	Remove	4	No	No	No	9.50	0	0
228	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
229	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
230	Green Ash	14.7	Remove	4	No	No	No	14.70	0	0
231	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
232	Green Ash	4	Remove	4	No	No	No	4.00	0	0
233	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
234	Common Persimmon	5.9	Remove	4	No	No	No	5.90	0.00	0
235	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
236	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
237	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
238	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
239	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
240	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
241	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
242	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
243	Common Persimmon	4.2	Remove	4	No	No	No	4.20	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

C:\civil 3d projects\ccd - corsson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
244	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
245	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
246	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
247	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
248	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
249	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
250	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
251	Green Ash	15.5	Remove	4	No	No	No	15.50	0	0
252	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
260	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
261	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
262	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
263	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
264	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
266	Green Ash	8	Remove	4	No	No	No	8.00	0	0
268	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
269	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
275	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
276	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
277	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
278	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
279	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
280	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
281	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
282	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
283	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
288	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
291	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
292	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
293	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
294	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
295	Green Ash	19.5	Remove	4	No	No	No	19.50	0	0
296	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
297	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
298	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
299	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
300	Green Ash	10	Remove	4	No	No	No	10.00	0	0
301	Common Persimmon	4.2	Remain	4	No	No	No			
302	Eastern Red Cedar	4	Remain	4	No	No	No			
303	Eastern Red Cedar	4	Remain	4	No	No	No			
304	Eastern Red Cedar	4	Remain	4	No	No	No			
305	Eastern Red Cedar	4	Remain	4	No	No	No			
306	Eastern Red Cedar	4	Remain	4	No	No	No			
307	Eastern Red Cedar	4	Remain	4	No	No	No			
308	Eastern Red Cedar	4	Remain	4	No	No	No			
309	Eastern Red Cedar	4	Remain	4	No	No	No			
310	Eastern Red Cedar	4	Remain	4	No	No	No			
311	American Elm	6.2	Remain	4	No	No	No			
312	Eastern Red Cedar	4	Remain	4	No	No	No			
313	Eastern Red Cedar	4	Remain	4	No	No	No			
314	Eastern Red Cedar	4	Remain	4	No	No	No			
315	Eastern Red Cedar	4	Remain	4	No	No	No			
316	Eastern Red Cedar	4	Remain	4	No	No	No			
317	Eastern Red Cedar	4	Remain	4	No	No	No			
318	Eastern Red Cedar	4	Remain	4	No	No	No			
319	Eastern Red Cedar	4	Remain	4	No	No	No			
320	Eastern Red Cedar	4	Remain	4	No	No	No			
321	Eastern Red Cedar	4	Remain	4	No	No	No			
322	Eastern Red Cedar	4	Remain	4	No	No	No			
323	Eastern Red Cedar	4	Remain	4	No	No	No			
324	Eastern Red Cedar	4	Remain	4	No	No	No			
325	Eastern Red Cedar	4	Remain	4	No	No	No			
326	Eastern Red Cedar	4	Remain	4	No	No	No			
327	Eastern Red Cedar	4	Remain	4	No	No	No			
328	Bradford Pear	4.4	Remain	4	No	No	No			
329	Eastern Red Cedar	4	Remain	4	No	No	No			
330	Eastern Red Cedar	4	Remain	4	No	No	No			
331	Eastern Red Cedar	4	Remain	4	No	No	No			
332	Eastern Red Cedar	4	Remain	4	No	No	No			
333	Eastern Red Cedar	4	Remain	4	No	No	No			
334	Eastern Red Cedar	4	Remain	4	No	No	No			
335	Eastern Red Cedar	4	Remain	4	No	No	No			
336	Eastern Red Cedar	4	Remain	4	No	No	No			
337	Eastern Red Cedar	4	Remain	4	No	No	No			
338	Eastern Red Cedar	4	Remain	4	No	No	No			
339	Eastern Red Cedar	4	Remain	4	No	No	No			
340	Eastern Red Cedar	4	Remain	4	No	No	No			
341	Eastern Red Cedar	4	Remain	4	No	No	No			
342	Eastern Red Cedar	4	Remain	4	No	No	No			
343	Eastern Red Cedar	4	Remain	4	No	No	No			
344	Eastern Red Cedar	4	Remain	4	No	No	No			
345	Eastern Red Cedar	4	Remain	4	No	No	No			
346	Eastern Red Cedar	4	Remain	4	No	No	No			
347	Eastern Red Cedar	4	Remain	4	No	No	No			
348	Eastern Red Cedar	4	Remain	4	No	No	No			
349	Eastern Red Cedar	4	Remain	4	No	No	No			
350	Bradford Pear	4.1	Remain	4	No	No	No			
351	Eastern Red Cedar	4	Remain	4	No	No	No			
352	Eastern Red Cedar	4	Remain	4	No	No	No			
353	Eastern Red Cedar	4	Remain	4	No	No	No			
354	American Elm	4.3	Remain	4	No	No	No			
355	Eastern Red Cedar	4	Remain	4	No	No	No			
356	American Elm	5.9	Remain	4	No	No	No			
357	Eastern Red Cedar	4	Remain	4	No	No	No			
358	American Elm	4.9	Remain	4	No	No	No			
359	American Elm	4.9	Remain	4	No	No	No			
360	American Elm	4.5	Remain	4	No	No	No			
361	American Elm	4	Remain	4	No	No	No			
362	Eastern Red Cedar	4	Remain	4	No	No	No			
363	Eastern Red Cedar	4	Remain	4	No	No	No			
364	Green Ash	8.2	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
365	Eastern Red Cedar	4	Remain	4	No	No	No			
366	Eastern Red Cedar	4	Remain	4	No	No	No			
367	American Elm	8.5	Remain	4	No	No	No			
368	American Elm	4.4	Remain	4	No	No	No			
369	American Elm	4	Remain	4	No	No	No			
370	Eastern Red Cedar	4	Remain	4	No	No	No			
371	Eastern Red Cedar	4	Remain	4	No	No	No			
372	Eastern Red Cedar	4	Remain	4	No	No	No			
373	Eastern Red Cedar	4	Remain	4	No	No	No			
374	Eastern Red Cedar	4	Remain	4	No	No	No			
375	Eastern Red Cedar	4	Remain	4	No	No	No			
376	Eastern Red Cedar	4	Remain	4	No	No	No			
377	Eastern Red Cedar	4	Remain	4	No	No	No			
378	Eastern Red Cedar	4	Remain	4	No	No	No			
379	Eastern Red Cedar	4	Remain	4	No	No	No			
380	Eastern Red Cedar	4	Remain	4	No	No	No			
381	Eastern Red Cedar	4	Remain	4	No	No	No			
382	Eastern Red Cedar	4	Remain	4	No	No	No			
383	Eastern Red Cedar	4	Remain	4	No	No	No			
384	Eastern Red Cedar	4	Remain	4	No	No	No			
385	Eastern Red Cedar	4	Remain	4	No	No	No			
386	Eastern Red Cedar	4	Remain	4	No	No	No			
387	Eastern Red Cedar	4	Remain	4	No	No	No			
388	Eastern Red Cedar	4	Remain	4	No	No	No			
389	Eastern Red Cedar	4	Remain	4	No	No	No			
390	Eastern Red Cedar	4	Remain	4	No	No	No			
391	Eastern Red Cedar	4	Remain	4	No	No	No			
392	Eastern Red Cedar	4	Remain	4	No	No	No			
393	Bradford Pear	4.5	Remain	4	No	No	No			
394	Eastern Red Cedar	4	Remain	4	No	No	No			
395	Eastern Red Cedar	4	Remain	4	No	No	No			
396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
398	Green Ash	25.2	Remain	4	No	No	No			
399	Eastern Red Cedar	4	Remain	4	No	No	No			
400	Eastern Red Cedar	4	Remain	4	No	No	No			
401	Eastern Red Cedar	4	Remain	4	No	No	No			
402	Eastern Red Cedar	4	Remain	4	No	No	No			
403	Eastern Red Cedar	4	Remain	4	No	No	No			
404	American Elm	4.3	Remain	4	No	No	No			
405	Eastern Red Cedar	4	Remain	4	No	No	No			
406	Eastern Red Cedar	4	Remain	4	No	No	No			
407	Eastern Red Cedar	4	Remain	4	No	No	No			
409	Eastern Red Cedar	4	Remain	4	No	No	No			
410	Eastern Red Cedar	4	Remain	4	No	No	No			
411	Eastern Red Cedar	4	Remain	4	No	No	No			
412	Eastern Red Cedar	4	Remain	4	No	No	No			
413	Eastern Red Cedar	4	Remain	4	No	No	No			
414	Eastern Red Cedar	4	Remain	4	No	No	No			
415	Eastern Red Cedar	4	Remain	4	No	No	No			
416	Eastern Red Cedar	4	Remain	4	No	No	No			
417	Eastern Red Cedar	4	Remain	4	No	No	No			
418	Eastern Red Cedar	4	Remain	4	No	No	No			
419	Eastern Red Cedar	4	Remain	4	No	No	No			
420	Eastern Red Cedar	4	Remain	4	No	No	No			
421	Eastern Red Cedar	4	Remain	4	No	No	No			
422	Eastern Red Cedar	4	Remain	4	No	No	No			
423	Eastern Red Cedar	4	Remain	4	No	No	No			
424	Eastern Red Cedar	4	Remain	4	No	No	No			
425	Eastern Red Cedar	4	Remain	4	No	No	No			
426	Eastern Red Cedar	4	Remain	4	No	No	No			
427	Eastern Red Cedar	4	Remain	4	No	No	No			
428	Eastern Red Cedar	4	Remain	4	No	No	No			
429	Eastern Red Cedar	4	Remain	4	No	No	No			
430	Eastern Red Cedar	4	Remain	4	No	No	No			
431	Eastern Red Cedar	4	Remain	4	No	No	No			
432	Eastern Red Cedar	4	Remain	4	No	No	No			
433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
434	Eastern Red Cedar	4	Remain	4	No	No	No			
435	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
437	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
438	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
439	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
440	Bradford Pear	7.7	Remove	4	No	No	No	7.70	0.00	0
441	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
442	Eastern Red Cedar	4	Remain	4	No	No	No			
443	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
444	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
445	Eastern Red Cedar	4	Remain	4	No	No	No			
446	Eastern Red Cedar	4	Remain	4	No	No	No			
447	Eastern Red Cedar	4	Remain	4	No	No	No			
448	Eastern Red Cedar	4	Remain	4	No	No	No			
449	Eastern Red Cedar	4	Remain	4	No	No	No			
450	Eastern Red Cedar	4	Remain	4	No	No	No			
451	Eastern Red Cedar	4	Remain	4	No	No	No			
452	Eastern Red Cedar	4	Remain	4	No	No	No			
453	Eastern Red Cedar	4	Remain	4	No	No	No			
454	Eastern Red Cedar	4	Remain	4	No	No	No			
455	Eastern Red Cedar	4	Remain	4	No	No	No			
456	Eastern Red Cedar	4	Remain	4	No	No	No			
457	Eastern Red Cedar	4	Remain	4	No	No	No			
458	Eastern Red Cedar	4	Remain	4	No	No	No			
459	Eastern Red Cedar	4	Remain	4	No	No	No			
460	Eastern Red Cedar	4	Remain	4	No	No	No			
461	Eastern Red Cedar	4	Remain	4	No	No	No			
462	Eastern Red Cedar	4	Remain	4	No	No	No			
463	Green Ash	14	Remain	4	No	No	No			
464	American Elm	5.8	Remain	4	No	No	No			
465	Eastern Red Cedar	4	Remain	4	No	No	No			
466	Green Ash	16.5	Remain	4	No	No	No			
467	Eastern Red Cedar	4	Remain	4	No	No	No			
468	Eastern Red Cedar	4	Remain	4	No	No	No			
469	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
470	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
471	Common Persimmon	6.9	Remove	4	No	No	No	6.90	0.00	0
472	Common Persimmon	4.4	Remove	4	No	No	No	4.40	0.00	0
473	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
474	American Elm	8	Remove	4	No	No	No	8.00	0.00	0
475	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
476	Eastern Red Cedar	4	Remain	4	No	No	No			
477	Eastern Red Cedar	4	Remain	4	No	No	No			
478	Eastern Red Cedar	4	Remain	4	No	No	No			
479	Eastern Red Cedar	4	Remain	4	No	No	No			
480	American Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
481	American Elm	14.8	Remain	4	No	No	No			
482	Eastern Red Cedar	4	Remain	4	No	No	No			
483	Eastern Red Cedar	4	Remain	4	No	No	No			
484	Eastern Red Cedar	4	Remain	4	No	No	No			
485	Eastern Red Cedar	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
486	Eastern Red Cedar	4	Remain	4	No	No	No			
487	Eastern Red Cedar	4	Remain	4	No	No	No			
488	Eastern Red Cedar	4	Remain	4	No	No	No			
489	Eastern Red Cedar	4	Remain	4	No	No	No			
490	Eastern Red Cedar	4	Remain	4	No	No	No			
491	Eastern Red Cedar	4	Remain	4	No	No	No			
492	Eastern Red Cedar	4	Remain	4	No	No	No			
493	Eastern Red Cedar	4	Remain	4	No	No	No			
494	Eastern Red Cedar	4	Remain	4	No	No	No			
495	Eastern Red Cedar	4	Remain	4	No	No	No			
496	Eastern Red Cedar	4	Remain	4	No	No	No			
497	Eastern Red Cedar	4	Remain	4	No	No	No			
498	Eastern Red Cedar	4	Remain	4	No	No	No			
499	Eastern Red Cedar	4	Remain	4	No	No	No			
500	Eastern Red Cedar	4	Remain	4	No	No	No			
501	Eastern Red Cedar	4	Remain	4	No	No	No			
502	Eastern Red Cedar	4	Remain	4	No	No	No			
503	Eastern Red Cedar	4	Remain	4	No	No	No			
504	Eastern Red Cedar	4	Remain	4	No	No	No			
505	Eastern Red Cedar	4	Remain	4	No	No	No			
506	Eastern Red Cedar	4	Remain	4	No	No	No			
507	Eastern Red Cedar	4	Remain	4	No	No	No			
508	Eastern Red Cedar	4	Remain	4	No	No	No			
509	Eastern Red Cedar	4	Remain	4	No	No	No			
510	Eastern Red Cedar	4	Remain	4	No	No	No			
511	Eastern Red Cedar	4	Remain	4	No	No	No			
512	Eastern Red Cedar	4	Remain	4	No	No	No			
513	Eastern Red Cedar	4	Remain	4	No	No	No			
514	Eastern Red Cedar	4	Remain	4	No	No	No			
515	Eastern Red Cedar	4	Remain	4	No	No	No			
516	Eastern Red Cedar	4	Remain	4	No	No	No			
517	Eastern Red Cedar	4	Remain	4	No	No	No			
518	Eastern Red Cedar	4	Remain	4	No	No	No			
519	Eastern Red Cedar	4	Remain	4	No	No	No			
520	Eastern Red Cedar	4	Remain	4	No	No	No			
521	Eastern Red Cedar	4	Remain	4	No	No	No			
522	Eastern Red Cedar	4	Remain	4	No	No	No			
523	Eastern Red Cedar	4	Remain	4	No	No	No			
524	Eastern Red Cedar	4	Remain	4	No	No	No			
525	Eastern Red Cedar	4	Remain	4	No	No	No			
526	Eastern Red Cedar	4	Remain	4	No	No	No			
527	Eastern Red Cedar	4	Remain	4	No	No	No			
528	Eastern Red Cedar	4	Remain	4	No	No	No			
529	Eastern Red Cedar	4	Remain	4	No	No	No			
530	Eastern Red Cedar	4	Remain	4	No	No	No			
531	Eastern Red Cedar	4	Remain	4	No	No	No			
532	Eastern Red Cedar	4	Remain	4	No	No	No			
533	Eastern Red Cedar	4	Remain	4	No	No	No			
534	Eastern Red Cedar	4	Remain	4	No	No	No			
535	Eastern Red Cedar	4	Remain	4	No	No	No			
536	Eastern Red Cedar	4	Remain	4	No	No	No			
537	Eastern Red Cedar	4	Remain	4	No	No	No			
538	Eastern Red Cedar	4	Remain	4	No	No	No			
539	Eastern Red Cedar	4	Remain	4	No	No	No			
540	Eastern Red Cedar	4	Remain	4	No	No	No			
541	Eastern Red Cedar	4	Remain	4	No	No	No			
542	Eastern Red Cedar	4	Remain	4	No	No	No			
543	Eastern Red Cedar	4	Remain	4	No	No	No			
544	Eastern Red Cedar	4	Remain	4	No	No	No			
545	Eastern Red Cedar	4	Remain	4	No	No	No			
546	Eastern Red Cedar	4	Remain	4	No	No	No			
547	Eastern Red Cedar	4	Remain	4	No	No	No			
548	Eastern Red Cedar	4	Remain	4	No	No	No			
549	Hercules' Club	5	Remain	4	No	No	No			
550	Eastern Red Cedar	4	Remain	4	No	No	No			
551	Eastern Red Cedar	4	Remain	4	No	No	No			
552	Eastern Red Cedar	4	Remain	4	No	No	No			
553	Eastern Red Cedar	4	Remain	4	No	No	No			
554	Eastern Red Cedar	4	Remain	4	No	No	No			
555	Green Ash	14.7	Remain	4	No	No	No			
556	Eastern Red Cedar	4	Remain	4	No	No	No			
557	Eastern Red Cedar	4	Remain	4	No	No	No			
558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
559	Green Ash	16.7	Remove	4	No	No	No	16.70	0	0
560	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
561	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
563	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
564	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
565	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
566	Green Ash	32.3	Remove	4	No	No	No	32.30	0	0
567	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
568	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
569	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
570	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
571	Green Ash	17.2	Remove	4	No	No	No	17.20	0	0
572	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
573	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
574	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
575	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
576	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
577	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
578	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
581	Green Ash	18.5	Remove	4	No	No	No	18.50	0	0
582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
584	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
586	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
587	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
588	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
589	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
590	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
591	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
592	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
593	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
594	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
595	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
596	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
597	Green Ash	25.8	Remove	4	No	No	No	25.80	0	0
598	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
600	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
601	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
614	Green Ash	24.1	Remove	4	No	No	No	24.10	0	0
615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
618	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
619	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
620	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
621	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
622	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
624	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
626	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
634	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
635	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
636	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
645	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
646	Hercules' Club	4.9	Remove	4	No	No	No	0.00	0.00	0
647	Green Ash	12.5	Remove	4	No	No	No	12.50	0	0
648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
649	Bradford Pear	4.9	Remove	4	No	No	No	4.90	0.00	0
650	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
651	Bradford Pear	4.3	Remove	4	No	No	No	4.30	0.00	0
652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
653	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
654	Green Ash	26.1	Remove	4	No	No	No	26.10	0	0
655	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
656	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
657	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
658	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
659	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
661	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
663	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
665	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
666	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
667	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
668	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
670	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
672	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
674	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
675	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
676	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
679	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
681	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
682	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
683	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
684	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
685	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
686	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
687	American Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
688	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
689	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
691	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
693	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
696	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
698	Green Ash	15.8	Remove	4	No	No	No	15.80	0	0
699	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
700	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
701	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
702	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
703	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
704	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
706	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
707	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
708	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
710	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
711	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
712	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
713	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
714	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
715	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
716	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
717	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
718	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
719	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
721	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
722	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
723	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
724	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
725	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
726	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
727	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
728	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
729	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
730	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
731	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
732	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
733	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
734	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
736	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
738	Green Ash	19.5	Remove	4	No	No	No	19.50	0	0
739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
743	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
744	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
747	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
748	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
749	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
750	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
751	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
752	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
753	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
754	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
755	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
757	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
758	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
759	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
760	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
845	American Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
846	American Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
848	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
849	Green Ash	10	Remove	4	No	No	No	10.00	0	0
850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
862	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
863	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
864	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
869	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
870	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
871	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
872	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
874	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
875	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
876	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
877	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
878	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
880	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
881	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
885	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
886	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
889	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
891	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
892	Green Ash	21.2	Remove	4	No	No	No	21.20	0	0
893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
896	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
897	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
900	American Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
901	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
902	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
903	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
904	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
905	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
906	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
907	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
908	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1001	Eastern Red Cedar	4	Remain	4	No	No	No			
1002	Eastern Red Cedar	4	Remain	4	No	No	No			
1003	Western Soapberry	6.8	Remain	4	No	No	No			
1004	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1008	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1009	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1010	Southern Live Oak	15.9	Remove	4	No	No	No	15.90	0	0
1011	Crape Myrtle	8.7	Remove	4	No	No	No	8.70	0.00	0
1012	Crape Myrtle	17	Remove	4	No	No	No	17.00	0.00	0
1013	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
1014	Southern Live Oak	19.7	Remove	4	No	No	No	19.70	0	0
1015	Loblolly Pine	12.9	Remove	4	No	No	No	12.90	0	0
1016	Loblolly Pine	15.4	Remove	4	No	No	No	15.40	0	0
1017	Loblolly Pine	8.1	Remove	4	No	No	No	8.10	0	0
1018	Loblolly Pine	9.6	Remove	4	No	No	No	9.60	0	0
1019	Southern Magnolia	9.7	Remove	4	No	No	No	9.70	0	0
1020	California Fan Palm	7.6	Remove	4	No	No	No	7.60	0.00	0
1021	California Fan Palm	7.8	Remove	4	No	No	No	7.80	0.00	0
1022	Southern Magnolia	10.6	Remove	4	No	No	No	10.60	0	0
1023	White Mulberry	6.7	Remove	4	No	No	No	6.70	0	0
1024	Southern Magnolia	8.3	Remove	4	No	No	No	8.30	0	0
1025	Crape Myrtle	5.2	Remove	4	No	No	No	5.20	0.00	0
1026	Crape Myrtle	12.6	Remove	4	No	No	No	12.60	0.00	0
1027	Crape Myrtle	11.9	Remove	4	No	No	No	11.90	0.00	0
1028	Southern Live Oak	13.4	Remove	4	No	No	No	13.40	0	0
1029	Shumard Red Oak	19.6	Remove	4	No	No	No	19.60	0	0
1030	Chinese Juniper	7	Remove	4	No	No	No	7.00	0.00	0
1031	Chinese Juniper	6.1	Remove	4	No	No	No	6.10	0.00	0
1032	American Holly	4.7	Remove	4	No	No	No	4.70	0.00	0
1033	American Holly	5.5	Remove	4	No	No	No	5.50	0.00	0
1034	American Holly	4.2	Remove	4	No	No	No	4.20	0.00	0
1035	American Holly	5.1	Remove	4	No	No	No	5.10	0.00	0
1036	Chinese Juniper	9.1	Remove	4	No	No	No	9.10	0.00	0
1037	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1038	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1039	Texas Mountain Laurel	4.2	Remove	4	No	No	No	4.20	0	0
1040	Texas Mountain Laurel	8.5	Remove	4	No	No	No	8.50	0	0
1041	Texas Mountain Laurel	5	Remove	4	No	No	No	5.00	0	0
1042	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1043	Texas Mountain Laurel	5.5	Remove	4	No	No	No	5.50	0	0
1044	Texas Mountain Laurel	5	Remove	4	No	No	No	5.00	0	0
1045	Texas Mountain Laurel	6.1	Remove	4	No	No	No	6.10	0	0
1046	American Holly	9.6	Remove	4	No	No	No	9.60	0.00	0
1047	Bur Oak	20.7	Remove	4	No	No	No	20.70	0.00	0
1048	American Holly	6	Remove	4	No	No	No	6.00	0.00	0
1049	Bur Oak	16.5	Remove	4	No	No	No	16.50	0.00	0
1050	Crape Myrtle	12.6	Remove	4	No	No	No	12.60	0.00	0
1051	Southern Live Oak	22.3	Remove	4	No	No	No	22.30	0	0
1052	Southern Live Oak	27.7	Remove	4	No	No	No	27.70	0	0
1053	Bur Oak	15.6	Remove	4	No	No	No	15.60	0.00	0
1054	Bur Oak	18.4	Remove	4	No	No	No	18.40	0.00	0
1055	Crape Myrtle	7.7	Remove	4	No	No	No	7.70	0.00	0
1056	Crape Myrtle	9	Remove	4	No	No	No	9.00	0.00	0
1057	Southern Live Oak	15.3	Remove	4	No	No	No	15.30	0	0
1058	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1059	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
1060	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1061	Cedar Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
1062	Common Persimmon	4.2	Remove	4	No	No	No	4.20	0.00	0
1063	Common Persimmon	5.7	Remove	4	No	No	No	5.70	0.00	0
1064	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1065	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
1066	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
1067	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
1068	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
1069	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1070	Eastern Red Cedar	4	Remain	4	No	No	No			
1071	American Elm	13.1	Remove	4	No	No	No	13.10	0.00	0
1072	Winged Elm	4.1	Remove	4	No	No	No	4.10	0	0
1073	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1074	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1075	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1076	Common Persimmon	4.8	Remove	4	No	No	No	4.80	0.00	0
1077	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1078	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1079	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
1080	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1081	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1082	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1083	Winged Elm	6.1	Remove	4	No	No	No	6.10	0	0
1084	Winged Elm	4.6	Remove	4	No	No	No	4.60	0	0
1085	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1086	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1087	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1088	Bradford Pear	4.6	Remove	4	No	No	No	4.60	0.00	0
1089	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1090	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1091	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1092	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1093	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1094	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1097	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corsson cramer development \ccd501 - southside hills \landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1104	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1107	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1108	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1110	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
1111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1114	Green Ash	11.8	Remove	4	No	No	No	11.80	0	0
1115	American Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
1116	American Elm	13.6	Remove	4	No	No	No	13.60	0.00	0
1117	American Elm	14.2	Remove	4	No	No	No	14.20	0.00	0
1118	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
1119	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
1120	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
1121	Green Ash	7	Remove	4	No	No	No	7.00	0	0
1122	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
1123	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
1124	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
1125	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
1126	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
1127	Green Ash	7	Remove	4	No	No	No	7.00	0	0
1128	Winged Elm	5.5	Remove	4	No	No	No	5.50	0	0
1129	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
1130	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
1131	American Elm	11.9	Remove	4	No	No	No	11.90	0.00	0
1132	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
1133	Common Persimmon	6.9	Remove	4	No	No	No	6.90	0.00	0
1134	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
1135	Common Persimmon	4.7	Remove	4	No	No	No	4.70	0.00	0
1136	Green Ash	18.1	Remove	4	No	No	No	18.10	0	0
1137	Common Persimmon	7	Remove	4	No	No	No	7.00	0.00	0
1138	Common Persimmon	5.5	Remove	4	No	No	No	5.50	0.00	0
1139	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
1140	Bradford Pear	13.1	Remove	4	No	No	No	13.10	0.00	0
1141	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1142	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1143	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1144	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1145	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1146	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1147	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1149	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1150	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1151	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1152	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1153	Bradford Pear	7	Remove	4	No	No	No	7.00	0.00	0
1154	Bradford Pear	5.8	Remove	4	No	No	No	5.80	0.00	0
1155	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1156	Bradford Pear	8.4	Remove	4	No	No	No	8.40	0.00	0
1157	Bradford Pear	8.5	Remove	4	No	No	No	8.50	0.00	0
1158	Bradford Pear	13.7	Remove	4	No	No	No	13.70	0.00	0
1159	Bradford Pear	7.5	Remove	4	No	No	No	7.50	0.00	0
1160	Bradford Pear	8.2	Remove	4	No	No	No	8.20	0.00	0
1161	Bradford Pear	7.6	Remove	4	No	No	No	7.60	0.00	0
1162	Bradford Pear	6	Remove	4	No	No	No	6.00	0.00	0
1163	Bradford Pear	7.4	Remove	4	No	No	No	7.40	0.00	0
1164	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
1165	Eastern Red Cedar	4	Remain	4	No	No	No			
1166	Bradford Pear	8	Remain	4	No	No	No			
1167	Bradford Pear	12	Remain	4	No	No	No			
1168	Eastern Red Cedar	4	Remain	4	No	No	No			
1169	Cedar Elm	4.4	Remain	4	No	No	No			
1170	Common Persimmon	6.2	Remain	4	No	No	No			
1171	Bradford Pear	9.7	Remove	4	No	No	No	9.70	0.00	0
1172	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
1173	Bradford Pear	4.4	Remove	4	No	No	No	4.40	0.00	0
1174	Bradford Pear	8.7	Remove	4	No	No	No	8.70	0.00	0
1175	Bradford Pear	8.5	Remove	4	No	No	No	8.50	0.00	0
1176	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
1177	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1178	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1179	Common Persimmon	4.3	Remove	4	No	No	No	4.30	0.00	0
1180	Common Persimmon	4.5	Remove	4	No	No	No	4.50	0.00	0
1181	Eastern Red Cedar	4	Remain	4	No	No	No			
1182	Eastern Red Cedar	4	Remain	4	No	No	No			
1183	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
1184	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1185	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1186	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1187	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1188	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
1189	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
1190	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
1191	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
1192	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1193	Common Persimmon	5.6	Remove	4	No	No	No	5.60	0.00	0
1194	Winged Elm	9.3	Remove	4	No	No	No	9.30	0	0
1195	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
1196	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
1197	Winged Elm	4.4	Remove	4	No	No	No	4.40	0	0
1198	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
1199	Cedar Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
1200	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
1201	Eastern Red Cedar	4	Remain	4	No	No	No			
1202	Hercules' Club	6.7	Remain	4	No	No	No			
1203	Hercules' Club	4.5	Remain	4	No	No	No			
1204	Eastern Red Cedar	4	Remain	4	No	No	No			
1205	Hercules' Club	4.9	Remain	4	No	No	No			
1206	Eastern Red Cedar	4	Remain	4	No	No	No			
1207	Eastern Red Cedar	4	Remain	4	No	No	No			
1208	Eastern Red Cedar	4	Remain	4	No	No	No			
1209	Eastern Red Cedar	4	Remain	4	No	No	No			
1210	Eastern Red Cedar	4	Remain	4	No	No	No			
1211	Common Persimmon	11.8	Remain	4	No	No	No			
1212	Eastern Red Cedar	4	Remain	4	No	No	No			
1213	Eastern Red Cedar	4	Remain	4	No	No	No			
1214	Eastern Red Cedar	4	Remain	4	No	No	No			
1215	Eastern Red Cedar	4	Remain	4	No	No	No			
1216	Hercules' Club	5.7	Remain	4	No	No	No			
1217	Eastern Red Cedar	4	Remain	4	No	No	No			
1218	Eastern Red Cedar	4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1219	Eastern Red Cedar	4	Remain	4	No	No	No			
1220	Eastern Red Cedar	4	Remain	4	No	No	No			
1221	Eastern Red Cedar	4	Remain	4	No	No	No			
1222	Eastern Red Cedar	4	Remain	4	No	No	No			
1223	Eastern Red Cedar	4	Remain	4	No	No	No			
1224	Eastern Red Cedar	4	Remain	4	No	No	No			
1225	Eastern Red Cedar	4	Remain	4	No	No	No			
1226	Eastern Red Cedar	4	Remain	4	No	No	No			
1227	Eastern Red Cedar	4	Remain	4	No	No	No			
1228	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1229	Eastern Red Cedar	4	Remain	4	No	No	No			
1230	Eastern Red Cedar	4	Remain	4	No	No	No			
1231	Eastern Red Cedar	4	Remain	4	No	No	No			
1232	Eastern Red Cedar	4	Remain	4	No	No	No			
1233	Eastern Red Cedar	4	Remain	4	No	No	No			
1234	Eastern Red Cedar	4	Remain	4	No	No	No			
1235	Eastern Red Cedar	4	Remain	4	No	No	No			
1236	Eastern Red Cedar	4	Remain	4	No	No	No			
1237	Eastern Red Cedar	4	Remain	4	No	No	No			
1238	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1239	Eastern Red Cedar	4	Remain	4	No	No	No			
1240	Eastern Red Cedar	4	Remain	4	No	No	No			
1241	Eastern Red Cedar	4	Remain	4	No	No	No			
1242	Eastern Red Cedar	4	Remain	4	No	No	No			
1243	Eastern Red Cedar	4	Remain	4	No	No	No			
1244	Eastern Red Cedar	4	Remain	4	No	No	No			
1245	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1246	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1247	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1248	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1249	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1250	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1251	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1252	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1260	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1261	Eastern Red Cedar	4	Remain	4	No	No	No			
1262	American Elm	5	Remain	4	No	No	No			
1263	Eastern Red Cedar	4	Remain	4	No	No	No			
1264	Eastern Red Cedar	4	Remain	4	No	No	No			
1265	Eastern Red Cedar	4	Remain	4	No	No	No			
1266	Eastern Red Cedar	4	Remain	4	No	No	No			
1267	Hercules' Club	6.2	Remain	4	No	No	No			
1268	Eastern Red Cedar	4	Remain	4	No	No	No			
1269	Eastern Red Cedar	4	Remain	4	No	No	No			
1270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1274	Eastern Red Cedar	4	Remain	4	No	No	No			
1275	Hercules' Club	6	Remain	4	No	No	No			
1276	Eastern Red Cedar	4	Remain	4	No	No	No			
1277	Eastern Red Cedar	4	Remain	4	No	No	No			
1278	Eastern Red Cedar	4	Remain	4	No	No	No			
1279	Eastern Red Cedar	4	Remain	4	No	No	No			
1281	Eastern Red Cedar	4	Remain	4	No	No	No			
1282	Eastern Red Cedar	4	Remain	4	No	No	No			
1283	Eastern Red Cedar	4	Remain	4	No	No	No			
1284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1288	Eastern Red Cedar	4	Remain	4	No	No	No			
1289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1290	American Elm	17	Remove	4	No	No	No	17.00	0.00	0
1291	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1292	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1293	Eastern Red Cedar	4	Remain	4	No	No	No			
1294	Eastern Red Cedar	4	Remain	4	No	No	No			
1295	Eastern Red Cedar	4	Remain	4	No	No	No			
1296	Eastern Red Cedar	4	Remain	4	No	No	No			
1297	Eastern Red Cedar	4	Remain	4	No	No	No			
1298	Eastern Red Cedar	4	Remain	4	No	No	No			
1299	Eastern Red Cedar	4	Remain	4	No	No	No			
1300	Eastern Red Cedar	4	Remain	4	No	No	No			
1301	Eastern Red Cedar	4	Remain	4	No	No	No			
1302	Eastern Red Cedar	4	Remain	4	No	No	No			
1303	Eastern Red Cedar	4	Remain	4	No	No	No			
1304	Eastern Red Cedar	4	Remain	4	No	No	No			
1305	Eastern Red Cedar	4	Remain	4	No	No	No			
1306	Eastern Red Cedar	4	Remain	4	No	No	No			
1307	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1308	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1309	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1310	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1311	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1312	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1313	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1314	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1315	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1316	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1317	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1318	American Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
1319	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1321	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1322	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1323	Eastern Red Cedar	4	Remain	4	No	No	No			
1324	Eastern Red Cedar	4	Remain	4	No	No	No			
1325	Hercules' Club	5.2	Remain	4	No	No	No			
1326	Eastern Red Cedar	4	Remain	4	No	No	No			
1327	Eastern Red Cedar	4	Remain	4	No	No	No			
1328	Eastern Red Cedar	4	Remain	4	No	No	No			
1329	Eastern Red Cedar	4	Remain	4	No	No	No			
1330	Pecan	33.4	Remain	4	No	No	No			
1331	Eastern Red Cedar	4	Remain	4	No	No	No			
1332	Eastern Red Cedar	4	Remain	4	No	No	No			
1333	Eastern Red Cedar	4	Remain	4	No	No	No			
1334	Eastern Red Cedar	4	Remain	4	No	No	No			
1335	Eastern Red Cedar	4	Remain	4	No	No	No			
1336	Eastern Red Cedar	4	Remain	4	No	No	No			
1337	Eastern Red Cedar	4	Remain	4	No	No	No			
1338	Eastern Red Cedar	4	Remain	4	No	No	No			
1339	Eastern Red Cedar	4	Remain	4	No	No	No			

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

c:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1340	Eastern Red Cedar	4	Remain	4	No	No	No			
1341	Eastern Red Cedar	4	Remain	4	No	No	No			
1342	Hercules' Club	4.6	Remain	4	No	No	No			
1343	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1344	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1345	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1346	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1347	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
1348	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1349	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1350	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1351	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1352	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1353	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1354	Hercules' Club	9.2	Remove	4	No	No	No	0.00	0.00	0
1355	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1356	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1358	Eastern Red Cedar	4	Remain	4	No	No	No			
1359	Eastern Red Cedar	4	Remain	4	No	No	No			
1360	Eastern Red Cedar	4	Remain	4	No	No	No			
1361	Eastern Red Cedar	4	Remain	4	No	No	No			
1362	Eastern Red Cedar	4	Remain	4	No	No	No			
1363	Eastern Red Cedar	4	Remain	4	No	No	No			
1364	Eastern Red Cedar	4	Remain	4	No	No	No			
1365	Eastern Red Cedar	4	Remain	4	No	No	No			
1366	Eastern Red Cedar	4	Remain	4	No	No	No			
1367	Eastern Red Cedar	4	Remain	4	No	No	No			
1368	Eastern Red Cedar	4	Remain	4	No	No	No			
1369	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1370	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
1371	American Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
1372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1373	American Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
1374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1375	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1376	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1379	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1380	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1383	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1387	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1395	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1401	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1402	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1403	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1404	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1407	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1409	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1410	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1411	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1413	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1414	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1416	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1417	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1418	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1611	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
1612	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
1613	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
1614	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
1615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2001	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2002	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
2003	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
2004	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2008	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2009	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2010	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2011	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2012	Green Ash	14.2	Remove	4	No	No	No	14.20	0	0
2013	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2014	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
2015	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2016	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2017	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2018	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2019	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2020	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2021	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2022	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2023	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2024	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2025	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2026	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2027	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2028	Green Ash	6	Remove	4	No	No	No	6.00	0	0
2029	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2030	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2031	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2032	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2033	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2034	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2035	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2036	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2037	Green Ash	20	Remove	4	No	No	No	20.00	0	0
2038	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2039	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2040	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2041	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2042	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2043	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2044	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2045	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2046	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2047	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2048	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2049	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2050	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2051	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2052	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2053	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2054	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2055	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2056	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
2057	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2058	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2059	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2060	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2061	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2062	Green Ash	4	Remain	4	No	No	No			
2063	Green Ash	4.6	Remain	4	No	No	No			
2064	Green Ash	4	Remain	4	No	No	No			
2065	American Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
2066	American Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
2067	American Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
2068	American Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
2069	American Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
2070	American Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
2071	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2072	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2073	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2074	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2075	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2076	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2077	Eastern Red Cedar	4	Remain	4	No	No	No			
2078	Eastern Red Cedar	4	Remain	4	No	No	No			
2079	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2080	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2081	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2082	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2083	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2084	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2085	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
2086	Green Ash	27.2	Remove	4	No	No	No	27.20	0	0
2087	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2088	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2089	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2090	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2091	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2092	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2093	Bradford Pear	4.4	Remove	4	No	No	No	4.40	0.00	0
2094	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2097	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2104	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2107	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2108	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2109	Bradford Pear	6.1	Remove	4	No	No	No	6.10	0.00	0
2110	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2114	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2115	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2116	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
2117	American Elm	5	Remove	4	No	No	No	5.00	0.00	0
2118	American Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
2119	American Elm	9	Remove	4	No	No	No	9.00	0.00	0
2120	American Elm	7.3	Remain	4	No	No	No			
2121	Eastern Red Cedar	4	Remain	4	No	No	No			
2122	Eastern Red Cedar	4	Remain	4	No	No	No			
2123	Bradford Pear	4.3	Remain	4	No	No	No			
2124	Eastern Red Cedar	4	Remain	4	No	No	No			
2125	Bradford Pear	4	Remain	4	No	No	No			
2126	Eastern Red Cedar	4	Remain	4	No	No	No			
2127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2128	Eastern Red Cedar	4	Remain	4	No	No	No			
2129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2130	Eastern Red Cedar	4	Remain	4	No	No	No			
2131	Eastern Red Cedar	4	Remain	4	No	No	No			
2132	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2133	Eastern Red Cedar	4	Remain	4	No	No	No			
2134	Eastern Red Cedar	4	Remain	4	No	No	No			
2135	Eastern Red Cedar	4	Remain	4	No	No	No			
2136	Eastern Red Cedar	4	Remain	4	No	No	No			
2137	Eastern Red Cedar	4	Remain	4	No	No	No			
2138	Eastern Red Cedar	4	Remain	4	No	No	No			
2139	Eastern Red Cedar	4	Remain	4	No	No	No			
2140	Eastern Red Cedar	4	Remain	4	No	No	No			
2141	Eastern Red Cedar	4	Remain	4	No	No	No			
2142	Bradford Pear	4.4	Remain	4	No	No	No			
2143	Green Ash	4.8	Remain	4	No	No	No			
2144	Green Ash	4.8	Remain	4	No	No	No			
2145	Green Ash	4	Remain	4	No	No	No			
2146	Eastern Red Cedar	4	Remain	4	No	No	No			

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

j:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2147	Eastern Red Cedar	4	Remain	4	No	No	No			
2148	Eastern Red Cedar	4	Remain	4	No	No	No			
2149	Eastern Red Cedar	4	Remain	4	No	No	No			
2150	Green Ash	16.3	Remain	4	No	No	No			
2151	Eastern Red Cedar	4	Remain	4	No	No	No			
2152	Eastern Red Cedar	4	Remain	4	No	No	No			
2153	Eastern Red Cedar	4	Remain	4	No	No	No			
2154	Eastern Red Cedar	4	Remain	4	No	No	No			
2155	Bradford Pear	4.2	Remain	4	No	No	No			
2156	Eastern Red Cedar	4	Remain	4	No	No	No			
2157	Eastern Red Cedar	4	Remain	4	No	No	No			
2158	Eastern Red Cedar	4	Remain	4	No	No	No			
2159	Eastern Red Cedar	4	Remain	4	No	No	No			
2160	Eastern Red Cedar	4	Remain	4	No	No	No			
2161	Eastern Red Cedar	4	Remain	4	No	No	No			
2162	Eastern Red Cedar	4	Remain	4	No	No	No			
2163	Eastern Red Cedar	4	Remain	4	No	No	No			
2164	Eastern Red Cedar	4	Remain	4	No	No	No			
2165	Eastern Red Cedar	4	Remain	4	No	No	No			
2166	Eastern Red Cedar	4	Remain	4	No	No	No			
2167	Eastern Red Cedar	4	Remain	4	No	No	No			
2168	Eastern Red Cedar	4	Remain	4	No	No	No			
2169	Eastern Red Cedar	4	Remain	4	No	No	No			
2170	Eastern Red Cedar	4	Remain	4	No	No	No			
2171	Eastern Red Cedar	4	Remain	4	No	No	No			
2172	Eastern Red Cedar	4	Remain	4	No	No	No			
2173	Eastern Red Cedar	4	Remain	4	No	No	No			
2174	Eastern Red Cedar	4	Remain	4	No	No	No			
2175	Eastern Red Cedar	4	Remain	4	No	No	No			
2176	Eastern Red Cedar	4	Remain	4	No	No	No			
2177	Eastern Red Cedar	4	Remain	4	No	No	No			
2178	Eastern Red Cedar	4	Remain	4	No	No	No			
2179	Eastern Red Cedar	4	Remain	4	No	No	No			
2180	Eastern Red Cedar	4	Remain	4	No	No	No			
2181	Eastern Red Cedar	4	Remain	4	No	No	No			
2182	Eastern Red Cedar	4	Remain	4	No	No	No			
2183	Eastern Red Cedar	4	Remain	4	No	No	No			
2184	Eastern Red Cedar	4	Remain	4	No	No	No			
2185	Eastern Red Cedar	4	Remain	4	No	No	No			
2186	Eastern Red Cedar	4	Remain	4	No	No	No			
2187	Green Ash	19	Remain	4	No	No	No			
2188	Eastern Red Cedar	4	Remain	4	No	No	No			
2189	Eastern Red Cedar	4	Remain	4	No	No	No			
2190	Eastern Red Cedar	4	Remain	4	No	No	No			
2191	Eastern Red Cedar	4	Remain	4	No	No	No			
2192	Eastern Red Cedar	4	Remain	4	No	No	No			
2193	Eastern Red Cedar	4	Remain	4	No	No	No			
2194	Eastern Red Cedar	4	Remain	4	No	No	No			
2195	Eastern Red Cedar	4	Remain	4	No	No	No			
2196	Eastern Red Cedar	4	Remain	4	No	No	No			
2197	Eastern Red Cedar	4	Remain	4	No	No	No			
2198	Eastern Red Cedar	4	Remain	4	No	No	No			
2199	Eastern Red Cedar	4	Remain	4	No	No	No			
2200	Eastern Red Cedar	4	Remain	4	No	No	No			
2201	Eastern Red Cedar	4	Remain	4	No	No	No			
2202	Eastern Red Cedar	4	Remain	4	No	No	No			
2203	Eastern Red Cedar	4	Remain	4	No	No	No			
2204	Eastern Red Cedar	4	Remain	4	No	No	No			
2205	Eastern Red Cedar	4	Remain	4	No	No	No			
2206	Eastern Red Cedar	4	Remain	4	No	No	No			
2207	Eastern Red Cedar	4	Remain	4	No	No	No			
2208	Eastern Red Cedar	4	Remain	4	No	No	No			
2209	Eastern Red Cedar	4	Remain	4	No	No	No			
2210	Eastern Red Cedar	4	Remain	4	No	No	No			
2211	Eastern Red Cedar	4	Remain	4	No	No	No			
2212	Eastern Red Cedar	4	Remain	4	No	No	No			
2213	Eastern Red Cedar	4	Remain	4	No	No	No			
2214	Eastern Red Cedar	4	Remain	4	No	No	No			
2215	Eastern Red Cedar	4	Remain	4	No	No	No			
2216	Eastern Red Cedar	4	Remain	4	No	No	No			
2217	Eastern Red Cedar	4	Remain	4	No	No	No			
2218	Eastern Red Cedar	4	Remain	4	No	No	No			
2219	Eastern Red Cedar	4	Remain	4	No	No	No			
2220	Eastern Red Cedar	4	Remain	4	No	No	No			
2221	Eastern Red Cedar	4	Remain	4	No	No	No			
2222	Eastern Red Cedar	4	Remain	4	No	No	No			
2223	Eastern Red Cedar	4	Remain	4	No	No	No			
2224	Eastern Red Cedar	4	Remain	4	No	No	No			
2225	American Elm	7.1	Remain	4	No	No	No			
2226	Eastern Red Cedar	4	Remain	4	No	No	No			
2227	Green Ash	4	Remain	4	No	No	No			
2228	Eastern Red Cedar	4	Remain	4	No	No	No			
2229	Eastern Red Cedar	4	Remain	4	No	No	No			
2230	Eastern Red Cedar	4	Remain	4	No	No	No			
2231	Eastern Red Cedar	4	Remain	4	No	No	No			
2232	Eastern Red Cedar	4	Remain	4	No	No	No			
2233	Eastern Red Cedar	4	Remain	4	No	No	No			
2234	Eastern Red Cedar	4	Remain	4	No	No	No			
2235	Eastern Red Cedar	4	Remain	4	No	No	No			
2236	Eastern Red Cedar	4	Remain	4	No	No	No			
2237	Eastern Red Cedar	4	Remain	4	No	No	No			
2238	Eastern Red Cedar	4	Remain	4	No	No	No			
2239	Eastern Red Cedar	4	Remain	4	No	No	No			
2240	Eastern Red Cedar	4	Remain	4	No	No	No			
2241	Green Ash	19.8	Remain	4	No	No	No			
2242	Eastern Red Cedar	4	Remain	4	No	No	No			
2243	Eastern Red Cedar	4	Remain	4	No	No	No			
2244	Eastern Red Cedar	4	Remain	4	No	No	No			
2245	Green Ash	22.1	Remain	4	No	No	No			
2246	Eastern Red Cedar	4	Remain	4	No	No	No			
2247	Eastern Red Cedar	4	Remain	4	No	No	No			
2248	Eastern Red Cedar	4	Remain	4	No	No	No			
2249	Eastern Red Cedar	4	Remain	4	No	No	No			
2250	Eastern Red Cedar	4	Remain	4	No	No	No			
2251	Eastern Red Cedar	4	Remain	4	No	No	No			
2252	Eastern Red Cedar	4	Remain	4	No	No	No			
2253	Eastern Red Cedar	4	Remain	4	No	No	No			
2254	Eastern Red Cedar	4	Remain	4	No	No	No			
2255	Eastern Red Cedar	4	Remain	4	No	No	No			
2256	Eastern Red Cedar	4	Remain	4	No	No	No			
2257	Eastern Red Cedar	4	Remain	4	No	No	No			
2258	Eastern Red Cedar	4	Remain	4	No	No	No			
2259	Eastern Red Cedar	4	Remain	4	No	No	No			
2260	Eastern Red Cedar	4	Remain	4	No	No	No			
2261	Eastern Red Cedar	4	Remain	4	No	No	No			
2262	Eastern Red Cedar	4	Remain	4	No	No	No			
2263	Eastern Red Cedar	4	Remain	4	No	No	No			
2264	Eastern Red Cedar	4	Remain	4	No	No	No			
2265	Eastern Red Cedar	4	Remain	4	No	No	No			
2266	Eastern Red Cedar	4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2267	Green Ash	18.3	Remain	4	No	No	No			
2268	American Elm	5.2	Remain	4	No	No	No			
2269	Eastern Red Cedar	4	Remain	4	No	No	No			
2270	Eastern Red Cedar	4	Remain	4	No	No	No			
2271	Hercules' Club	4	Remain	4	No	No	No			
2272	American Elm	4.1	Remain	4	No	No	No			
2273	Eastern Red Cedar	4	Remain	4	No	No	No			
2274	Eastern Red Cedar	4	Remain	4	No	No	No			
2275	Eastern Red Cedar	4	Remain	4	No	No	No			
2276	Eastern Red Cedar	4	Remain	4	No	No	No			
2277	Eastern Red Cedar	4	Remain	4	No	No	No			
2278	Eastern Red Cedar	4	Remain	4	No	No	No			
2279	Eastern Red Cedar	4	Remain	4	No	No	No			
2280	Eastern Red Cedar	4	Remain	4	No	No	No			
2281	Eastern Red Cedar	4	Remain	4	No	No	No			
2282	Eastern Red Cedar	4	Remain	4	No	No	No			
2283	Eastern Red Cedar	4	Remain	4	No	No	No			
2284	Eastern Red Cedar	4	Remain	4	No	No	No			
2285	Eastern Red Cedar	4	Remain	4	No	No	No			
2286	Eastern Red Cedar	4	Remain	4	No	No	No			
2287	Eastern Red Cedar	4	Remain	4	No	No	No			
2288	Eastern Red Cedar	4	Remain	4	No	No	No			
2289	Eastern Red Cedar	4	Remain	4	No	No	No			
2290	Eastern Red Cedar	4	Remain	4	No	No	No			
2291	Eastern Red Cedar	4	Remain	4	No	No	No			
2292	Eastern Red Cedar	4	Remain	4	No	No	No			
2293	Eastern Red Cedar	4	Remain	4	No	No	No			
2294	Eastern Red Cedar	4	Remain	4	No	No	No			
2295	Eastern Red Cedar	4	Remain	4	No	No	No			
2296	Eastern Red Cedar	4	Remain	4	No	No	No			
2297	Eastern Red Cedar	4	Remain	4	No	No	No			
2298	Eastern Red Cedar	4	Remain	4	No	No	No			
2299	American Elm	5.8	Remain	4	No	No	No			
2300	Eastern Red Cedar	4	Remain	4	No	No	No			
2301	Tree of Heaven	17.1	Remove	4	No	No	No	17.10	0	0
2302	Tree of Heaven	11.9	Remove	4	No	No	No	11.90	0	0
2303	Tree of Heaven	11.1	Remove	4	No	No	No	11.10	0	0
2304	Tree of Heaven	13.4	Remove	4	No	No	No	13.40	0	0
2305	Cedar Elm	17.5	Remove	4	No	No	No	17.50	0.00	0
2306	Cedar Elm	12.6	Remove	4	No	No	No	12.60	0.00	0
2307	Cedar Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
2308	Cedar Elm	11.2	Remove	4	No	No	No	11.20	0.00	0
2309	Cedar Elm	11.4	Remove	4	No	No	No	11.40	0.00	0
2310	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
2311	Cedar Elm	13.4	Remove	4	No	No	No	13.40	0.00	0
2312	Cedar Elm	13.4	Remove	4	No	No	No	13.40	0.00	0
2313	American Holly	12.7	Remove	4	No	No	No	12.70	0.00	0
2314	American Holly	5	Remove	4	No	No	No	5.00	0.00	0
2315	American Holly	8.2	Remove	4	No	No	No	8.20	0.00	0
2316	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
2317	Cedar Elm	12.9	Remove	4	No	No	No	12.90	0.00	0
2318	Southern Live Oak	21	Remove	4	No	No	No	21.00	0	0
2319	Bradford Pear	19.4	Remove	4	No	No	No	19.40	0.00	0
2320	Bradford Pear	14.1	Remove	4	No	No	No	14.10	0.00	0
2321	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2322	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
2323	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2324	Cedar Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
2325	Bradford Pear	11.8	Remove	4	No	No	No	11.80	0.00	0
2326	Bradford Pear	13.7	Remove	4	No	No	No	13.70	0.00	0
2327	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
2328	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
2329	Cedar Elm	14.2	Remove	4	No	No	No	14.20	0.00	0
2330	Crape Myrtle	15.4	Remove	4	No	No	No	15.40	0.00	0
2331	Crape Myrtle	11.5	Remove	4	No	No	No	11.50	0.00	0
2332	Crape Myrtle	11.7	Remove	4	No	No	No	11.70	0.00	0
2333	Crape Myrtle	11.5	Remove	4	No	No	No	11.50	0.00	0
2334	Crape Myrtle	10.9	Remove	4	No	No	No	10.90	0.00	0
2335	Bradford Pear	18	Remove	4	No	No	No	18.00	0.00	0
2336	Green Ash	14.6	Remove	4	No	No	No	14.60	0	0
2337	Green Ash	16.3	Remove	4	No	No	No	16.30	0	0
2338	Crape Myrtle	6.2	Remove	4	No	No	No	6.20	0.00	0
2339	Crape Myrtle	10.9	Remove	4	No	No	No	10.90	0.00	0
2340	Crape Myrtle	11.8	Remove	4	No	No	No	11.80	0.00	0
2341	Crape Myrtle	11.1	Remove	4	No	No	No	11.10	0.00	0
2342	Crape Myrtle	14	Remove	4	No	No	No	14.00	0.00	0
2343	Bradford Pear	11.3	Remove	4	No	No	No	11.30	0.00	0
2344	Bradford Pear	16.3	Remove	4	No	No	No	16.30	0.00	0
2345	Bradford Pear	16.2	Remove	4	No	No	No	16.20	0.00	0
2346	Bradford Pear	16	Remove	4	No	No	No	16.00	0.00	0
2347	Bradford Pear	18.5	Remove	4	No	No	No	18.50	0.00	0
2348	Crape Myrtle	22.2	Remove	4	No	No	No	22.20	0.00	0
2349	Crape Myrtle	21.5	Remove	4	No	No	No	21.50	0.00	0
2350	Crape Myrtle	19.2	Remove	4	No	No	No	19.20	0.00	0
2351	Crape Myrtle	19.7	Remove	4	No	No	No	19.70	0.00	0
2352	Crape Myrtle	22.5	Remove	4	No	No	No	22.50	0.00	0
2353	Southern Live Oak	21.2	Remove	4	No	No	No	21.20	0	0
2354	Southern Live Oak	17.4	Remove	4	No	No	No	17.40	0	0
2355	Crape Myrtle	10.3	Remove	4	No	No	No	10.30	0.00	0
2356	Crape Myrtle	8	Remove	4	No	No	No	8.00	0.00	0
2357	Crape Myrtle	9.2	Remove	4	No	No	No	9.20	0.00	0
2358	Crape Myrtle	9.3	Remove	4	No	No	No	9.30	0.00	0
2359	Crape Myrtle	9.7	Remove	4	No	No	No	9.70	0.00	0
2360	Crape Myrtle	10.2	Remove	4	No	No	No	10.20	0.00	0
2361	Crape Myrtle	11	Remove	4	No	No	No	11.00	0.00	0
2362	Southern Live Oak	21.8	Remove	4	No	No	No	21.80	0	0
2363	Green Ash	22.3	Remove	4	No	No	No	22.30	0	0
2364	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2365	Green Ash	14	Remove	4	No	No	No	14.00	0	0
2366	Crape Myrtle	13	Remove	4	No	No	No	13.00	0.00	0
2367	Crape Myrtle	8.4	Remove	4	No	No	No	8.40	0.00	0
2368	Crape Myrtle	10.6	Remove	4	No	No	No	10.60	0.00	0
2369	Crape Myrtle	9	Remove	4	No	No	No	9.00	0.00	0
2370	Crape Myrtle	11.4	Remove	4	No	No	No	11.40	0.00	0
2371	Bradford Pear	15.5	Remove	4	No	No	No	15.50	0.00	0
2372	Bradford Pear	15.4	Remove	4	No	No	No	15.40	0.00	0
2373	Bradford Pear	17.7	Remove	4	No	No	No	17.70	0.00	0
2374	Bur Oak	16.6	Remove	4	No	No	No	16.60	0.00	0
2375	Crape Myrtle	24.6	Remove	4	No	No	No	24.60	0.00	0
2376	Crape Myrtle	13.3	Remove	4	No	No	No	13.30	0.00	0
2377	Crape Myrtle	16.7	Remove	4	No	No	No	16.70	0.00	0
2378	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
2379	Crape Myrtle	13.3	Remove	4	No	No	No	13.30	0.00	0
2380	Crape Myrtle	15.1	Remove	4	No	No	No	15.10	0.00	0
2381	Crape Myrtle	16.2	Remove	4	No	No	No	16.20	0.00	0
2382	Bradford Pear	11.6	Remove	4	No	No	No	11.60	0.00	0
2383	Tree of Heaven	10.7	Remove	4	No	No	No	10.70	0	0
2384	Crape Myrtle	11.3	Remove	4	No	No	No	11.30	0.00	0
2385	Crape Myrtle	14.5	Remove	4	No	No	No	14.50	0.00	0
2386	Crape Myrtle	12.3	Remove	4	No	No	No	12.30	0.00	0

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2387	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
2388	Crape Myrtle	12	Remove	4	No	No	No	12.00	0.00	0
2389	Cedar Elm	12.5	Remove	4	No	No	No	12.50	0.00	0
2390	Cedar Elm	13.8	Remove	4	No	No	No	13.80	0.00	0
2391	Cedar Elm	16.5	Remove	4	No	No	No	16.50	0.00	0
2392	Southern Live Oak	19.1	Remove	4	No	No	No	19.10	0	0
2393	Green Ash	14.1	Remove	4	No	No	No	14.10	0	0
2394	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
2395	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
2396	Cedar Elm	11.5	Remove	4	No	No	No	11.50	0.00	0
2397	Bradford Pear	15.1	Remove	4	No	No	No	15.10	0.00	0
2398	Bradford Pear	16.1	Remove	4	No	No	No	16.10	0.00	0
2399	Crape Myrtle	13.2	Remove	4	No	No	No	13.20	0.00	0
2400	Crape Myrtle	7.4	Remove	4	No	No	No	7.40	0.00	0
2401	Crape Myrtle	9.9	Remove	4	No	No	No	9.90	0.00	0
2402	Crape Myrtle	13.2	Remove	4	No	No	No	13.20	0.00	0
2403	Crape Myrtle	10.3	Remove	4	No	No	No	10.30	0.00	0
2404	Southern Live Oak	18.1	Remove	4	No	No	No	18.10	0	0
2405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2407	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
2408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2409	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2410	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2411	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2413	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2414	Hercules' Club	5.8	Remove	4	No	No	No	0.00	0.00	0
2415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2416	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2417	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
2418	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2419	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2420	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2421	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2422	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2423	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2424	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2425	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2426	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2427	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2428	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2429	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2430	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2431	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2432	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2434	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
2435	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2437	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2438	Cedar Elm	22.2	Remove	4	No	No	No	22.20	0.00	0
2439	Green Ash	27.2	Remove	4	No	No	No	27.20	0	0
2440	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2441	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2442	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2443	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2444	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
2445	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
2446	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
2447	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
2448	Hercules' Club	5.8	Remove	4	No	No	No	0.00	0.00	0
2449	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2450	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
2451	Hercules' Club	4.9	Remove	4	No	No	No	0.00	0.00	0
2452	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
2453	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2454	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2455	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2456	Hercules' Club	5.4	Remove	4	No	No	No	0.00	0.00	0
2457	Cedar Elm	15.5	Remove	4	No	No	No	15.50	0.00	0
2458	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
2460	Cedar Elm	13.7	Remove	4	No	No	No	13.70	0.00	0
2461	Pecan	20.1	Remove	4	No	No	No	20.10	0	0
2462	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
2463	Yaupon Holly	6.3	Remove	4	No	No	No	6.30	0	0
2464	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2465	Crape Myrtle	12.2	Remove	4	No	No	No	12.20	0.00	0
2466	Yaupon Holly	8.1	Remove	4	No	No	No	8.10	0	0
2467	Cedar Elm	17.6	Remove	4	No	No	No	17.60	0.00	0
2468	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
2469	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2470	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2471	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2472	Pecan	23.3	Remain	4	No	No	No			
2473	Hercules' Club	5.5	Remove	4	No	No	No	0.00	0.00	0
2474	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2475	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2476	Green Ash	14.7	Remove	4	No	No	No	14.70	0	0
2477	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2478	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2479	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2480	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2481	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2482	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2483	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2484	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2485	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2486	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2487	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2488	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2489	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2490	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2491	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2492	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2493	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2494	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2495	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2496	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2497	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2498	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2499	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2500	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2501	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2503	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2505	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2507	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2509	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2510	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2511	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2512	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2513	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2514	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2515	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2516	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2517	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2518	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2519	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2520	Hercules' Club	6.4	Remove	4	No	No	No	0.00	0.00	0
2521	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2522	Green Ash	20.9	Remove	4	No	No	No	20.90	0	0
2523	Green Ash	10.6	Remove	4	No	No	No	10.60	0	0
2524	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2525	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2526	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2527	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2528	Green Ash	12.1	Remove	4	No	No	No	12.10	0	0
2529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2530	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
2531	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2532	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2533	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2534	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2535	Green Ash	9	Remove	4	No	No	No	9.00	0	0
2536	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2537	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2538	Green Ash	9.5	Remove	4	No	No	No	9.50	0	0
2539	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2540	Hercules' Club	4.7	Remove	4	No	No	No	0.00	0.00	0
2541	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2542	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2543	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2544	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2545	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
2546	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2547	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2548	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
2549	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2550	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2551	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2552	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2553	Hercules' Club	6.5	Remove	4	No	No	No	0.00	0.00	0
2554	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2555	Hercules' Club	5.2	Remain	4	No	No	No			
2556	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2557	Hercules' Club	9.7	Remove	4	No	No	No	0.00	0.00	0
2558	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
2559	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
2560	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2561	Cedar Elm	6.1	Remain	4	No	No	No			
2562	Cedar Elm	7.1	Remain	4	No	No	No			
2563	Cedar Elm	8.6	Remain	4	No	No	No			
2564	Cedar Elm	8.5	Remain	4	No	No	No			
2565	Cedar Elm	6	Remain	4	No	No	No			
2566	Cedar Elm	12.1	Remain	4	No	No	No			
2567	Eastern Red Cedar	4	Remain	4	No	No	No			
2568	Cedar Elm	6.2	Remain	4	No	No	No			
2569	Cedar Elm	7.4	Remain	4	No	No	No			
2570	Eastern Red Cedar	4	Remain	4	No	No	No			
2571	Eastern Red Cedar	4	Remain	4	No	No	No			
2572	Eastern Red Cedar	4	Remain	4	No	No	No			
2573	Cedar Elm	8.2	Remain	4	No	No	No			
2574	Cedar Elm	6.9	Remain	4	No	No	No			
2575	Cedar Elm	4.2	Remain	4	No	No	No			
2576	Cedar Elm	8.1	Remain	4	No	No	No			
2577	Cedar Elm	7.1	Remain	4	No	No	No			
2578	Eastern Red Cedar	4	Remain	4	No	No	No			
2579	Eastern Red Cedar	4	Remain	4	No	No	No			
2580	Cedar Elm	6.8	Remain	4	No	No	No			
2581	Cedar Elm	5.3	Remain	4	No	No	No			
2582	Cedar Elm	6.8	Remain	4	No	No	No			
2583	Cedar Elm	4.2	Remain	4	No	No	No			
2584	Cedar Elm	7.4	Remain	4	No	No	No			
2585	Cedar Elm	5.2	Remain	4	No	No	No			
2586	Cedar Elm	4.8	Remain	4	No	No	No			
2587	Cedar Elm	6.2	Remain	4	No	No	No			
2588	Cedar Elm	8.9	Remain	4	No	No	No			
2589	Cedar Elm	7.8	Remain	4	No	No	No			
2590	Cedar Elm	6.4	Remain	4	No	No	No			
2591	Cedar Elm	9.3	Remain	4	No	No	No			
2592	Cedar Elm	7.7	Remain	4	No	No	No			
2593	Cedar Elm	7.6	Remain	4	No	No	No			
2594	Cedar Elm	4.2	Remain	4	No	No	No			
2595	Cedar Elm	5.3	Remain	4	No	No	No			
2596	Cedar Elm	7.3	Remain	4	No	No	No			
2597	Cedar Elm	6.8	Remain	4	No	No	No			
2598	Cedar Elm	7.6	Remain	4	No	No	No			
2599	Cedar Elm	10.7	Remain	4	No	No	No			
2600	Eastern Red Cedar	4	Remain	4	No	No	No			
2601	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
2602	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2603	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2605	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
2606	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
2607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2610	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2611	Green Ash	12.4	Remove	4	No	No	No	12.40	0	0
2612	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2613	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2614	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2615	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
2616	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2617	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
2618	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2619	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2620	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2621	Green Ash	5	Remove	4	No	No	No	5.00	0	0
2622	Green Ash	12.9	Remove	4	No	No	No	12.90	0	0
2623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2624	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2626	Green Ash	14	Remove	4	No	No	No	14.00	0	0
2627	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

j:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2628	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2631	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2632	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
2633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2634	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2635	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2636	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
2637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2638	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2640	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2641	Green Ash	19.2	Remove	4	No	No	No	19.20	0	0
2642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2645	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2646	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2647	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2649	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2650	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2651	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2653	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
2654	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2655	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2656	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
2657	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
2658	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2659	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2661	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2663	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
2664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2665	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2666	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2667	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2668	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2670	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
2671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2672	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2674	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2675	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2676	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
2677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2678	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2679	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2681	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2682	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2683	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2684	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2685	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
2686	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
2687	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2688	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
2689	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2691	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
2692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2693	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2696	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2698	Green Ash	7.7	Remove	4	No	No	No	7.70	0	0
2699	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
2700	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2701	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2702	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2703	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2704	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2706	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2707	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
2708	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2710	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
2711	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
2712	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2713	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
2714	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2715	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2716	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2717	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2718	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2719	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2721	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2722	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2723	Green Ash	23.4	Remove	4	No	No	No	23.40	0	0
2724	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2725	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2726	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2727	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2728	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2729	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2730	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2731	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2732	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
2733	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2734	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2736	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2738	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2743	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2744	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
2745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2747	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2748	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2749	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2750	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2751	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2752	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2753	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
2754	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2755	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2757	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
2758	Green Ash	9	Remove	4	No	No	No	9.00	0	0
2759	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2760	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2761	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2762	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2763	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2765	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2766	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
2767	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2768	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2769	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2770	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2771	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2772	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2773	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2774	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2776	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2777	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2778	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2779	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2780	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2781	Green Ash	6	Remove	4	No	No	No	6.00	0	0
2782	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2783	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
2784	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2785	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2786	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2787	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2789	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
2790	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
2791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2793	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
2794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2797	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2798	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2799	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2801	Eastern Red Cedar	4	Remain	4	No	No	No			
2802	Cedar Elm	23.3	Remain	4	No	No	No			
2803	Cedar Elm	24.3	Remain	4	No	No	No			
2804	Winged Elm	5.5	Remain	4	No	No	No			
2805	Eastern Red Cedar	4	Remain	4	No	No	No			
2806	Eastern Red Cedar	4	Remain	4	No	No	No			
2807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2808	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
2809	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2810	Hercules' Club	8.2	Remove	4	No	No	No	0.00	0.00	0
2811	Hercules' Club	6.3	Remove	4	No	No	No	0.00	0.00	0
2812	Hercules' Club	5.6	Remove	4	No	No	No	0.00	0.00	0
2813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2819	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2820	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2822	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2824	Green Ash	5	Remove	4	No	No	No	5.00	0	0
2825	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2829	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2830	Green Ash	10.6	Remove	4	No	No	No	10.60	0	0
2831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2832	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2848	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
2849	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2862	Green Ash	11.3	Remove	4	No	No	No	11.30	0	0
2863	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
2864	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

J:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2869	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2870	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2871	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2872	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2874	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2875	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2876	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2877	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2878	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2880	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2881	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2885	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2886	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2889	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
2890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2891	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2892	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2895	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2896	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2897	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2901	Cedar Elm	5.3	Remain	4	No	No	No			
2902	Cedar Elm	5	Remain	4	No	No	No			
2903	Cedar Elm	6.8	Remain	4	No	No	No			
2904	Eastern Red Cedar	4	Remain	4	No	No	No			
2905	Cedar Elm	10.3	Remain	4	No	No	No			
2906	Cedar Elm	4	Remain	4	No	No	No			
2907	Cedar Elm	5.6	Remain	4	No	No	No			
2908	Cedar Elm	5.8	Remain	4	No	No	No			
2909	Winged Elm	4.7	Remain	4	No	No	No			
2910	Cedar Elm	21	Remain	4	No	No	No			
2911	Eastern Red Cedar	4	Remain	4	No	No	No			
2912	Eastern Red Cedar	4	Remain	4	No	No	No			
2913	Cedar Elm	17	Remove	4	No	No	No	17.00	0.00	0
2914	Cedar Elm	31.3	Remove	4	No	No	No	31.30	0.00	0
2915	Hercules' Club	7.6	Remove	4	No	No	No	0.00	0.00	0
2916	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
2917	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
2918	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2919	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2920	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2921	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2922	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
2923	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2924	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2925	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2926	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2927	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2928	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2929	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2930	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2931	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2932	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2934	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
2935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2940	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
2941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2950	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2951	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2952	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2962	Green Ash	17.3	Remove	4	No	No	No	17.30	0	0
2963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2968	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2997	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2998	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
2999	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
3000	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
3001	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3002	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3003	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3004	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3008	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3009	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
3010	Winged Elm	4.6	Remove	4	No	No	No	4.60	0	0
3011	Winged Elm	6.7	Remove	4	No	No	No	6.70	0	0
3012	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3013	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3014	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3015	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3016	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3017	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3018	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3019	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3020	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3021	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3022	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3023	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3024	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3025	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3026	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3027	Cedar Elm	14.4	Remove	4	No	No	No	14.40	0.00	0
3028	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
3029	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3030	Cedar Elm	16.2	Remove	4	No	No	No	16.20	0.00	0
3031	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3032	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3033	Cedar Elm	14.7	Remove	4	No	No	No	14.70	0.00	0
3034	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3035	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
3036	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3037	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3038	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3039	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3040	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3041	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3042	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3043	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3044	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3045	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3046	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3047	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3048	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3049	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3050	Cedar Elm	7.2	Remove	4	No	No	No	7.20	0.00	0
3051	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3052	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3053	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3054	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3055	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3056	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3057	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3058	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3059	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3060	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3061	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3062	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3063	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3064	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3065	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
3066	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3067	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3068	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3069	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
3070	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3071	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3072	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3073	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3074	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3075	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3076	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3077	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3078	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3079	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3080	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3081	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3082	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3083	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3084	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3085	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
3086	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3087	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
3088	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3089	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3090	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3091	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3092	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3093	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3094	Cedar Elm	9.1	Remove	4	No	No	No	9.10	0.00	0
3095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3097	Hercules' Club	5.1	Remove	4	No	No	No	0.00	0.00	0
3098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3102	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
3103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3104	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3105	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
3106	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3107	Green Ash	13.5	Remove	4	No	No	No	13.50	0	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3108	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3110	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3112	Hercules' Club	8.8	Remove	4	No	No	No	0.00	0.00	0
3113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3114	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
3115	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
3116	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3117	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3118	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3119	Hercules' Club	10.3	Remove	4	No	No	No	0.00	0.00	0
3120	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3121	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3122	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3123	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3124	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3125	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3126	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3128	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3130	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3131	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3132	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
3133	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3134	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3135	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3136	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3137	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3138	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3139	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3140	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3141	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3142	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3143	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
3144	Green Ash	4,5	Remove	4	No	No	No	4.50	0	0
3145	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3146	Hercules' Club	10	Remove	4	No	No	No	0.00	0.00	0
3147	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3149	Cedar Elm	28.3	Remove	4	No	No	No	28.30	0.00	0
3150	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
3151	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3152	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3153	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
3154	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3155	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
3156	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3157	Hercules' Club	10.1	Remove	4	No	No	No	0.00	0.00	0
3158	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3159	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3160	Cedar Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
3161	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3162	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3163	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3164	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3165	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3166	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3167	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3168	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3169	American Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
3170	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3171	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3172	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3173	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3174	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3175	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3176	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3177	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3178	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3179	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3180	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3181	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3182	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3183	Cedar Elm	12.4	Remove	4	No	No	No	12.40	0.00	0
3184	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3185	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3186	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3187	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3188	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3189	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3190	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3191	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3192	Cedar Elm	7.2	Remove	4	No	No	No	7.20	0.00	0
3193	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3194	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3195	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3196	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3197	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3198	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3199	American Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3200	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
3201	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3202	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3203	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3204	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3205	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3206	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3207	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3208	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3209	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3210	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
3211	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3212	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3213	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3214	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3215	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3216	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3217	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3218	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3219	Green Ash	13.6	Remove	4	No	No	No	13.60	0	0
3220	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
3221	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3222	Green Ash	11	Remove	4	No	No	No	11.00	0	0
3223	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3224	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3225	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3226	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3227	Green Ash	8	Remove	4	No	No	No	8.00	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3228	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
3229	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
3230	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
3231	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3232	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
3233	Green Ash	8.9	Remove	4	No	No	No	8.90	0	0
3234	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
3235	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
3236	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
3237	Cedar Elm	24	Remove	4	No	No	No	24.00	0.00	0
3238	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3239	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3240	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
3241	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3242	Hercules' Club	5.9	Remove	4	No	No	No	0.00	0.00	0
3243	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3244	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
3245	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
3246	Hercules' Club	7.6	Remove	4	No	No	No	0.00	0.00	0
3247	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
3248	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3249	Cedar Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
3250	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3251	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
3252	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3253	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3254	Hercules' Club	7.2	Remove	4	No	No	No	0.00	0.00	0
3255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3258	Gum Bumelia	8.5	Remove	4	No	No	No	8.50	0	0
3259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3260	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3261	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3262	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3263	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3264	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3266	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3267	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3268	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3269	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3275	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3276	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3277	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3278	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3279	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3280	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3281	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3282	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3283	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3288	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3291	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3292	Hercules' Club	5.3	Remove	4	No	No	No	0.00	0.00	0
3293	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3294	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3295	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3296	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3297	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3298	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3299	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3300	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3301	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3302	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3303	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3304	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3305	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3306	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3307	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3308	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3309	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3310	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3311	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
3312	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3313	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3314	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3315	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3316	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
3317	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
3318	Common Persimmon	5.9	Remove	4	No	No	No	5.90	0.00	0
3319	Cedar Elm	19.2	Remove	4	No	No	No	19.20	0.00	0
3320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3321	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
3322	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3323	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3324	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3325	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
3326	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3327	Common Persimmon	8.4	Remove	4	No	No	No	8.40	0.00	0
3328	Common Persimmon	8.2	Remove	4	No	No	No	8.20	0.00	0
3329	Common Persimmon	12.7	Remove	4	No	No	No	12.70	0.00	0
3330	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3331	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
3332	American Elm	11.5	Remove	4	No	No	No	11.50	0.00	0
3333	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3334	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3335	Cedar Elm	17.4	Remove	4	No	No	No	17.40	0.00	0
3336	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3337	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3338	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3339	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3340	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3341	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
3342	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3343	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3344	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3345	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3346	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3347	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

j:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3348	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3349	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3350	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3351	Cedar Elm	8.7	Remove	4	No	No	No	8.70	0.00	0
3352	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3353	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3354	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3355	Pecan	9.2	Remove	4	No	No	No	9.20	0	0
3356	Pecan	4.5	Remove	4	No	No	No	4.50	0	0
3357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3358	Green Ash	32	Remove	4	No	No	No	32.00	0	0
3359	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3360	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3361	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3362	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3363	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3364	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3365	Common Persimmon	5.2	Remove	4	No	No	No	5.20	0.00	0
3366	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3367	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3368	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3369	American Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
3370	American Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3371	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3373	American Elm	10.7	Remove	4	No	No	No	10.70	0.00	0
3374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3375	Cedar Elm	18.2	Remove	4	No	No	No	18.20	0.00	0
3376	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3379	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
3380	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3383	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
3384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3387	Green Ash	14.4	Remove	4	No	No	No	14.40	0	0
3388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3395	Bradford Pear	9.2	Remove	4	No	No	No	9.20	0.00	0
3396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3401	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3402	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3403	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3404	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3407	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3409	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3410	Bradford Pear	8.7	Remove	4	No	No	No	8.70	0.00	0
3411	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3413	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
3414	Cedar Elm	9.6	Remove	4	No	No	No	9.60	0.00	0
3415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3416	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3417	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
3418	Green Ash	14.8	Remove	4	No	No	No	14.80	0	0
3419	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3420	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3421	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3422	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3423	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
3424	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3425	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3426	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3427	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3428	Cedar Elm	7	Remain	4	No	No	No			
3429	Cedar Elm	18.5	Remain	4	No	No	No			
3430	Hercules' Club	10	Remain	4	No	No	No			
3431	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3432	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
3433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3434	Cedar Elm	14.6	Remove	4	No	No	No	14.60	0.00	0
3435	Cedar Elm	23.8	Remove	4	No	No	No	23.80	0.00	0
3436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3437	Green Ash	12.3	Remove	4	No	No	No	12.30	0	0
3438	Green Ash	13	Remove	4	No	No	No	13.00	0	0
3439	Green Ash	11.6	Remove	4	No	No	No	11.60	0	0
3440	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
3441	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3442	Green Ash	14.1	Remove	4	No	No	No	14.10	0	0
3443	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3444	Green Ash	12	Remove	4	No	No	No	12.00	0	0
3445	Cedar Elm	9.6	Remove	4	No	No	No	9.60	0.00	0
3446	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3447	Green Ash	16.7	Remove	4	No	No	No	16.70	0	0
3448	Cedar Elm	23.6	Remove	4	No	No	No	23.60	0.00	0
3449	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3450	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3451	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3452	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3453	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3454	Cedar Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
3455	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3456	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3457	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3458	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
3459	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
3460	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3461	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
3462	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
3463	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
3464	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
3465	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
3466	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
3467	Green Ash	12.8	Remove	4	No	No	No	12.80	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3468	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3469	Green Ash	11.3	Remove	4	No	No	No	11.30	0	0
3470	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3471	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
3472	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3473	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3474	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3475	Green Ash	27.1	Remove	4	No	No	No	27.10	0	0
3476	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3477	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3478	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3479	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3480	Green Ash	15.3	Remove	4	No	No	No	15.30	0	0
3481	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3482	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
3483	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3484	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
3485	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3486	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
3487	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3488	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3489	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3490	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3491	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3492	Cedar Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
3493	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3494	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3495	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3496	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3497	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
3498	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3499	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
3501	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3502	American Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3503	American Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3504	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
3505	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3507	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3508	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3509	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3510	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3511	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3512	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3513	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3514	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3515	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
3516	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
3517	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
3518	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3519	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3520	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
3521	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
3522	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3523	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3524	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3525	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3526	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3527	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3528	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3530	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3531	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3532	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3533	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3534	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3535	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3536	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3537	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
3538	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3539	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3540	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3541	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3542	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3543	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3544	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3545	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3546	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3547	Cedar Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
3548	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3549	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3550	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3551	American Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3552	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3553	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3554	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3555	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3556	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3557	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3559	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3560	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
3561	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
3562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3563	Cedar Elm	11.3	Remove	4	No	No	No	11.30	0.00	0
3564	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
3565	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3566	Green Ash	17.6	Remove	4	No	No	No	17.60	0	0
3567	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3568	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3569	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3570	Green Ash	14.3	Remove	4	No	No	No	14.30	0	0
3571	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3572	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3573	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3574	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3575	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3576	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
3577	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
3578	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3581	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3584	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3586	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3587	Green Ash	8	Remove	4	No	No	No	8.00	0	0
3588	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3589	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3590	Common Persimmon	5.6	Remove	4	No	No	No	5.60	0.00	0
3591	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3592	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3593	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3594	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3595	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3596	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3597	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3598	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3599	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3600	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3601	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
3602	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3603	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
3604	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3605	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3606	American Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3607	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3608	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3609	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3613	American Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3614	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3615	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3616	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3618	Green Ash	12.1	Remove	4	No	No	No	12.10	0	0
3619	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3620	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3621	Green Ash	16.8	Remove	4	No	No	No	16.80	0	0
3622	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3623	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3624	Green Ash	15.3	Remove	4	No	No	No	15.30	0	0
3625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3626	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3628	Bradford Pear	4.5	Remove	4	No	No	No	4.50	0.00	0
3629	Bradford Pear	14.5	Remove	4	No	No	No	14.50	0.00	0
3630	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
3631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3632	Hercules' Club	7.3	Remove	4	No	No	No	0.00	0.00	0
3633	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3634	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3635	Hercules' Club	5.6	Remove	4	No	No	No	0.00	0.00	0
3636	Hercules' Club	4.1	Remove	4	No	No	No	0.00	0.00	0
3637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3639	Cedar Elm	12.8	Remove	4	No	No	No	12.80	0.00	0
3640	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
3641	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3642	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3643	Cedar Elm	8.7	Remove	4	No	No	No	8.70	0.00	0
3644	Common Persimmon	5.5	Remain	4	No	No	No			
3645	Common Persimmon	4.2	Remain	4	No	No	No			
3646	Common Persimmon	4.7	Remain	4	No	No	No			
3647	Cedar Elm	6.9	Remain	4	No	No	No			
3648	Cedar Elm	14.3	Remain	4	No	No	No			
3649	Cedar Elm	10.4	Remain	4	No	No	No			
3650	Cedar Elm	4.4	Remain	4	No	No	No			
3651	Cedar Elm	9.9	Remain	4	No	No	No			
3652	Cedar Elm	7.8	Remain	4	No	No	No			
3653	Eastern Red Cedar	4	Remain	4	No	No	No			
3654	Cedar Elm	9.5	Remain	4	No	No	No			
3655	Cedar Elm	6.1	Remain	4	No	No	No			
3656	Cedar Elm	6.8	Remain	4	No	No	No			
3657	Cedar Elm	5.7	Remain	4	No	No	No			
3658	Cedar Elm	11.5	Remain	4	No	No	No			
3659	Cedar Elm	9.1	Remain	4	No	No	No			
3660	Cedar Elm	5.1	Remain	4	No	No	No			
3661	Cedar Elm	8.9	Remain	4	No	No	No			
3662	Cedar Elm	7.5	Remain	4	No	No	No			
3663	Cedar Elm	4.6	Remain	4	No	No	No			
3664	Cedar Elm	8.8	Remain	4	No	No	No			
3665	Cedar Elm	4.3	Remain	4	No	No	No			
3666	Cedar Elm	6	Remain	4	No	No	No			
3667	Cedar Elm	6.8	Remain	4	No	No	No			
3668	Cedar Elm	12.4	Remain	4	No	No	No			
3669	Cedar Elm	4.6	Remain	4	No	No	No			
3670	Cedar Elm	6.5	Remain	4	No	No	No			
3671	Cedar Elm	5.5	Remain	4	No	No	No			
3672	Cedar Elm	5.2	Remain	4	No	No	No			
3673	Cedar Elm	8.9	Remain	4	No	No	No			
3674	Cedar Elm	4.2	Remain	4	No	No	No			
3675	Cedar Elm	4.9	Remain	4	No	No	No			
3676	Cedar Elm	5.9	Remain	4	No	No	No			
3677	Cedar Elm	8.2	Remain	4	No	No	No			
3678	Cedar Elm	4.6	Remain	4	No	No	No			
3679	Cedar Elm	6.2	Remain	4	No	No	No			
3680	Cedar Elm	11.1	Remain	4	No	No	No			
3681	Cedar Elm	8.3	Remain	4	No	No	No			
3682	Cedar Elm	10.5	Remain	4	No	No	No			
3683	Cedar Elm	5.5	Remain	4	No	No	No			
3684	Eastern Red Cedar	4	Remain	4	No	No	No			
3685	Cedar Elm	5	Remain	4	No	No	No			
3686	Cedar Elm	8.9	Remain	4	No	No	No			
3687	Cedar Elm	9.2	Remain	4	No	No	No			
3688	Cedar Elm	5.4	Remain	4	No	No	No			
3689	Cedar Elm	6.8	Remain	4	No	No	No			
3690	Cedar Elm	4.8	Remain	4	No	No	No			
3691	Cedar Elm	6	Remain	4	No	No	No			
3692	Cedar Elm	9.2	Remain	4	No	No	No			
3693	Cedar Elm	4.4	Remain	4	No	No	No			
3694	Cedar Elm	4.6	Remain	4	No	No	No			
3696	Cedar Elm	4.8	Remain	4	No	No	No			
3697	Cedar Elm	5	Remain	4	No	No	No			
3698	Cedar Elm	11.9	Remain	4	No	No	No			
3699	Cedar Elm	5.1	Remain	4	No	No	No			
3700	Cedar Elm	8.3	Remain	4	No	No	No			
3701	Cedar Elm	5.1	Remain	4	No	No	No			
3702	Cedar Elm	4.8	Remain	4	No	No	No			
3703	Cedar Elm	4.2	Remain	4	No	No	No			
3704	Cedar Elm	9.9	Remain	4	No	No	No			
3705	Cedar Elm	5.9	Remain	4	No	No	No			
3706	Cedar Elm	4.6	Remain	4	No	No	No			
3707	Eastern Red Cedar	4	Remain	4	No	No	No			
3708	Cedar Elm	8.8	Remain	4	No	No	No			
3709	Cedar Elm	10.2	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3710	Cedar Elm	8.1	Remain	4	No	No	No			
3711	Cedar Elm	5.2	Remain	4	No	No	No			
3712	Cedar Elm	5.9	Remain	4	No	No	No			
3713	Cedar Elm	4.3	Remain	4	No	No	No			
3714	Cedar Elm	9.3	Remain	4	No	No	No			
3715	Cedar Elm	4	Remain	4	No	No	No			
3716	Cedar Elm	7.4	Remain	4	No	No	No			
3717	Cedar Elm	9.9	Remain	4	No	No	No			
3718	Cedar Elm	10	Remain	4	No	No	No			
3719	Cedar Elm	8.6	Remain	4	No	No	No			
3720	Eastern Red Cedar	4	Remain	4	No	No	No			
3721	Cedar Elm	8.7	Remain	4	No	No	No			
3722	Cedar Elm	7.9	Remain	4	No	No	No			
3723	Cedar Elm	12.6	Remain	4	No	No	No			
3724	Eastern Red Cedar	4	Remain	4	No	No	No			
3725	Eastern Red Cedar	4	Remain	4	No	No	No			
3726	Cedar Elm	10.1	Remain	4	No	No	No			
3727	Cedar Elm	7.4	Remain	4	No	No	No			
3728	Cedar Elm	9.7	Remain	4	No	No	No			
3729	Cedar Elm	9.8	Remain	4	No	No	No			
3730	Cedar Elm	10.1	Remain	4	No	No	No			
3731	Cedar Elm	6.5	Remain	4	No	No	No			
3732	Cedar Elm	11.1	Remain	4	No	No	No			
3733	Cedar Elm	8.9	Remain	4	No	No	No			
3734	Cedar Elm	4.8	Remain	4	No	No	No			
3735	Eastern Red Cedar	4	Remain	4	No	No	No			
3736	Cedar Elm	11.2	Remain	4	No	No	No			
3737	Eastern Red Cedar	4	Remain	4	No	No	No			
3738	Eastern Red Cedar	4	Remain	4	No	No	No			
3739	Cedar Elm	5.1	Remain	4	No	No	No			
3740	Cedar Elm	4.5	Remain	4	No	No	No			
3741	Cedar Elm	11.7	Remain	4	No	No	No			
3742	Cedar Elm	6.9	Remain	4	No	No	No			
3743	Cedar Elm	7.4	Remain	4	No	No	No			
3744	Eastern Red Cedar	4	Remain	4	No	No	No			
3745	Cedar Elm	4.5	Remain	4	No	No	No			
3746	Cedar Elm	7.4	Remain	4	No	No	No			
3747	Cedar Elm	15.8	Remain	4	No	No	No			
3748	Cedar Elm	14.2	Remain	4	No	No	No			
3749	Eastern Red Cedar	4	Remain	4	No	No	No			
3750	Cedar Elm	4.6	Remain	4	No	No	No			
3751	Eastern Red Cedar	4	Remain	4	No	No	No			
3752	Cedar Elm	7.8	Remain	4	No	No	No			
3753	Eastern Red Cedar	4	Remain	4	No	No	No			
3754	Cedar Elm	6.6	Remain	4	No	No	No			
3755	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3756	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3757	Hercules' Club	6.8	Remove	4	No	No	No	0.00	0.00	0
3758	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3759	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
3760	Cedar Elm	19.2	Remove	4	No	No	No	19.20	0.00	0
3761	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3762	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3763	Hercules' Club	6.5	Remove	4	No	No	No	0.00	0.00	0
3764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3765	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3766	Hercules' Club	7.3	Remove	4	No	No	No	0.00	0.00	0
3767	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
3768	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
3769	Eastern Red Cedar	4	Remain	4	No	No	No			
3770	Cedar Elm	15.4	Remain	4	No	No	No			
3771	Eastern Red Cedar	4	Remain	4	No	No	No			
3772	Hercules' Club	5.1	Remain	4	No	No	No			
3773	Eastern Red Cedar	4	Remain	4	No	No	No			
3774	Hercules' Club	5	Remain	4	No	No	No			
3775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3776	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3777	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3778	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
3779	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3780	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3781	Cedar Elm	13.2	Remain	4	No	No	No			
3782	Cedar Elm	4.4	Remain	4	No	No	No			
3783	Cedar Elm	10.6	Remain	4	No	No	No			
3784	Cedar Elm	8.9	Remain	4	No	No	No			
3785	Cedar Elm	9.8	Remain	4	No	No	No			
3786	Cedar Elm	5.4	Remain	4	No	No	No			
3787	Eastern Red Cedar	4	Remain	4	No	No	No			
3788	Cedar Elm	7.3	Remain	4	No	No	No			
3789	Hercules' Club	8.1	Remain	4	No	No	No			
3790	Cedar Elm	15.4	Remain	4	No	No	No			
3791	Cedar Elm	10.8	Remain	4	No	No	No			
3792	Cedar Elm	7.8	Remain	4	No	No	No			
3793	Cedar Elm	4	Remain	4	No	No	No			
3794	Cedar Elm	5.9	Remain	4	No	No	No			
3795	Cedar Elm	7.9	Remain	4	No	No	No			
3796	Cedar Elm	8.4	Remain	4	No	No	No			
3797	Cedar Elm	5.8	Remain	4	No	No	No			
3798	Cedar Elm	9.3	Remain	4	No	No	No			
3799	Cedar Elm	5.2	Remain	4	No	No	No			
3800	Cedar Elm	8.3	Remain	4	No	No	No			
3801	Cedar Elm	8.4	Remain	4	No	No	No			
3802	Cedar Elm	8.6	Remain	4	No	No	No			
3803	Cedar Elm	5.1	Remain	4	No	No	No			
3804	Cedar Elm	9.9	Remain	4	No	No	No			
3805	Cedar Elm	6.3	Remain	4	No	No	No			
3806	Cedar Elm	4.2	Remain	4	No	No	No			
3807	Cedar Elm	7.9	Remain	4	No	No	No			
3808	Cedar Elm	5.9	Remain	4	No	No	No			
3809	Cedar Elm	5	Remain	4	No	No	No			
3810	Cedar Elm	4.5	Remain	4	No	No	No			
3811	Cedar Elm	4.9	Remain	4	No	No	No			
3812	Cedar Elm	11.5	Remain	4	No	No	No			
3813	Cedar Elm	6.7	Remain	4	No	No	No			
3814	Cedar Elm	8.1	Remain	4	No	No	No			
3815	Cedar Elm	7	Remain	4	No	No	No			
3816	Cedar Elm	4.3	Remain	4	No	No	No			
3817	Cedar Elm	5.8	Remain	4	No	No	No			
3818	Cedar Elm	4.4	Remain	4	No	No	No			
3819	Cedar Elm	10.4	Remain	4	No	No	No			
3820	Cedar Elm	7.6	Remain	4	No	No	No			
3821	Cedar Elm	8.6	Remain	4	No	No	No			
3822	Cedar Elm	4.1	Remain	4	No	No	No			
3823	Cedar Elm	5.7	Remain	4	No	No	No			
3824	Cedar Elm	11.5	Remain	4	No	No	No			
3825	Cedar Elm	4.1	Remain	4	No	No	No			
3826	Cedar Elm	7	Remain	4	No	No	No			
3827	Cedar Elm	8.8	Remain	4	No	No	No			
3828	Cedar Elm	11.8	Remain	4	No	No	No			
3829	Cedar Elm	6.8	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3830	Cedar Elm	10.5	Remain	4	No	No	No			
3831	Cedar Elm	4.2	Remain	4	No	No	No			
3832	Cedar Elm	6.7	Remain	4	No	No	No			
3833	Eastern Red Cedar	4	Remain	4	No	No	No			
3834	Cedar Elm	6.1	Remain	4	No	No	No			
3835	Cedar Elm	11.9	Remain	4	No	No	No			
3836	Cedar Elm	5.4	Remain	4	No	No	No			
3837	Cedar Elm	6.2	Remain	4	No	No	No			
3838	Cedar Elm	4.3	Remain	4	No	No	No			
3839	Cedar Elm	10.8	Remain	4	No	No	No			
3840	Cedar Elm	10.4	Remain	4	No	No	No			
3841	Cedar Elm	8.2	Remain	4	No	No	No			
3842	Cedar Elm	6	Remain	4	No	No	No			
3843	Cedar Elm	5.7	Remain	4	No	No	No			
3844	Cedar Elm	9.7	Remain	4	No	No	No			
3845	Cedar Elm	5.3	Remain	4	No	No	No			
3846	Cedar Elm	9	Remain	4	No	No	No			
3847	Cedar Elm	8.2	Remain	4	No	No	No			
3848	Cedar Elm	4.4	Remain	4	No	No	No			
3849	Cedar Elm	9.5	Remain	4	No	No	No			
3850	Cedar Elm	7.1	Remain	4	No	No	No			
3851	Cedar Elm	8.9	Remain	4	No	No	No			
3852	Cedar Elm	9.4	Remain	4	No	No	No			
3853	Cedar Elm	6.5	Remain	4	No	No	No			
3854	Cedar Elm	6	Remain	4	No	No	No			
3855	Cedar Elm	7.8	Remain	4	No	No	No			
3856	Cedar Elm	5.5	Remain	4	No	No	No			
3857	Cedar Elm	7.1	Remain	4	No	No	No			
3858	Cedar Elm	10.6	Remain	4	No	No	No			
3859	Cedar Elm	7.5	Remain	4	No	No	No			
3860	Cedar Elm	5.1	Remain	4	No	No	No			
3861	Cedar Elm	9.1	Remain	4	No	No	No			
3862	Cedar Elm	6	Remain	4	No	No	No			
3863	Cedar Elm	14.5	Remain	4	No	No	No			
3864	Cedar Elm	4.9	Remain	4	No	No	No			
3865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3866	Hercules' Club	5.7	Remove	4	No	No	No	0.00	0.00	0
3867	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3868	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3869	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3870	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
3871	Cedar Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
3872	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
3873	Cedar Elm	16.5	Remove	4	No	No	No	16.50	0.00	0
3874	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
3875	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3876	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3877	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3878	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3879	Cedar Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
3880	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3881	Cedar Elm	10.1	Remove	4	No	No	No	10.10	0.00	0
3882	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
3883	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
3884	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3885	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3886	Cedar Elm	11.3	Remain	4	No	No	No			
3887	Cedar Elm	6.8	Remain	4	No	No	No			
3888	Cedar Elm	10.4	Remain	4	No	No	No			
3889	Hercules' Club	4.1	Remain	4	No	No	No			
3890	Cedar Elm	7.4	Remain	4	No	No	No			
3891	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
3892	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3893	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3894	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3895	Cedar Elm	11.6	Remove	4	No	No	No	11.60	0.00	0
3896	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3897	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3898	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3899	Cedar Elm	14.6	Remove	4	No	No	No	14.60	0.00	0
3900	Hercules' Club	5.4	Remain	4	No	No	No			
3901	Cedar Elm	10.3	Remain	4	No	No	No			
3902	Cedar Elm	4	Remain	4	No	No	No			
3903	Cedar Elm	5.8	Remain	4	No	No	No			
3904	Cedar Elm	7.4	Remain	4	No	No	No			
3905	Cedar Elm	5	Remain	4	No	No	No			
3906	Cedar Elm	4.7	Remain	4	No	No	No			
3907	Cedar Elm	7.7	Remain	4	No	No	No			
3908	Cedar Elm	10.5	Remain	4	No	No	No			
3909	Cedar Elm	7.4	Remain	4	No	No	No			
3910	Cedar Elm	10.2	Remain	4	No	No	No			
3911	Cedar Elm	7.5	Remain	4	No	No	No			
3912	Cedar Elm	4.4	Remain	4	No	No	No			
3913	Cedar Elm	11.2	Remain	4	No	No	No			
3914	Cedar Elm	9	Remain	4	No	No	No			
3915	Cedar Elm	4.4	Remain	4	No	No	No			
3916	Cedar Elm	5.8	Remain	4	No	No	No			
3917	Cedar Elm	5.8	Remain	4	No	No	No			
3918	Cedar Elm	5.7	Remain	4	No	No	No			
3919	Cedar Elm	4.9	Remain	4	No	No	No			
3920	Cedar Elm	5.8	Remain	4	No	No	No			
3921	Cedar Elm	5.8	Remain	4	No	No	No			
3922	Cedar Elm	6.1	Remain	4	No	No	No			
3923	Cedar Elm	5.5	Remain	4	No	No	No			
3924	Cedar Elm	7.4	Remain	4	No	No	No			
3925	Cedar Elm	6.1	Remain	4	No	No	No			
3926	Cedar Elm	4.1	Remain	4	No	No	No			
3927	Cedar Elm	5.1	Remain	4	No	No	No			
3928	Cedar Elm	4.8	Remain	4	No	No	No			
3929	Eastern Red Cedar	4	Remain	4	No	No	No			
3930	Cedar Elm	4.9	Remain	4	No	No	No			
3931	Cedar Elm	9.1	Remain	4	No	No	No			
3932	Cedar Elm	4.8	Remain	4	No	No	No			
3933	Cedar Elm	9.8	Remain	4	No	No	No			
3934	Hercules' Club	5	Remain	4	No	No	No			
3935	Eastern Red Cedar	4	Remain	4	No	No	No			
3936	Eastern Red Cedar	4	Remain	4	No	No	No			
3937	Eastern Red Cedar	4	Remain	4	No	No	No			
3938	Eastern Red Cedar	4	Remain	4	No	No	No			
3939	Eastern Red Cedar	4	Remain	4	No	No	No			
3940	Eastern Red Cedar	4	Remain	4	No	No	No			
3941	Eastern Red Cedar	4	Remain	4	No	No	No			
3942	Eastern Red Cedar	4	Remain	4	No	No	No			
3943	Eastern Red Cedar	4	Remain	4	No	No	No			
3944	Cedar Elm	7.6	Remain	4	No	No	No			
3945	Cedar Elm	13.5	Remain	4	No	No	No			
3946	Cedar Elm	4.2	Remain	4	No	No	No			
3947	Cedar Elm	8.6	Remain	4	No	No	No			
3948	Cedar Elm	4.5	Remain	4	No	No	No			
3949	Cedar Elm	6.4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3950	Cedar Elm	6.3	Remain	4	No	No	No			
3951	Cedar Elm	5.4	Remain	4	No	No	No			
3952	Cedar Elm	6.6	Remain	4	No	No	No			
3953	Eastern Red Cedar	4	Remain	4	No	No	No			
3954	Cedar Elm	10	Remain	4	No	No	No			
3955	Cedar Elm	4.1	Remain	4	No	No	No			
3956	Cedar Elm	8.4	Remain	4	No	No	No			
3957	Cedar Elm	4.8	Remain	4	No	No	No			
3958	Cedar Elm	10.5	Remain	4	No	No	No			
3959	Cedar Elm	4.2	Remain	4	No	No	No			
3960	Cedar Elm	4	Remain	4	No	No	No			
3961	Cedar Elm	4	Remain	4	No	No	No			
3962	Cedar Elm	4.2	Remain	4	No	No	No			
3963	Cedar Elm	6.8	Remain	4	No	No	No			
3964	Cedar Elm	5.9	Remain	4	No	No	No			
3965	Cedar Elm	6.1	Remain	4	No	No	No			
3966	Cedar Elm	8	Remain	4	No	No	No			
3967	Cedar Elm	7.4	Remain	4	No	No	No			
3968	Cedar Elm	4.9	Remain	4	No	No	No			
3969	Cedar Elm	6.9	Remain	4	No	No	No			
3970	Cedar Elm	6.5	Remain	4	No	No	No			
3971	Cedar Elm	4.2	Remain	4	No	No	No			
3972	Cedar Elm	13.5	Remain	4	No	No	No			
3973	Cedar Elm	9.1	Remain	4	No	No	No			
3974	Cedar Elm	7.6	Remain	4	No	No	No			
3975	Cedar Elm	9.3	Remain	4	No	No	No			
3976	Cedar Elm	8.1	Remain	4	No	No	No			
3977	Cedar Elm	7.6	Remain	4	No	No	No			
3978	Cedar Elm	6.3	Remain	4	No	No	No			
3979	Cedar Elm	5	Remain	4	No	No	No			
3980	Cedar Elm	7.7	Remain	4	No	No	No			
3981	Cedar Elm	6.8	Remain	4	No	No	No			
3982	Cedar Elm	5.9	Remain	4	No	No	No			
3983	Cedar Elm	8	Remain	4	No	No	No			
3984	Cedar Elm	4.4	Remain	4	No	No	No			
3985	Cedar Elm	4	Remain	4	No	No	No			
3986	Cedar Elm	15	Remain	4	No	No	No			
3987	Hercules' Club	5.2	Remain	4	No	No	No			
3988	Cedar Elm	5.1	Remain	4	No	No	No			
3989	Cedar Elm	8.8	Remain	4	No	No	No			
3990	Cedar Elm	5	Remain	4	No	No	No			
3991	Cedar Elm	15.6	Remove	4	No	No	No	15.60	0.00	0
3992	Cedar Elm	27	Remove	4	No	No	No	27.00	0.00	0
3993	Cedar Elm	10.2	Remain	4	No	No	No			
3994	Hercules' Club	5.4	Remain	4	No	No	No			
3995	Eastern Red Cedar	4	Remain	4	No	No	No			
3996	Cedar Elm	7.2	Remain	4	No	No	No			
3997	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3998	Cedar Elm	13	Remove	4	No	No	No	13.00	0.00	0
3999	Cedar Elm	5.2	Remain	4	No	No	No			
4000	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
4500	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
5042	Green Ash	6.8	Remain	4	No	No	No			
5086	Cedar Elm	12.9	Remove	4	No	No	No	12.90	0.00	0
5089	Eastern Red Cedar	4	Remain	4	No	No	No			
5090	Eastern Red Cedar	4	Remain	4	No	No	No			
5095	Eastern Red Cedar	4	Remain	4	No	No	No			
5097	Eastern Red Cedar	4	Remain	4	No	No	No			
5113	Eastern Red Cedar	4	Remain	4	No	No	No			
5118	Cedar Elm	7.8	Remain	4	No	No	No			
5119	Cedar Elm	13.9	Remain	4	No	No	No			
5120	Cedar Elm	7.5	Remain	4	No	No	No			
5121	Cedar Elm	7.5	Remain	4	No	No	No			
5123	Cedar Elm	11.7	Remain	4	No	No	No			
5124	Cedar Elm	5.6	Remain	4	No	No	No			
5125	Eastern Red Cedar	4	Remain	4	No	No	No			
5127	Cedar Elm	4.7	Remain	4	No	No	No			
5128	Cedar Elm	5.9	Remain	4	No	No	No			
5129	Cedar Elm	14.8	Remain	4	No	No	No			
5130	Cedar Elm	19.3	Remain	4	No	No	No			
5131	Cedar Elm	9.9	Remain	4	No	No	No			
5132	Cedar Elm	9	Remain	4	No	No	No			
5133	Eastern Red Cedar	4	Remain	4	No	No	No			
5148	Eastern Red Cedar	4	Remain	4	No	No	No			
5149	Eastern Red Cedar	4	Remain	4	No	No	No			
5151	Eastern Red Cedar	4	Remain	4	No	No	No			
5152	Eastern Red Cedar	4	Remain	4	No	No	No			
5153	Eastern Red Cedar	4	Remain	4	No	No	No			
5154	Eastern Red Cedar	4	Remain	4	No	No	No			
5155	Eastern Red Cedar	4	Remain	4	No	No	No			
5156	Cedar Elm	4.6	Remain	4	No	No	No			
5157	Eastern Red Cedar	4	Remain	4	No	No	No			
5158	Eastern Red Cedar	4	Remain	4	No	No	No			
5159	Cedar Elm	6.4	Remain	4	No	No	No			
5160	Eastern Red Cedar	4	Remain	4	No	No	No			
5161	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5162	Cedar Elm	6.3	Remain	4	No	No	No			
5163	Cedar Elm	5.6	Remain	4	No	No	No			
5164	Green Ash	7.5	Remain	4	No	No	No			
5165	Eastern Red Cedar	4	Remain	4	No	No	No			
5166	Green Ash	8.7	Remain	4	No	No	No			
5167	Green Ash	4.5	Remain	4	No	No	No			
5168	Green Ash	6	Remain	4	No	No	No			
5169	Eastern Red Cedar	4	Remain	4	No	No	No			
5170	Green Ash	5.7	Remain	4	No	No	No			
5171	Eastern Red Cedar	4	Remain	4	No	No	No			
5172	Green Ash	4.5	Remain	4	No	No	No			
5173	Green Ash	8	Remain	4	No	No	No			
5174	Green Ash	11.2	Remain	4	No	No	No			
5175	Green Ash	8.2	Remain	4	No	No	No			
5176	Green Ash	4.1	Remain	4	No	No	No			
5177	Green Ash	4.7	Remain	4	No	No	No			
5178	Green Ash	4.6	Remain	4	No	No	No			
5180	Cedar Elm	4.2	Remain	4	No	No	No			
5181	Cedar Elm	6.2	Remain	4	No	No	No			
5182	Cedar Elm	8.2	Remain	4	No	No	No			
5184	Hercules' Club	4.6	Remain	4	No	No	No			
5185	Green Ash	6.4	Remain	4	No	No	No			
5186	Green Ash	4.9	Remain	4	No	No	No			
5187	Black Walnut	7.2	Remain	4	No	No	No			
5188	White Mulberry	6.7	Remain	4	No	No	No			
5189	White Mulberry	5.4	Remain	4	No	No	No			
5190	Cedar Elm	17.9	Remain	4	No	No	No			
5191	Cedar Elm	5.4	Remain	4	No	No	No			
5194	Green Ash	4.5	Remain	4	No	No	No			
5195	Cedar Elm	10.5	Remain	4	No	No	No			
5197	Eastern Red Cedar	4	Remain	4	No	No	No			
5198	Green Ash	12.1	Remain	4	No	No	No			
5199	Cedar Elm	5.3	Remain	4	No	No	No			
5201	Green Ash	6.9	Remain	4	No	No	No			

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5202	American Elm	9.2	Remain	4	No	No	No			
5203	Cedar Elm	6.4	Remain	4	No	No	No			
5204	Cedar Elm	4.1	Remain	4	No	No	No			
5205	Cedar Elm	16.6	Remain	4	No	No	No			
5206	American Elm	10.8	Remain	4	No	No	No			
5207	Green Ash	22.6	Remain	4	No	No	No			
5208	Eastern Red Cedar	4	Remain	4	No	No	No			
5209	Eastern Red Cedar	4	Remain	4	No	No	No			
5210	Cedar Elm	5.5	Remain	4	No	No	No			
5211	Cedar Elm	5.5	Remain	4	No	No	No			
5212	Cedar Elm	6.6	Remain	4	No	No	No			
5213	Cedar Elm	5	Remain	4	No	No	No			
5214	Cedar Elm	6.5	Remain	4	No	No	No			
5215	Eastern Red Cedar	4	Remain	4	No	No	No			
5216	Eastern Red Cedar	4	Remain	4	No	No	No			
5217	Green Ash	5.2	Remain	4	No	No	No			
5218	American Elm	5.3	Remain	4	No	No	No			
5219	Cedar Elm	5.3	Remain	4	No	No	No			
5220	American Elm	8.5	Remain	4	No	No	No			
5221	Cedar Elm	5.3	Remain	4	No	No	No			
5222	Cedar Elm	4.1	Remain	4	No	No	No			
5223	Cedar Elm	9.6	Remain	4	No	No	No			
5224	Cedar Elm	4	Remain	4	No	No	No			
5225	Cedar Elm	4.3	Remain	4	No	No	No			
5226	Cedar Elm	9.1	Remain	4	No	No	No			
5227	Cedar Elm	4.2	Remain	4	No	No	No			
5228	Eastern Red Cedar	4	Remain	4	No	No	No			
5229	American Elm	5	Remain	4	No	No	No			
5230	Cedar Elm	4.3	Remain	4	No	No	No			
5231	Cedar Elm	4.5	Remain	4	No	No	No			
5232	Cedar Elm	5.3	Remain	4	No	No	No			
5233	Cedar Elm	7.7	Remain	4	No	No	No			
5234	Cedar Elm	22.7	Remain	4	No	No	No			
5235	Eastern Red Cedar	4	Remain	4	No	No	No			
5236	Eastern Red Cedar	4	Remain	4	No	No	No			
5237	Eastern Red Cedar	4	Remain	4	No	No	No			
5238	Cedar Elm	4.4	Remain	4	No	No	No			
5239	Cedar Elm	5	Remain	4	No	No	No			
5240	Cedar Elm	10.5	Remain	4	No	No	No			
5241	Cedar Elm	7.3	Remain	4	No	No	No			
5242	Cedar Elm	7.1	Remain	4	No	No	No			
5243	Green Ash	11.4	Remain	4	No	No	No			
5244	American Elm	6.2	Remain	4	No	No	No			
5245	American Elm	6.4	Remain	4	No	No	No			
5246	American Elm	5.3	Remain	4	No	No	No			
5247	American Elm	7.9	Remain	4	No	No	No			
5248	Cedar Elm	8.4	Remain	4	No	No	No			
5249	Cedar Elm	9.1	Remain	4	No	No	No			
5250	Bradford Pear	9	Remove	4	No	No	No	9.00	0.00	0
5251	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
5252	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
5253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5257	American Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
5258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5260	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
5261	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
5262	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
5263	Cedar Elm	18.6	Remove	4	No	No	No	18.60	0.00	0
5264	Green Ash	17.4	Remove	4	No	No	No	17.40	0	0
5265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5266	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5267	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5268	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
5269	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
5270	Hercules' Club	5.4	Remove	4	No	No	No	0.00	0.00	0
5271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5275	Green Ash	13.9	Remove	4	No	No	No	13.90	0	0
5276	Bradford Pear	5.1	Remove	4	No	No	No	5.10	0.00	0
5277	Green Ash	8	Remove	4	No	No	No	8.00	0	0
5278	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
5279	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
5280	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5281	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5282	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
5283	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
5284	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
5285	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
5286	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
5287	American Elm	13	Remove	4	No	No	No	13.00	0.00	0
5288	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
5289	Bradford Pear	4.1	Remove	4	No	No	No	4.10	0.00	0
5290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5291	Green Ash	11.3	Remain	4	No	No	No			
5292	Green Ash	6.1	Remain	4	No	No	No			
5293	Green Ash	7.4	Remain	4	No	No	No			
5294	Green Ash	8.9	Remove	4	No	No	No	8.90	0	0
5295	Green Ash	22.3	Remain	4	No	No	No			
5296	Green Ash	7.2	Remain	4	No	No	No			
5297	Cedar Elm	11.8	Remain	4	No	No	No			
5298	Eastern Red Cedar	4	Remain	4	No	No	No			
5299	Green Ash	8.6	Remain	4	No	No	No			
5300	Green Ash	9.4	Remain	4	No	No	No			
5301	Eastern Red Cedar	4	Remain	4	No	No	No			
5302	Eastern Red Cedar	4	Remain	4	No	No	No			
5303	Cedar Elm	22.9	Remain	4	No	No	No			
5304	Eastern Red Cedar	4	Remain	4	No	No	No			
5305	Eastern Red Cedar	4	Remain	4	No	No	No			
5306	Green Ash	5.9	Remain	4	No	No	No			
5307	Green Ash	35.2	Remain	4	No	No	No			
5308	Green Ash	15	Remain	4	No	No	No			
5309	Eastern Red Cedar	4	Remain	4	No	No	No			
5310	Eastern Red Cedar	4	Remain	4	No	No	No			
5311	Green Ash	21.4	Remain	4	No	No	No			
5312	Green Ash	18.6	Remain	4	No	No	No			
5313	American Elm	8	Remain	4	No	No	No			
5314	Cedar Elm	7.7	Remain	4	No	No	No			
5315	Cedar Elm	13.4	Remain	4	No	No	No			
5316	Green Ash	10	Remain	4	No	No	No			
5317	Cedar Elm	11.9	Remove	4	No	No	No	11.90	0.00	0
5318	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
5319	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
5320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5321	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5322	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
5323	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5324	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5325	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
5326	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
5327	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5328	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
5329	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5330	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5331	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5332	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
5333	Eastern Red Cedar	4	Remain	4	No	No	No			
5334	Green Ash	8	Remain	4	No	No	No			
5335	Green Ash	14	Remain	4	No	No	No			
5336	Green Ash	6.8	Remain	4	No	No	No			
5337	Eastern Red Cedar	4	Remain	4	No	No	No			
5338	Green Ash	19.9	Remain	4	No	No	No			
5339	Green Ash	19.4	Remain	4	No	No	No			
5340	Green Ash	22.7	Remain	4	No	No	No			
5341	American Elm	5	Remain	4	No	No	No			
5342	Cedar Elm	10.1	Remove	4	No	No	No	10.10	0.00	0
5343	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5344	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
5345	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
5346	Pecan	7	Remove	4	No	No	No	7.00	0	0
5347	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
5348	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5349	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
5350	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
5351	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5352	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
5353	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5354	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5355	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5356	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5358	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5359	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5360	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5361	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5362	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5363	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5364	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5365	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5366	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5367	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5368	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5369	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5370	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
5371	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
5372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5373	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5375	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5376	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5379	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5380	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5383	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5387	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5395	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5396	Green Ash	11.7	Remove	4	No	No	No	11.70	0	0
5397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5401	Green Ash	4.6	Remain	4	No	No	No			
5403	Green Ash	13.2	Remain	4	No	No	No			
5404	Green Ash	6.9	Remain	4	No	No	No			
5405	Green Ash	8.6	Remain	4	No	No	No			
5406	Eastern Red Cedar	4	Remain	4	No	No	No			
5407	Cedar Elm	7.1	Remain	4	No	No	No			
5408	Green Ash	5	Remain	4	No	No	No			
5409	Green Ash	13	Remain	4	No	No	No			
5412	Green Ash	10.8	Remain	4	No	No	No			
5413	Green Ash	4	Remain	4	No	No	No			
5414	Green Ash	4.9	Remain	4	No	No	No			
5415	Green Ash	5.8	Remain	4	No	No	No			
5416	Green Ash	8.3	Remain	4	No	No	No			
5417	Green Ash	5	Remain	4	No	No	No			
5418	Cedar Elm	4.5	Remain	4	No	No	No			
5419	Green Ash	25	Remain	4	No	No	No			
5420	Green Ash	15.4	Remain	4	No	No	No			
5421	Winged Elm	5.6	Remain	4	No	No	No			
5422	Green Ash	12.7	Remain	4	No	No	No			
5423	Cedar Elm	6.6	Remain	4	No	No	No			
5424	Cedar Elm	10.1	Remain	4	No	No	No			
5426	Green Ash	13.7	Remain	4	No	No	No			
5427	Green Ash	9.6	Remain	4	No	No	No			
5429	Green Ash	15.7	Remain	4	No	No	No			
5431	Eastern Red Cedar	4	Remain	4	No	No	No			
5432	Eastern Red Cedar	4	Remain	4	No	No	No			
5433	Eastern Red Cedar	4	Remain	4	No	No	No			
5434	Cedar Elm	22.5	Remain	4	No	No	No			
5435	Eastern Red Cedar	4	Remain	4	No	No	No			
5436	Cedar Elm	5.2	Remain	4	No	No	No			
5437	Cedar Elm	4.8	Remain	4	No	No	No			
5438	Green Ash	8.3	Remain	4	No	No	No			
5439	Green Ash	9.4	Remain	4	No	No	No			
5440	Cedar Elm	4	Remain	4	No	No	No			
5441	Green Ash	7.2	Remain	4	No	No	No			
5442	Green Ash	13.2	Remain	4	No	No	No			
5443	Cedar Elm	4	Remain	4	No	No	No			
5444	Green Ash	10.1	Remain	4	No	No	No			
5445	American Elm	8	Remain	4	No	No	No			
5446	Winged Elm	4.1	Remain	4	No	No	No			
5447	Green Ash	19.7	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corsson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5448	Green Ash	5	Remain	4	No	No	No			
5449	Green Ash	6.7	Remain	4	No	No	No			
5450	Cedar Elm	6.3	Remain	4	No	No	No			
5451	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
5452	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5453	Green Ash	4.1	Remain	4	No	No	No			
5454	Green Ash	11.2	Remain	4	No	No	No			
5455	Green Ash	11.4	Remain	4	No	No	No			
5456	Green Ash	4.5	Remain	4	No	No	No			
5457	Green Ash	8.6	Remain	4	No	No	No			
5458	Green Ash	6.2	Remain	4	No	No	No			
5459	Green Ash	4.5	Remain	4	No	No	No			
5460	Green Ash	7.5	Remain	4	No	No	No			
5461	Green Ash	4.2	Remain	4	No	No	No			
5462	Green Ash	5.7	Remain	4	No	No	No			
5463	Green Ash	5	Remain	4	No	No	No			
5464	Green Ash	6.3	Remain	4	No	No	No			
5465	Green Ash	6.4	Remain	4	No	No	No			
5466	Green Ash	4.5	Remain	4	No	No	No			
5467	Green Ash	8.4	Remain	4	No	No	No			
5468	Eastern Red Cedar	4	Remain	4	No	No	No			
5469	American Elm	9.3	Remain	4	No	No	No			
5470	Green Ash	7.3	Remain	4	No	No	No			
5471	Green Ash	7.9	Remain	4	No	No	No			
5472	Green Ash	7.3	Remain	4	No	No	No			
5473	Green Ash	6	Remain	4	No	No	No			
5474	Cedar Elm	4.3	Remain	4	No	No	No			
5475	Cedar Elm	6.1	Remain	4	No	No	No			
5476	American Elm	8.5	Remain	4	No	No	No			
5477	American Elm	7.8	Remain	4	No	No	No			
5478	Cedar Elm	4	Remain	4	No	No	No			
5479	Cedar Elm	4.3	Remain	4	No	No	No			
5480	American Elm	7.8	Remain	4	No	No	No			
5481	Eastern Red Cedar	4	Remain	4	No	No	No			
5482	Cedar Elm	4	Remain	4	No	No	No			
5483	Eastern Red Cedar	4	Remain	4	No	No	No			
5484	Cedar Elm	6.6	Remain	4	No	No	No			
5485	Cedar Elm	5.1	Remain	4	No	No	No			
5486	Cedar Elm	6.3	Remain	4	No	No	No			
5487	Cedar Elm	8.9	Remain	4	No	No	No			
5488	Cedar Elm	5.9	Remain	4	No	No	No			
5489	Cedar Elm	4.2	Remain	4	No	No	No			
5490	Cedar Elm	6.2	Remain	4	No	No	No			
5491	Cedar Elm	6.9	Remain	4	No	No	No			
5492	American Elm	5.1	Remain	4	No	No	No			
5493	Cedar Elm	6.1	Remain	4	No	No	No			
5494	Cedar Elm	5.7	Remain	4	No	No	No			
5495	Cedar Elm	4	Remain	4	No	No	No			
5496	Cedar Elm	7.7	Remain	4	No	No	No			
5497	Cedar Elm	4	Remain	4	No	No	No			
5498	Cedar Elm	4.5	Remain	4	No	No	No			
5499	Cedar Elm	4.7	Remain	4	No	No	No			
5500	Green Ash	6.4	Remain	4	No	No	No			
5501	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
5502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5503	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5505	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5507	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
5508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5509	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5510	Eastern Red Cedar	4	Remain	4	No	No	No			
5511	Green Ash	9.9	Remain	4	No	No	No			
5512	Green Ash	6.8	Remain	4	No	No	No			
5513	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
5514	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5515	Green Ash	11.9	Remove	4	No	No	No	11.90	0	0
5516	Green Ash	10.6	Remain	4	No	No	No			
5517	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5518	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
5519	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5520	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
5521	Green Ash	6	Remove	4	No	No	No	6.00	0	0
5522	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
5523	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
5524	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5525	Green Ash	10	Remove	4	No	No	No	10.00	0	0
5526	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5527	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5528	Green Ash	4	Remove	4	No	No	No	4.00	0	0
5529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5530	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5531	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
5532	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
5533	Green Ash	12.4	Remove	4	No	No	No	12.40	0	0
5534	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5535	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5536	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5537	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5538	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5539	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5540	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5541	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5542	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5543	Eastern Red Cedar	4	Remain	4	No	No	No			
5544	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5545	Eastern Red Cedar	4	Remain	4	No	No	No			
5546	Cedar Elm	19.7	Remove	4	No	No	No	19.70	0.00	0
5547	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5548	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5549	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5550	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5551	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5552	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
5553	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5554	Green Ash	20.6	Remove	4	No	No	No	20.60	0	0
5555	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5556	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5557	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5559	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5560	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5561	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5563	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5564	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5565	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5566	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5567	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5568	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5569	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5570	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5571	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5572	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5573	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5574	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5575	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5576	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5577	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5578	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5581	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5584	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5586	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5587	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5588	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5589	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5590	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
5591	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5592	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5593	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
5594	Green Ash	4	Remove	4	No	No	No	4.00	0	0
5595	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
5596	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
5597	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5598	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5600	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5609	Cedar Elm	27.9	Remove	4	No	No	No	27.90	0.00	0
5610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5614	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5618	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5619	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5620	Chinese photinia	24.7	Remove	4	No	No	No	24.70	0.00	0
5621	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5622	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5623	Pecan	24.4	Remove	4	No	No	No	24.40	0	0
5624	Southern Live Oak	20.5	Remove	4	No	No	No	20.50	0	0
5625	Southern Live Oak	6.4	Remove	4	No	No	No	6.40	0	0
5626	Southern Live Oak	4.3	Remove	4	No	No	No	4.30	0	0
5627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5634	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5635	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5636	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5639	Bradford Pear	6.9	Remove	4	No	No	No	6.90	0.00	0
5640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5642	Winged Elm	7.2	Remove	4	No	No	No	7.20	0	0
5643	Winged Elm	6.5	Remove	4	No	No	No	6.50	0	0
5644	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
5645	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
5646	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5647	American Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
5648	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
5649	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
5650	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
5651	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
5652	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
5653	Cedar Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
5654	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
5655	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
5656	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
5657	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
5658	Green Ash	10.7	Remove	4	No	No	No	10.70	0	0
5659	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
5660	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
5661	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
5662	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
5663	Green Ash	10	Remove	4	No	No	No	10.00	0	0
5664	Green Ash	5.7	Remain	4	No	No	No			
5665	Eastern Red Cedar	4	Remain	4	No	No	No			
5666	Cedar Elm	6.3	Remain	4	No	No	No			
5667	Green Ash	8	Remain	4	No	No	No			
5668	Green Ash	5.8	Remain	4	No	No	No			
5669	American Elm	8.2	Remain	4	No	No	No			
5670	Green Ash	4.3	Remain	4	No	No	No			
5671	Cedar Elm	5.6	Remain	4	No	No	No			
5672	Cedar Elm	11	Remain	4	No	No	No			
5673	Cedar Elm	7.2	Remain	4	No	No	No			
5674	Cedar Elm	6.7	Remain	4	No	No	No			
5675	Cedar Elm	5.3	Remain	4	No	No	No			
5676	Cedar Elm	8.3	Remain	4	No	No	No			
5677	Cedar Elm	8.3	Remain	4	No	No	No			
5678	Cedar Elm	9.6	Remain	4	No	No	No			
5679	Cedar Elm	8.4	Remain	4	No	No	No			
5680	Cedar Elm	12	Remain	4	No	No	No			
5681	Cedar Elm	10.7	Remain	4	No	No	No			
5682	Cedar Elm	4.9	Remain	4	No	No	No			
5683	Cedar Elm	12.8	Remain	4	No	No	No			
5684	Cedar Elm	4.2	Remain	4	No	No	No			
5685	Cedar Elm	6.6	Remain	4	No	No	No			
5686	Cedar Elm	8.2	Remain	4	No	No	No			
5687	Cedar Elm	4	Remain	4	No	No	No			

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5688	Cedar Elm	4.3	Remain	4	No	No	No			
5689	Cedar Elm	4.4	Remain	4	No	No	No			
5690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5691	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
5692	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
5693	Hercules' Club	9.2	Remove	4	No	No	No	0.00	0.00	0
5694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5696	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5698	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5699	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
5700	Winged Elm	4.9	Remove	4	No	No	No	4.90	0	0
5701	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5702	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
5703	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
5704	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
5705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5706	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5707	Winged Elm	5.1	Remove	4	No	No	No	5.10	0	0
5708	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5710	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5711	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
5712	Winged Elm	6	Remove	4	No	No	No	6.00	0	0
5713	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
5714	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
5715	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
5716	Winged Elm	4.3	Remove	4	No	No	No	4.30	0	0
5717	Winged Elm	6.8	Remove	4	No	No	No	6.80	0	0
5718	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5719	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
5720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5721	Cedar Elm	9.2	Remove	4	No	No	No	9.20	0.00	0
5722	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
5723	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
5724	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5725	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5726	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
5727	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5728	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5729	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5730	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5731	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5732	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5733	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5734	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5736	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5738	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5743	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5744	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5747	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
5748	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
5749	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5750	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
5751	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
5752	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
5753	Cedar Elm	11.8	Remove	4	No	No	No	11.80	0.00	0
5754	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
5755	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
5756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5757	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
5758	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
5759	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
5760	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
5761	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
5762	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5763	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5765	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5766	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5767	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5768	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5769	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5770	Cedar Elm	18.8	Remove	4	No	No	No	18.80	0.00	0
5771	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5772	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5773	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5774	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5776	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5777	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5778	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5779	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5780	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5781	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5782	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5783	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5784	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5785	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5786	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5787	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5789	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5790	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5793	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5797	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5798	Winged Elm	5.1	Remove	4	No	No	No	5.10	0	0
5799	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5826	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
5827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5837	American Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
5838	American Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
5839	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
5840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5848	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5849	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5855	American Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
5856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5862	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5863	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5864	American Elm	14	Remove	4	No	No	No	14.00	0.00	0
5865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5869	Eastern Red Cedar	4	Remain	4	No	No	No			
5870	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
5871	Eastern Red Cedar	4	Remain	4	No	No	No			
5872	Eastern Red Cedar	4	Remain	4	No	No	No			
5873	Eastern Red Cedar	4	Remain	4	No	No	No			
5874	Eastern Red Cedar	4	Remain	4	No	No	No			
5875	American Elm	12.8	Remove	4	No	No	No	12.80	0.00	0
5876	American Elm	6.6	Remain	4	No	No	No			
5877	Eastern Red Cedar	4	Remain	4	No	No	No			
5878	American Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
5879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5880	American Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
5881	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
5882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5884	Green Ash	7.7	Remove	4	No	No	No	7.70	0	0
5885	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
5886	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
5887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5889	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
5890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5891	Green Ash	8	Remove	4	No	No	No	8.00	0	0
5892	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5896	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
5897	Green Ash	30.8	Remove	4	No	No	No	30.80	0	0
5898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5901	Eastern Red Cedar	4	Remain	4	No	No	No			
5902	American Elm	5.1	Remain	4	No	No	No			
5903	Eastern Red Cedar	4	Remain	4	No	No	No			
5904	Eastern Red Cedar	4	Remain	4	No	No	No			
5905	Eastern Red Cedar	4	Remain	4	No	No	No			
5906	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5907	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5908	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5909	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5910	American Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5911	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
5912	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5913	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
5914	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5915	Eastern Red Cedar	4	Remain	4	No	No	No			
5916	American Elm	5.3	Remain	4	No	No	No			
5917	Eastern Red Cedar	4	Remain	4	No	No	No			
5918	American Elm	6.5	Remain	4	No	No	No			
5919	Western Soapberry	4.3	Remain	4	No	No	No			
5920	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5921	American Elm	11.3	Remove	4	No	No	No	11.30	0.00	0
5922	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5923	Cedar Elm	4.6	Remain	4	No	No	No			
5924	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5925	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5926	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5927	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
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One Inch
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Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5928	Eastern Red Cedar	4	Remain	4	No	No	No			
5929	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5930	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5931	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5932	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5934	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5940	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5950	Eastern Red Cedar	4	Remain	4	No	No	No			
5951	Eastern Red Cedar	4	Remain	4	No	No	No			
5952	Eastern Red Cedar	4	Remain	4	No	No	No			
5953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5962	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5968	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
5969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5997	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5998	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5999	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6000	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6501	Cedar Elm	21.2	Remain	4	No	No	No			
6502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6503	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6505	Bradford Pear	5.3	Remove	4	No	No	No	5.30	0.00	0
6506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6507	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6509	Eastern Red Cedar	4	Remain	4	No	No	No			
6510	Eastern Red Cedar	4	Remain	4	No	No	No			
6511	Eastern Red Cedar	4	Remain	4	No	No	No			
6512	Eastern Red Cedar	4	Remain	4	No	No	No			
6513	Eastern Red Cedar	4	Remain	4	No	No	No			
6514	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6515	Eastern Red Cedar	4	Remain	4	No	No	No			
6516	Eastern Red Cedar	4	Remain	4	No	No	No			
6517	Eastern Red Cedar	4	Remain	4	No	No	No			
6518	Eastern Red Cedar	4	Remain	4	No	No	No			
6519	Eastern Red Cedar	4	Remain	4	No	No	No			
6520	Eastern Red Cedar	4	Remain	4	No	No	No			
6521	Eastern Red Cedar	4	Remain	4	No	No	No			
6522	Eastern Red Cedar	4	Remain	4	No	No	No			
6523	Eastern Red Cedar	4	Remain	4	No	No	No			
6524	Eastern Red Cedar	4	Remain	4	No	No	No			
6525	Eastern Red Cedar	4	Remain	4	No	No	No			
6526	Eastern Red Cedar	4	Remain	4	No	No	No			
6527	Eastern Red Cedar	4	Remain	4	No	No	No			
6528	Eastern Red Cedar	4	Remain	4	No	No	No			
6529	Eastern Red Cedar	4	Remain	4	No	No	No			
6530	Eastern Red Cedar	4	Remain	4	No	No	No			
6531	Eastern Red Cedar	4	Remain	4	No	No	No			
6532	Eastern Red Cedar	4	Remain	4	No	No	No			
6533	Eastern Red Cedar	4	Remain	4	No	No	No			
6534	Eastern Red Cedar	4	Remain	4	No	No	No			
6535	Eastern Red Cedar	4	Remain	4	No	No	No			
6536	Eastern Red Cedar	4	Remain	4	No	No	No			
6537	Eastern Red Cedar	4	Remain	4	No	No	No			
6538	Eastern Red Cedar	4	Remain	4	No	No	No			
6539	Eastern Red Cedar	4	Remain	4	No	No	No			
6540	Eastern Red Cedar	4	Remain	4	No	No	No			
6541	Eastern Red Cedar	4	Remain	4	No	No	No			
6542	Eastern Red Cedar	4	Remain	4	No	No	No			
6543	Eastern Red Cedar	4	Remain	4	No	No	No			
6544	Eastern Red Cedar	4	Remain	4	No	No	No			
6545	Eastern Red Cedar	4	Remain	4	No	No	No			
6546	Eastern Red Cedar	4	Remain	4	No	No	No			
6547	Eastern Red Cedar	4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6548	Eastern Red Cedar	4	Remain	4	No	No	No			
6549	Eastern Red Cedar	4	Remain	4	No	No	No			
6550	Eastern Red Cedar	4	Remain	4	No	No	No			
6551	Eastern Red Cedar	4	Remain	4	No	No	No			
6552	Eastern Red Cedar	4	Remain	4	No	No	No			
6553	Eastern Red Cedar	4	Remain	4	No	No	No			
6554	Eastern Red Cedar	4	Remain	4	No	No	No			
6555	Eastern Red Cedar	4	Remain	4	No	No	No			
6556	Eastern Red Cedar	4	Remain	4	No	No	No			
6557	Eastern Red Cedar	4	Remain	4	No	No	No			
6558	Eastern Red Cedar	4	Remain	4	No	No	No			
6559	Eastern Red Cedar	4	Remain	4	No	No	No			
6560	Eastern Red Cedar	4	Remain	4	No	No	No			
6561	Eastern Red Cedar	4	Remain	4	No	No	No			
6562	Eastern Red Cedar	4	Remain	4	No	No	No			
6563	Eastern Red Cedar	4	Remain	4	No	No	No			
6564	Eastern Red Cedar	4	Remain	4	No	No	No			
6565	Eastern Red Cedar	4	Remain	4	No	No	No			
6566	Eastern Red Cedar	4	Remain	4	No	No	No			
6567	Eastern Red Cedar	4	Remain	4	No	No	No			
6568	Eastern Red Cedar	4	Remain	4	No	No	No			
6569	Eastern Red Cedar	4	Remain	4	No	No	No			
6570	Eastern Red Cedar	4	Remain	4	No	No	No			
6571	Eastern Red Cedar	4	Remain	4	No	No	No			
6572	Eastern Red Cedar	4	Remain	4	No	No	No			
6573	Eastern Red Cedar	4	Remain	4	No	No	No			
6574	Eastern Red Cedar	4	Remain	4	No	No	No			
6575	Eastern Red Cedar	4	Remain	4	No	No	No			
6576	Eastern Red Cedar	4	Remain	4	No	No	No			
6577	Eastern Red Cedar	4	Remain	4	No	No	No			
6578	Eastern Red Cedar	4	Remain	4	No	No	No			
6579	Eastern Red Cedar	4	Remain	4	No	No	No			
6580	Eastern Red Cedar	4	Remain	4	No	No	No			
6581	Eastern Red Cedar	4	Remain	4	No	No	No			
6582	Eastern Red Cedar	4	Remain	4	No	No	No			
6583	Eastern Red Cedar	4	Remain	4	No	No	No			
6584	Eastern Red Cedar	4	Remain	4	No	No	No			
6585	Eastern Red Cedar	4	Remain	4	No	No	No			
6586	Eastern Red Cedar	4	Remain	4	No	No	No			
6587	Eastern Red Cedar	4	Remain	4	No	No	No			
6588	Eastern Red Cedar	4	Remain	4	No	No	No			
6589	Eastern Red Cedar	4	Remain	4	No	No	No			
6590	Eastern Red Cedar	4	Remain	4	No	No	No			
6591	Eastern Red Cedar	4	Remain	4	No	No	No			
6592	Eastern Red Cedar	4	Remain	4	No	No	No			
6593	Eastern Red Cedar	4	Remain	4	No	No	No			
6594	Eastern Red Cedar	4	Remain	4	No	No	No			
6595	Eastern Red Cedar	4	Remain	4	No	No	No			
6596	Eastern Red Cedar	4	Remain	4	No	No	No			
6597	Eastern Red Cedar	4	Remain	4	No	No	No			
6598	Eastern Red Cedar	4	Remain	4	No	No	No			
6599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6600	Eastern Red Cedar	4	Remain	4	No	No	No			
6601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6614	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6617	Eastern Red Cedar	4	Remain	4	No	No	No			
6618	Eastern Red Cedar	4	Remain	4	No	No	No			
6619	Eastern Red Cedar	4	Remain	4	No	No	No			
6620	Eastern Red Cedar	4	Remain	4	No	No	No			
6621	Eastern Red Cedar	4	Remain	4	No	No	No			
6622	Eastern Red Cedar	4	Remain	4	No	No	No			
6623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6624	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6626	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6634	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6635	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6636	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6645	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6646	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6647	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6649	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6650	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6651	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6653	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6654	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6655	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6656	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6657	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6658	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6659	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6661	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6663	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6665	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6666	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6667	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

J:\civil 3d projects \ccd - corson cramer development \ccd501 - southside hills \landscape \dwg \ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6668	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6670	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6672	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6674	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6675	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6676	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6678	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6679	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6681	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6682	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6683	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6684	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6685	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6686	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6687	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6688	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6689	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6691	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6693	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6695	Winged Elm	4.5	Remain	4	No	No	No			
6696	Eastern Red Cedar	4	Remain	4	No	No	No			
6697	Winged Elm	4.3	Remove	4	No	No	No	4.30	0	0
6698	Green Ash	9.4	Remain	4	No	No	No			
6699	Winged Elm	8.2	Remain	4	No	No	No			
6700	Winged Elm	9.5	Remain	4	No	No	No			
6701	Eastern Red Cedar	4	Remain	4	No	No	No			
6702	Eastern Red Cedar	4	Remain	4	No	No	No			
6703	Eastern Red Cedar	4	Remain	4	No	No	No			
6704	Eastern Red Cedar	4	Remain	4	No	No	No			
6705	Eastern Red Cedar	4	Remain	4	No	No	No			
6706	Common Persimmon	6.2	Remain	4	No	No	No			
6707	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6708	Cedar Elm	7	Remain	4	No	No	No			
6709	Winged Elm	4.2	Remain	4	No	No	No			
6710	Winged Elm	4.1	Remain	4	No	No	No			
6711	Winged Elm	4.8	Remain	4	No	No	No			
6712	Cedar Elm	6.4	Remain	4	No	No	No			
6713	Cedar Elm	6.8	Remain	4	No	No	No			
6714	Winged Elm	4.7	Remain	4	No	No	No			
6715	Winged Elm	4.3	Remain	4	No	No	No			
6716	Winged Elm	5.9	Remain	4	No	No	No			
6717	Eastern Red Cedar	4	Remain	4	No	No	No			
6718	Cedar Elm	6.6	Remain	4	No	No	No			
6719	Cedar Elm	4	Remain	4	No	No	No			
6720	Eastern Red Cedar	4	Remain	4	No	No	No			
6721	Eastern Red Cedar	4	Remain	4	No	No	No			
6722	Eastern Red Cedar	4	Remain	4	No	No	No			
6723	Eastern Red Cedar	4	Remain	4	No	No	No			
6724	Eastern Red Cedar	4	Remain	4	No	No	No			
6725	Eastern Red Cedar	4	Remain	4	No	No	No			
6726	Eastern Red Cedar	4	Remain	4	No	No	No			
6727	Eastern Red Cedar	4	Remain	4	No	No	No			
6728	Eastern Red Cedar	4	Remain	4	No	No	No			
6729	Eastern Red Cedar	4	Remain	4	No	No	No			
6730	Eastern Red Cedar	4	Remain	4	No	No	No			
6731	Eastern Red Cedar	4	Remain	4	No	No	No			
6732	Eastern Red Cedar	4	Remain	4	No	No	No			
6733	Eastern Red Cedar	4	Remain	4	No	No	No			
6734	Eastern Red Cedar	4	Remain	4	No	No	No			
6735	Eastern Red Cedar	4	Remain	4	No	No	No			
6736	Eastern Red Cedar	4	Remain	4	No	No	No			
6737	Eastern Red Cedar	4	Remain	4	No	No	No			
6738	Eastern Red Cedar	4	Remain	4	No	No	No			
6739	Eastern Red Cedar	4	Remain	4	No	No	No			
6740	Eastern Red Cedar	4	Remain	4	No	No	No			
6741	Eastern Red Cedar	4	Remain	4	No	No	No			
6742	Eastern Red Cedar	4	Remain	4	No	No	No			
6743	Eastern Red Cedar	4	Remain	4	No	No	No			
6744	Eastern Red Cedar	4	Remain	4	No	No	No			
6745	Eastern Red Cedar	4	Remain	4	No	No	No			
6746	Eastern Red Cedar	4	Remain	4	No	No	No			
6747	Eastern Red Cedar	4	Remain	4	No	No	No			
6748	Eastern Red Cedar	4	Remain	4	No	No	No			
6749	Eastern Red Cedar	4	Remain	4	No	No	No			
6750	Eastern Red Cedar	4	Remain	4	No	No	No			
6751	Eastern Red Cedar	4	Remain	4	No	No	No			
6752	Eastern Red Cedar	4	Remain	4	No	No	No			
6753	Eastern Red Cedar	4	Remain	4	No	No	No			
6754	Eastern Red Cedar	4	Remain	4	No	No	No			
6755	Eastern Red Cedar	4	Remain	4	No	No	No			
6756	Eastern Red Cedar	4	Remain	4	No	No	No			
6757	Eastern Red Cedar	4	Remain	4	No	No	No			
6758	Eastern Red Cedar	4	Remain	4	No	No	No			
6759	Eastern Red Cedar	4	Remain	4	No	No	No			
6760	Eastern Red Cedar	4	Remain	4	No	No	No			
6761	Eastern Red Cedar	4	Remain	4	No	No	No			
6762	Eastern Red Cedar	4	Remain	4	No	No	No			
6763	Eastern Red Cedar	4	Remain	4	No	No	No			
6764	Eastern Red Cedar	4	Remain	4	No	No	No			
6765	Eastern Red Cedar	4	Remain	4	No	No	No			
6766	Eastern Red Cedar	4	Remain	4	No	No	No			
6767	Eastern Red Cedar	4	Remain	4	No	No	No			
6768	Eastern Red Cedar	4	Remain	4	No	No	No			
6769	Green Ash	6.8	Remain	4	No	No	No			
6770	Eastern Red Cedar	4	Remain	4	No	No	No			
6771	Eastern Red Cedar	4	Remain	4	No	No	No			
6772	Eastern Red Cedar	4	Remain	4	No	No	No			
6773	Eastern Red Cedar	4	Remain	4	No	No	No			
6774	Eastern Red Cedar	4	Remain	4	No	No	No			
6775	Eastern Red Cedar	4	Remain	4	No	No	No			
6776	Eastern Red Cedar	4	Remain	4	No	No	No			
6777	Eastern Red Cedar	4	Remain	4	No	No	No			
6778	Eastern Red Cedar	4	Remain	4	No	No	No			
6779	Eastern Red Cedar	4	Remain	4	No	No	No			
6780	Eastern Red Cedar	4	Remain	4	No	No	No			
6781	Eastern Red Cedar	4	Remain	4	No	No	No			
6782	Eastern Red Cedar	4	Remain	4	No	No	No			
6783	Eastern Red Cedar	4	Remain	4	No	No	No			
6784	Eastern Red Cedar	4	Remain	4	No	No	No			
6785	Eastern Red Cedar	4	Remain	4	No	No	No			
6786	Eastern Red Cedar	4	Remain	4	No	No	No			
6787	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6789	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6790	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6793	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6797	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6798	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6799	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6847	Eastern Red Cedar	4	Remain	4	No	No	No			
6848	Eastern Red Cedar	4	Remain	4	No	No	No			
6849	Eastern Red Cedar	4	Remain	4	No	No	No			
6850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6852	Bradford Pear	19.1	Remove	4	No	No	No	19.10	0.00	0
6853	Bradford Pear	7.2	Remove	4	No	No	No	7.20	0.00	0
6854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6856	Bradford Pear	8.2	Remove	4	No	No	No	8.20	0.00	0
6857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6858	Bradford Pear	4.6	Remove	4	No	No	No	4.60	0.00	0
6859	Bradford Pear	9.2	Remove	4	No	No	No	9.20	0.00	0
6860	Bradford Pear	7.9	Remove	4	No	No	No	7.90	0.00	0
6861	Bradford Pear	4.8	Remove	4	No	No	No	4.80	0.00	0
6862	Bradford Pear	4.8	Remove	4	No	No	No	4.80	0.00	0
6863	Bradford Pear	6.5	Remove	4	No	No	No	6.50	0.00	0
6864	Bradford Pear	7	Remove	4	No	No	No	7.00	0.00	0
6865	Bradford Pear	4.5	Remove	4	No	No	No	4.50	0.00	0
6866	Bradford Pear	4.2	Remove	4	No	No	No	4.20	0.00	0
6867	Bradford Pear	6.1	Remove	4	No	No	No	6.10	0.00	0
6868	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
6869	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
6870	Green Ash	6	Remove	4	No	No	No	6.00	0	0
6871	Bradford Pear	6.6	Remove	4	No	No	No	6.60	0.00	0
6872	Common Persimmon	4.9	Remove	4	No	No	No	4.90	0.00	0
6873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6874	Winged Elm	4.8	Remain	4	No	No	No			
6875	Bradford Pear	4.7	Remain	4	No	No	No			
6876	Bradford Pear	4.6	Remain	4	No	No	No			
6877	Bradford Pear	7.2	Remain	4	No	No	No			
6878	Eastern Red Cedar	4	Remain	4	No	No	No			
6879	Bradford Pear	5.3	Remain	4	No	No	No			
6880	Bradford Pear	7.9	Remain	4	No	No	No			
6881	Eastern Red Cedar	4	Remain	4	No	No	No			
6882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6883	Bradford Pear	8.4	Remove	4	No	No	No	8.40	0.00	0
6884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6885	Bradford Pear	7.4	Remove	4	No	No	No	7.40	0.00	0
6886	Common Persimmon	4.7	Remove	4	No	No	No	4.70	0.00	0
6887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6889	Green Ash	15.2	Remove	4	No	No	No	15.20	0	0
6890	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
6891	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
6892	Green Ash	10	Remove	4	No	No	No	10.00	0	0
6893	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
6894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6896	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
6897	Green Ash	10.7	Remove	4	No	No	No	10.70	0	0
6898	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
6899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6901	Winged Elm	4.7	Remain	4	No	No	No			
6902	Winged Elm	9.6	Remain	4	No	No	No			
6903	Eastern Red Cedar	4	Remain	4	No	No	No			
6904	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
6905	Winged Elm	4.1	Remain	4	No	No	No			
6906	Winged Elm	6.6	Remain	4	No	No	No			
6907	Eastern Red Cedar	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

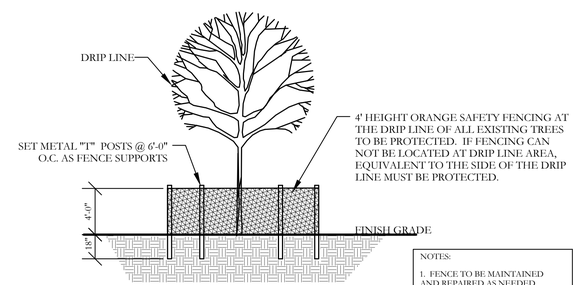
JVC No CCD501

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6908	Cedar Elm	4.7	Remain	4	No	No	No			
6909	Hercules' Club	6.9	Remain	4	No	No	No			
6910	Eastern Red Cedar	4	Remain	4	No	No	No			
6911	Eastern Red Cedar	4	Remain	4	No	No	No			
6912	Eastern Red Cedar	4	Remain	4	No	No	No			
6913	Eastern Red Cedar	4	Remain	4	No	No	No			
6914	Eastern Red Cedar	4	Remain	4	No	No	No			
6915	Eastern Red Cedar	4	Remain	4	No	No	No			
6916	Eastern Red Cedar	4	Remain	4	No	No	No			
6917	Eastern Red Cedar	4	Remain	4	No	No	No			
6918	Eastern Red Cedar	4	Remain	4	No	No	No			
6919	Eastern Red Cedar	4	Remain	4	No	No	No			
6920	Eastern Red Cedar	4	Remain	4	No	No	No			
6921	Eastern Red Cedar	4	Remain	4	No	No	No			
6922	Eastern Red Cedar	4	Remain	4	No	No	No			
6923	Eastern Red Cedar	4	Remain	4	No	No	No			
6924	Eastern Red Cedar	4	Remain	4	No	No	No			
6925	Eastern Red Cedar	4	Remain	4	No	No	No			
6926	Eastern Red Cedar	4	Remain	4	No	No	No			
6927	Eastern Red Cedar	4	Remain	4	No	No	No			
6928	Hercules' Club	5.2	Remain	4	No	No	No			
6929	Winged Elm	4.6	Remain	4	No	No	No			
6930	Winged Elm	4	Remain	4	No	No	No			
6931	Winged Elm	4	Remain	4	No	No	No			
6932	Hercules' Club	4.7	Remain	4	No	No	No			
6933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6934	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6940	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6950	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6951	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6952	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6962	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6968	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6997	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6998	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6999	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
7000	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
678a	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
678b	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
		26,580.20						**10,311.50**	**7,760.00**	**0.00**
		Total Diameter at Breast Height (Inches)						**Total Mitigation Required (Cal. In.)**	**Total Mitigation for Secondary Trees**	**Total Positive Credits (Trees)**

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

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

TR35 of 35

j:\civil 3d projects\ccd - corsun cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

LANDSCAPE PROVIDED:

APPROXIMATELY 39.5-ACRES OF EXISTING TREE CANOPY IS PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

1,281 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON PRIVATE LOTS.

301 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED WITHIN THE PUBLIC PARK, PRIVATE AMENITY CENTER, AND HOA LOTS.

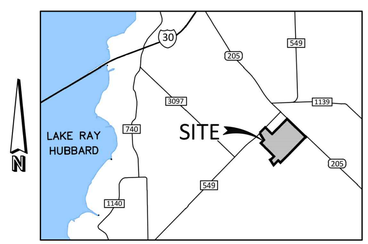
808 - 3" CALIPER EASTERN RED CEDARS ARE PROPOSED TO BE PLANTED WITHIN HOA LOTS.

TS2

TS5

TS3

TS4



LOCATION MAP
NOT TO SCALE

NORTH

250 125 0 250
SCALE 1" = 250'

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 250'
One Inch

JVC No CCD501

TS1 of 5

J:\civil 3d projects\ccd - caesars cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - treescape_plan.dwg

CALLOUTS LEGEND:

4" CALIPER SHADE TREE; SPECIES TBD.
BASED OFF CITIES RECOMMENDED
PLANT MATERIAL LIST.
INSTALLED BY DEVELOPER

4" CALIPER SHADE TREE; SPECIES TBD.
BASED OFF CITIES RECOMMENDED
PLANT MATERIAL LIST.
INSTALLED BY BUILDER.

3" CALIPER EASTERN RED CEDAR
SCREENING TREE.
INSTALLED BY DEVELOPER.

EXISTING TREE CANOPY TO REMAIN
BASED ON AERIAL PHOTO.

MATCHLINE
REF: SHEET TS2
REF: SHEET TS5

MATCHLINE
REF: SHEET TS2
REF: SHEET TS3

NORTH

100 50 0 100
SCALE 1" = 100'

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 100'
One Inch
JVC No CCD501

ATCHLINE
: SHEET TS2
: SHEET TS5

MATCHLINE
REF: SHEET TS2
REF: SHEET TS3

MATCHLINE
REF: SHEET TS3
REF: SHEET TS4

CALLOUTS LEGEND:

- 4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
- 4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
- 3" CALIPER EASTERN RED CEDAR SCREENING TREE. INSTALLED BY DEVELOPER.
- EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

NORTH

100 50 0 100
SCALE 1" = 100'

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 100'
One Inch

JVC No CCD501

MATCHLINE
REF: SHEET TS5
REF: SHEET TS4

MATCHLINE
REF: SHEET TS3
REF: SHEET TS4

CALLOUTS LEGEND:

- 4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
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- EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

NORTH

100 50 0 100
SCALE 1" = 100'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 100'
One Inch

JVC No CCD501

CALLOUTS LEGEND:

4" CALIPER SHADE TREE; SPECIES TBD.
BASED OFF CITIES RECOMMENDED
PLANT MATERIAL LIST.
INSTALLED BY DEVELOPER

4" CALIPER SHADE TREE; SPECIES TBD.
BASED OFF CITIES RECOMMENDED
PLANT MATERIAL LIST.
INSTALLED BY BUILDER.

3" CALIPER EASTERN RED CEDAR
SCREENING TREE.
INSTALLED BY DEVELOPER.

EXISTING TREE CANOPY TO REMAIN
BASED ON AERIAL PHOTO.

MATCHLINE
REF: SHEET TS2

REF: SHEET TS5

MATCHLINE
REF: SHEET TS5

REF: SHEET TS4

100 50 0 100
SCALE 1" = 100'

NORTH

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

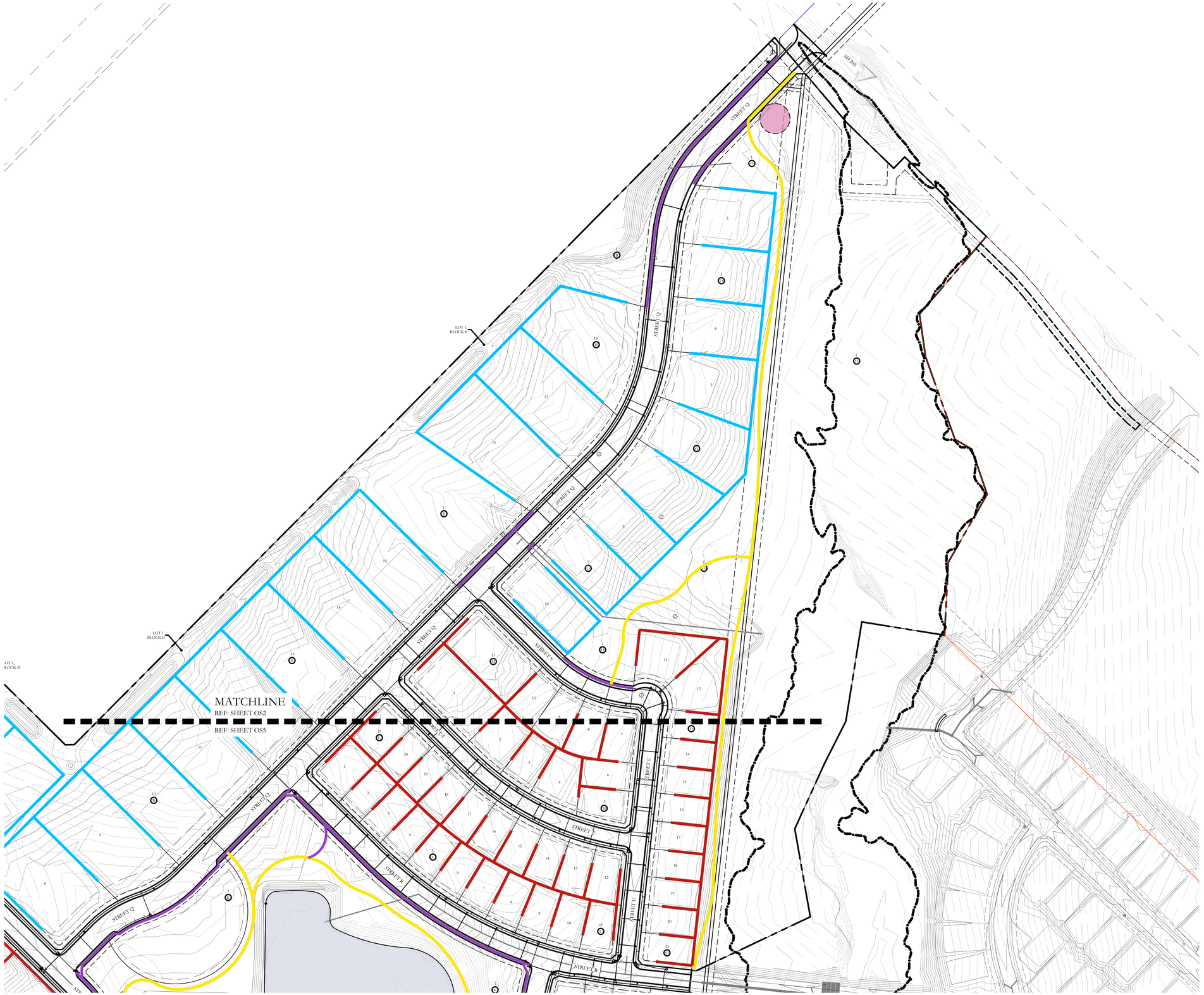
TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

SCALE:
1" = 100'
One Inch
JVC No CCD501



CALLOUTS LEGEND:

- MAIN ENTRY SIGNAGE; PERMANENT AND TO BE INSTALLED BY DEVELOPER.
- SECONDARY SIGNAGE; PERMANENT AND TO BE INSTALED BY DEVELOPER.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. WOOD FENCE BY BUILDER.
- 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
- 5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

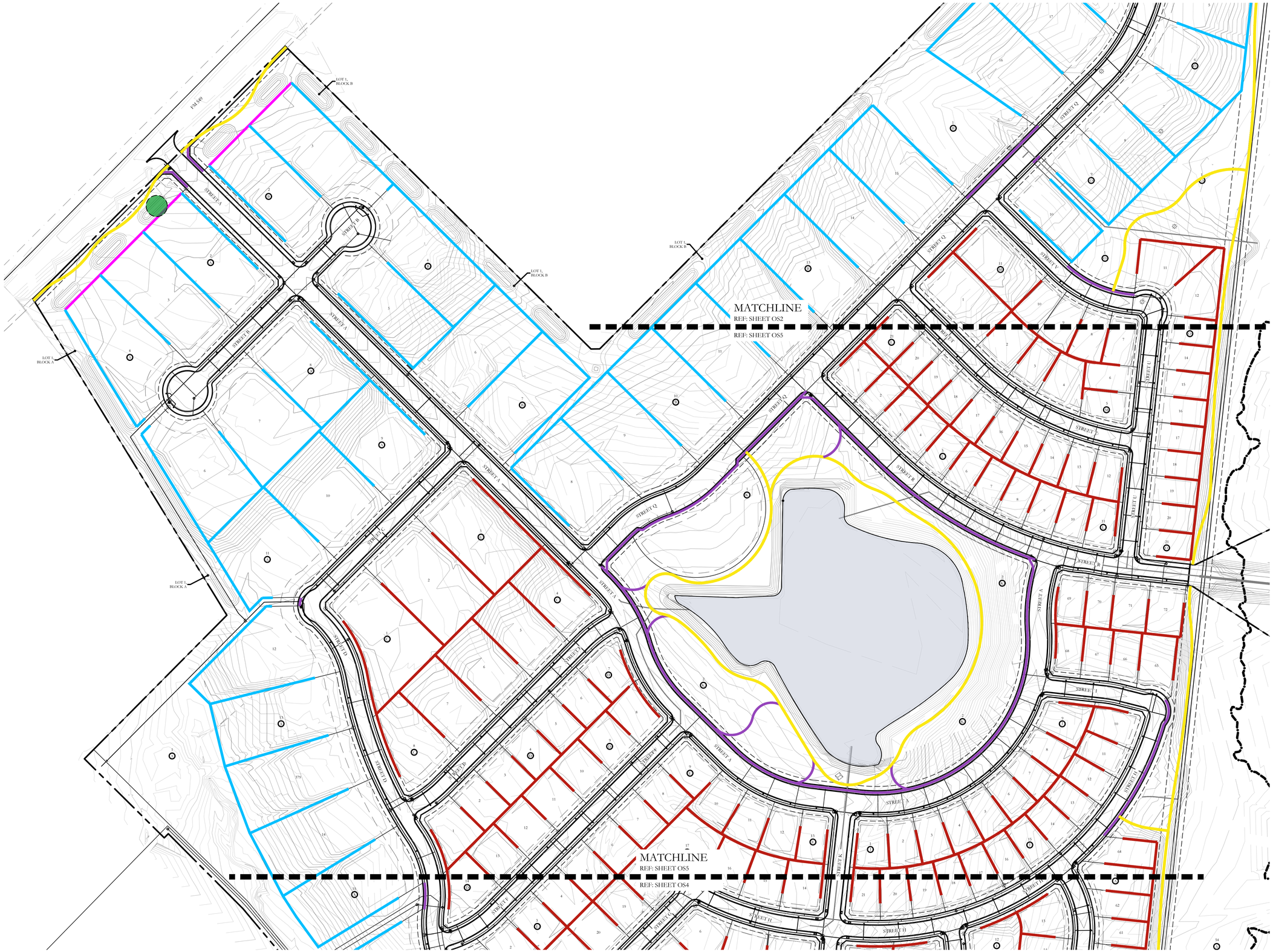
NORTH

SCALE: 1" = 100'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

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



SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

NORTH

SCALE: 1" = 100'-0"

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

MATCHLINE
REF: SHEET OS5
REF: SHEET OS4

CALLOUTS LEGEND:

- MAIN ENTRY SIGNAGE; PERMANENT AND TO BE INSTALLED BY DEVELOPER.
- SECONDARY SIGNAGE; PERMANENT AND TO BE INSTALED BY DEVELOPER.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. WOOD FENCE BY BUILDER.
- 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
- 5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

NORTH

SCALE: 1" = 100'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
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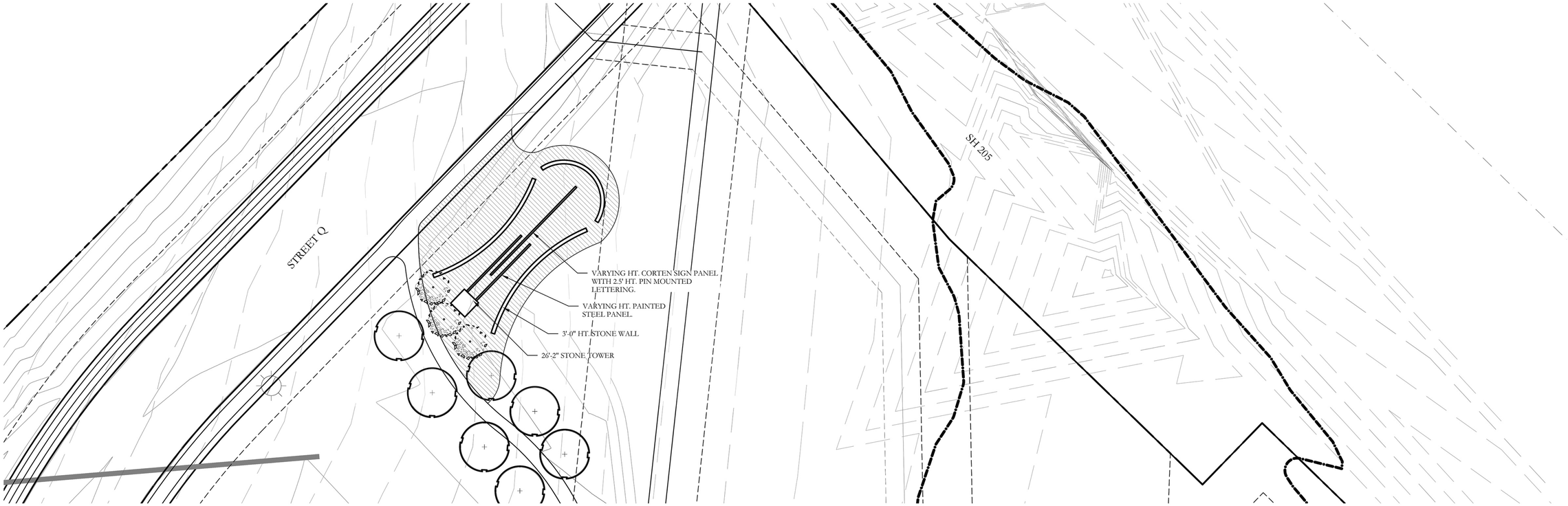

MAIN ENTRY SIGNAGE
PLAN

SCALE: 1" = 20'-0"



MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

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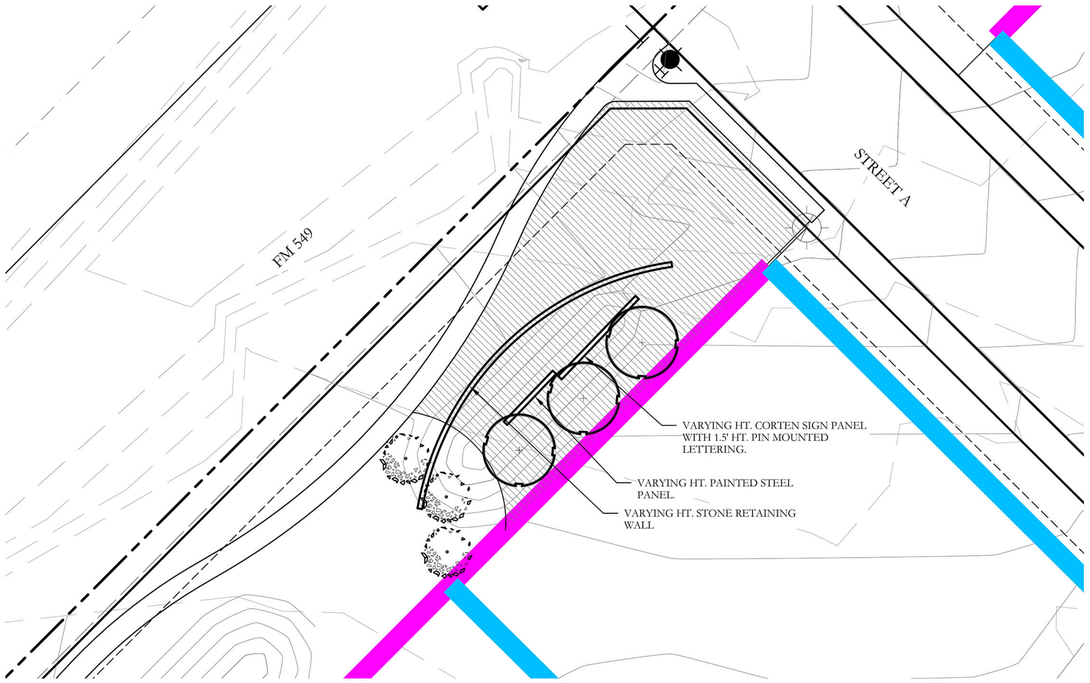
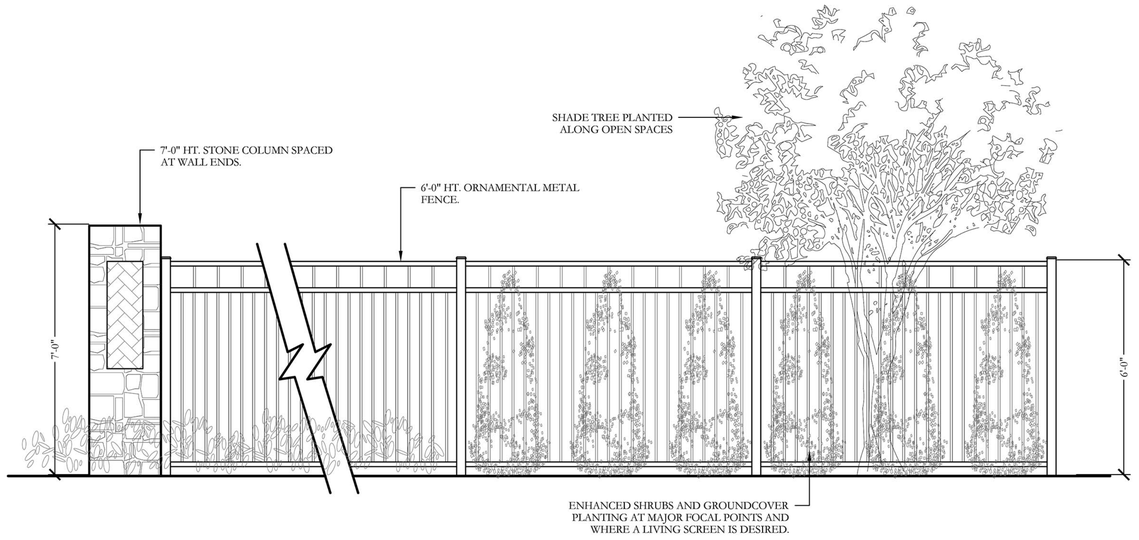


SECONDARY ENTRY SIGNAGE
PLAN

SCALE: 1" = 20'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



SECONDARY ENTRY SIGN PANEL
ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

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

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-017
PROJECT NAME: SUP for a House of Worship
SITE ADDRESS/LOCATIONS: 670 STODGHILL RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-017; Specific Use Permit (SUP) for a Church/House of Worship at 670 N. Stodghill Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road.

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 (Z2025-017) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property will need to be replatted prior to the issuance of a Building Permit.

I.5 According to Subsection 02.02(C)(4), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Church/House of Worship is an "…facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination."

I.6 The subject property is zoned Agricultural (AG) District. In an Agricultural (AG) District the Church/House of Worship land use is permitted by Specific Use Permit (SUP). The SUP process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, there is currently a 54,766 SF Church/House of Worship already located at 670 N. Stodghill Road that was constructed in 2005; however, the applicant is proposing a 31,500 SF expansion to the church that consists of a new building and future offices that must be reviewed by the Planning and Zoning Commission and City Council.

I.7 The proposed expansion (along with any future storage sheds) will be required to meet all applicable non-residential building and fire code requirements.

I.8 Please correct your road placements on the site plan (i.e. the existing road shown on the south side of the property was constructed on north side of the property).

M.9 Ordinances. Please review the attached draft ordinance prior to the April 29, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by May 6, 2025.

I.10 Revisions. 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 May 6, 2025; 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.13 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION O

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Will the existing drive up here be removed?
2. Show and label detention and drainage easement
3. Where is this to extend to?

General Comments:
General Items:
- Must meet City's 2023 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 (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Any new easements will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Any improvements within the TXDOT ROW will require a TXDOT permit.
- Additional comments may be provided at time of Site Plan and Engineering.
- As-Builts for previous project still needed.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention has already been accounted for in regards to the proposed improvements. Detention pond must be verified to still have designed volume.
- No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.

- Grate inlets are not allowed.
- All dumpster areas shall drain to an oil/water spectator and then into the storm drainage system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" water main looped through the site available for use.
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 6" sewer main on the northwest side of the property available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if required) to be 24' wide and in a platted easement.
- Fire lane (if required) 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.

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	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: If approved a separate permit is required to the Building Inspection Department

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

Will the existing drive up here be removed?

Show and label detention and drainage easement

Where is this to extend to?

110' - 0"

110' - 0"

175' - 0"

150' - 0"

James & Jayn Hawk
New Building
26,500 sqft.

Playground

68' - 0"

Alice's Garden

Existing Church

25' - 0"

Covered Porch

10' - 0"

Covered Walkway

110' - 0"

91' - 0 7/8"

Future Expansion
Offices
5,000 sqft

25' - 0"

30' - 0"

Future
Storage
Shed

General Items:
- Must meet City's 2023 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.
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- There is an existing 6" sewer main on the northwest side of the property available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if required) to be 24' wide and in a platted easement.
- Fire lane (if required) 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.

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".

FM 3549

No.	Description	Date

East Ridge Church
Project Name
Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

SP100

Scale 1" = 30'-0"

3/10/2025 2:50:18 PM

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	670 Hwy 3576				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Church	
PROPOSED ZONING	SUP		PROPOSED USE	Church	
ACREAGE	15.159	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	Eastridge Church of Christ	☑ APPLICANT	James Jackson
CONTACT PERSON		CONTACT PERSON	James Jackson
ADDRESS		ADDRESS	1085 Hidden Lakes Way
CITY, STATE & ZIP		CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	972-571-5467
E-MAIL		E-MAIL	debjack5264@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwight Walker [*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 $ 327.39 *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 4 *DAY OF* MARCH, 20 25

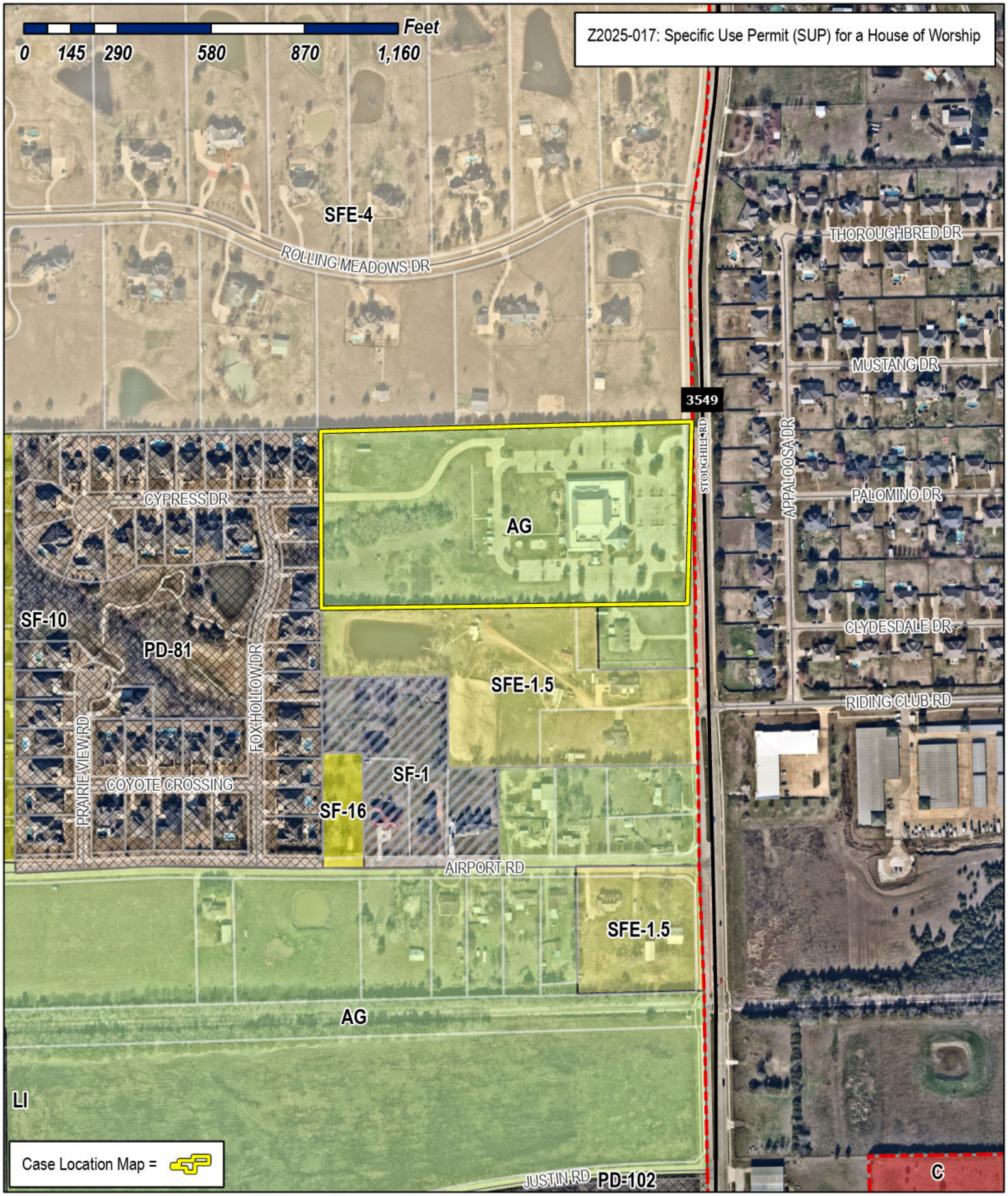
OWNER'S SIGNATURE Dwight Walker

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

MOLLY RACHELLE IRBY
Notary Public, State of Texas
Comm. Expires 09-20-2025
Notary ID 133341141

MY COMMISSION EXPIRES

9/20/25



City of Rockwall

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

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

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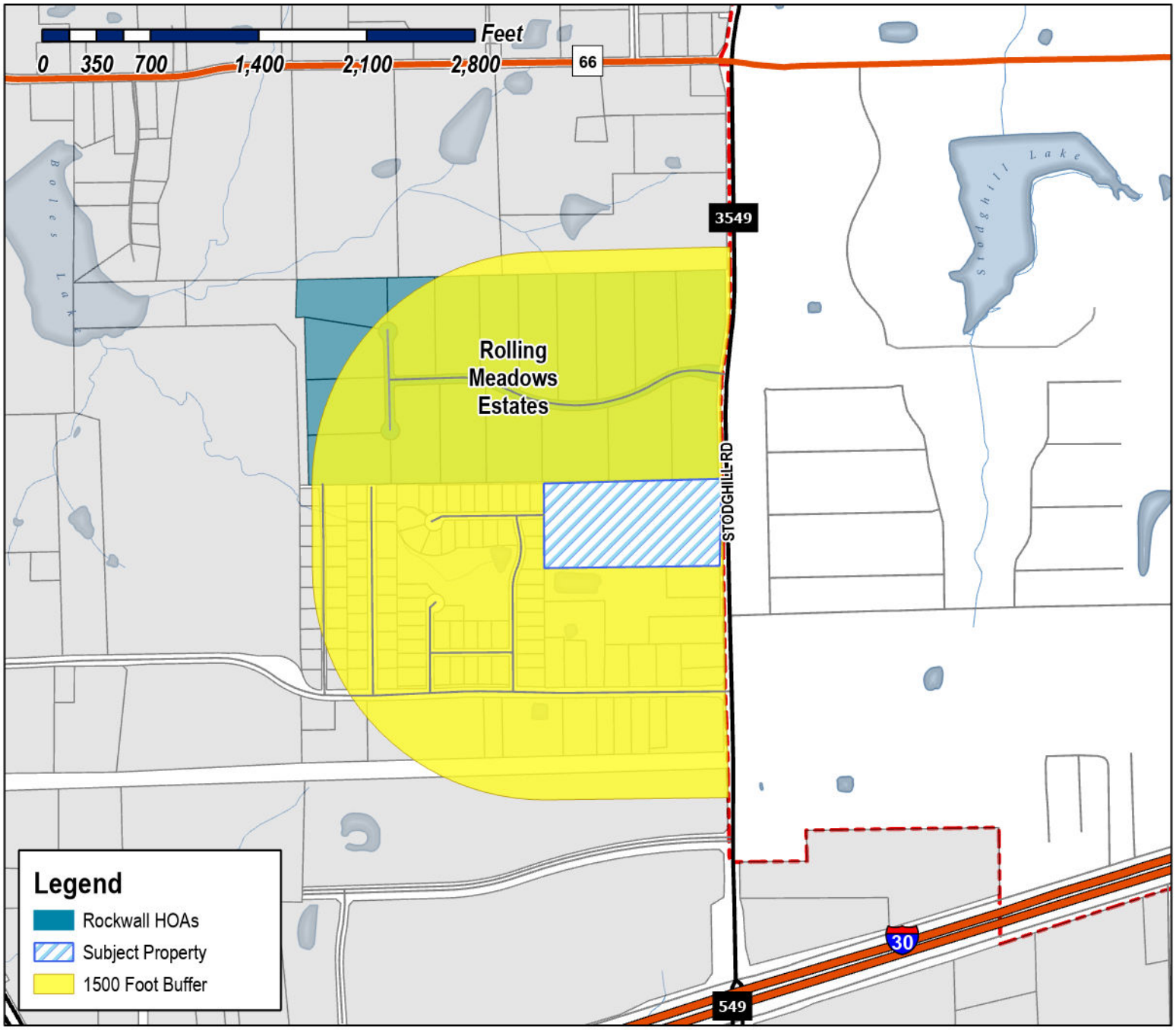
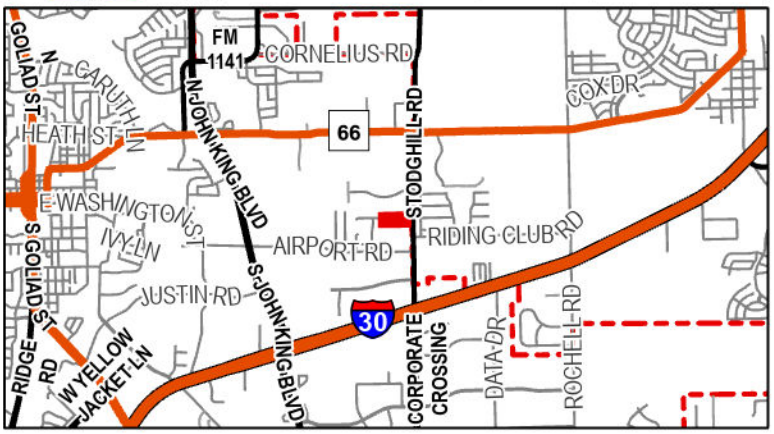


Case Number: Z2025-017
Case Name: Specific Use Permit for a House of Worship
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 670 Stodghill Road



Date Saved: 4/11/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-017]
Date:	Wednesday, April 23, 2025 3:25:05 PM
Attachments:	Public Notice (04.17.2025).pdf HOA Map (04.17.2025).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 Friday, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 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.

Z2025-017: SUP for a House of Worship
Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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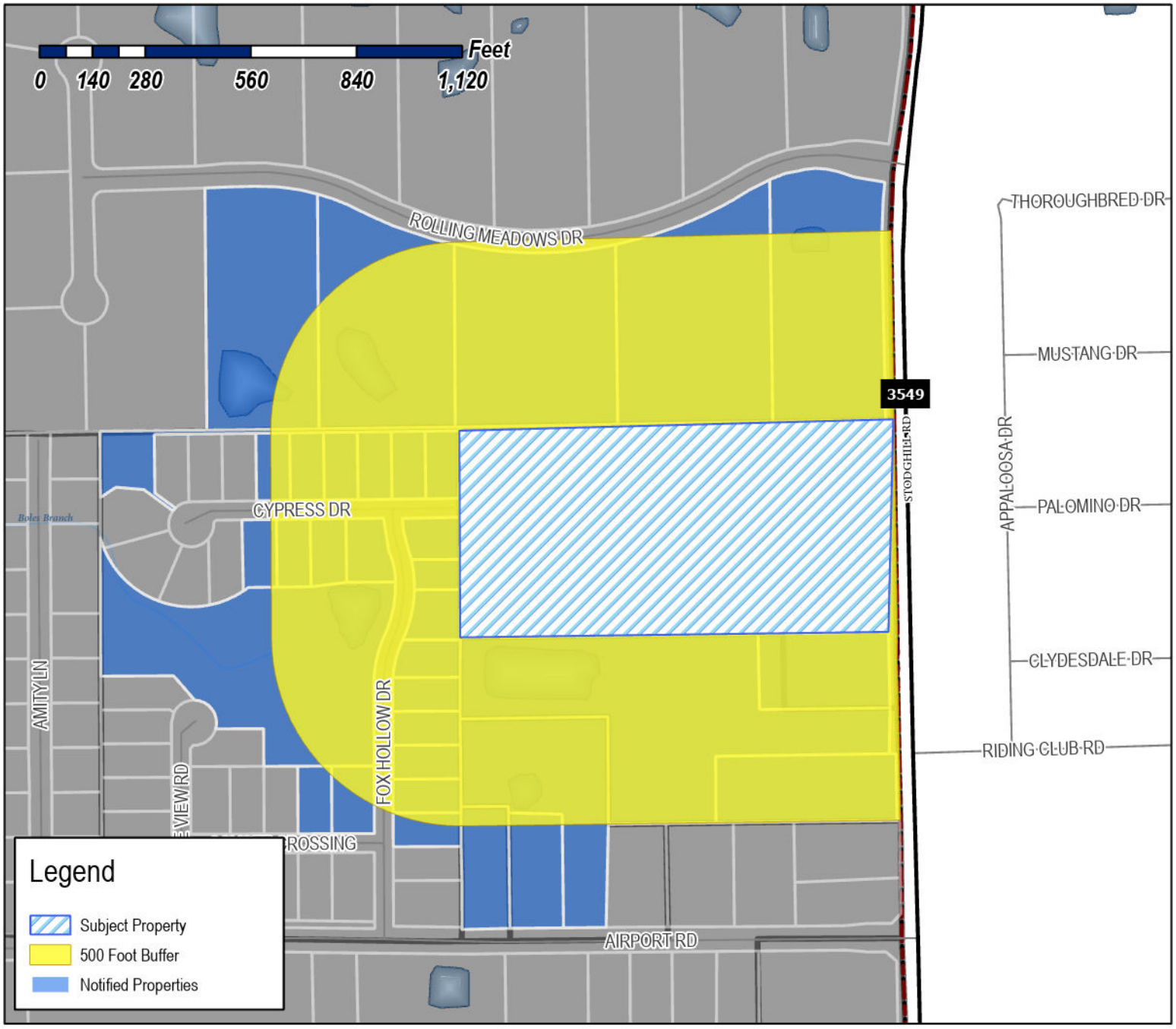

Case Number: Z2025-017
Case Name: Specific Use Permit (SUP) for a House of Worship
Case Type: Zoning
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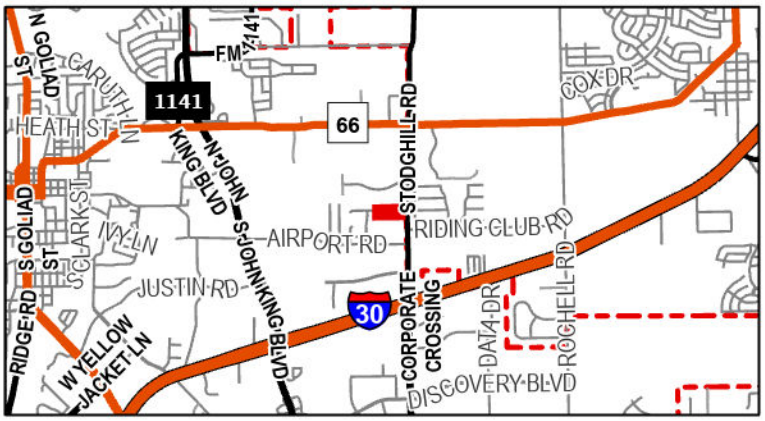


Date Saved: 4/11/2025
For Questions on this Case Call: (972) 771-7745

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
2065 AIRPORT RD
ROCKWALL, TX 75087

DANIEL FAMILY TRUST
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES
2067 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER
2075 Airport Rd
Rockwall, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B
2614 CYPRESS DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
2615 COYOTE XING
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J
2617 CYPRESS DRIVE
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON
2618 CYPRESS DRIVE
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST
2621 CYPRESS DR
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R
2622 CYPRESS DR
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL
2625 CYPRESS DRIVE
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST
DONNA ORR - TRUSTEE
2625 Rolling Meadows Dr
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST
BASIL MAHAFDHAH AND DUNIA ALSROUJI-
TRUSTEES
2626 CYPRESS DRIVE
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO
2629 CYPRESS DRIVE
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY
RENEE
2701 CYPRESS DRIVE
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH
2705 CYPRESS DRIVE
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN
YARROLL- MELNICK
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M
301 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY
327 FOX HOLLOW DR
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
552 N FM3549 STODGHILL RD
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST
JUDY KAY LARSON - TRUSTEE
556 N STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
588 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
670 STODGHILL ROAD
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

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:

Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 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, May 19, 2025 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. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

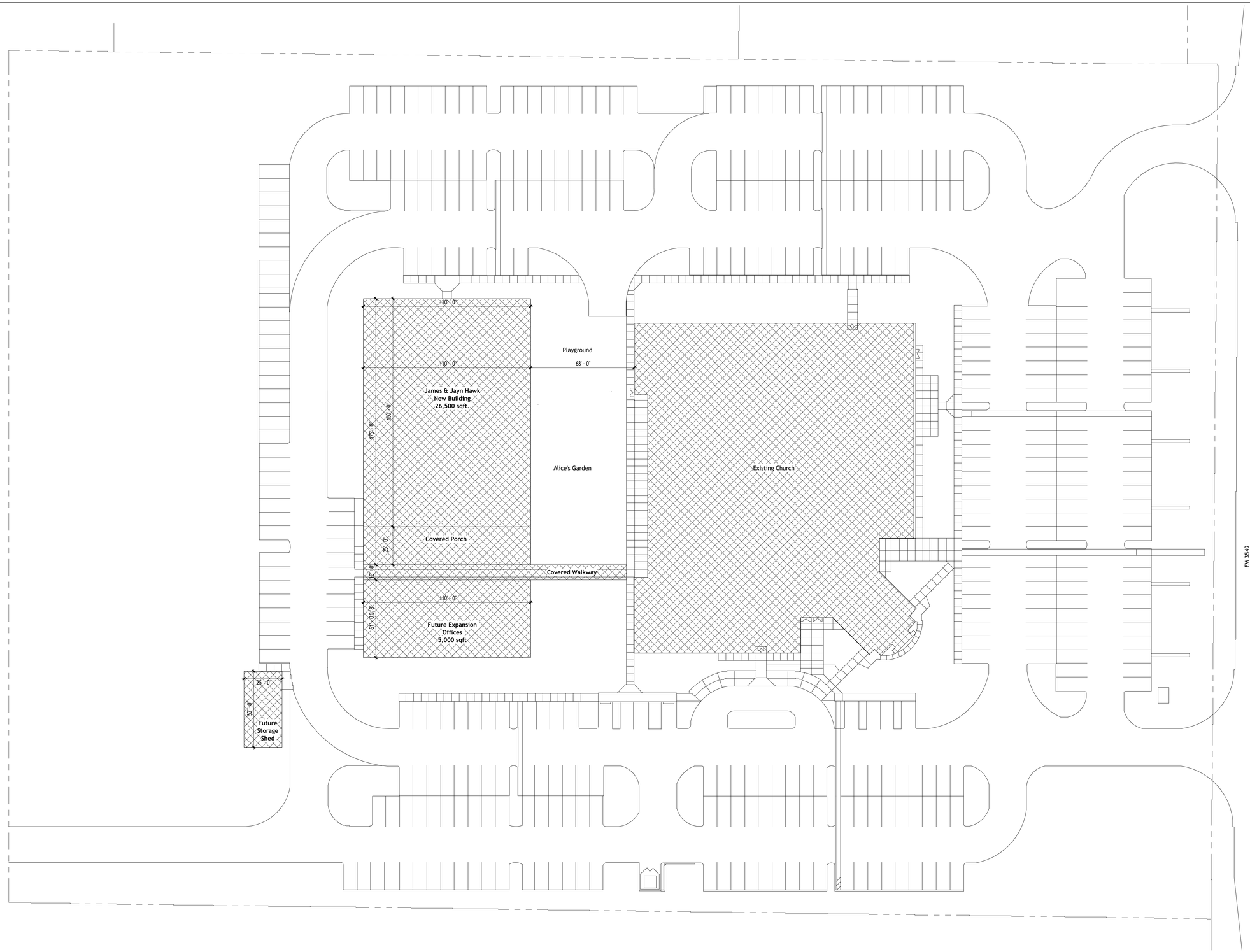
☐ I am opposed to the request for the reasons listed below.

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



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www.autodesk.com/revit

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e-mail

No.	Description	Date

East Ridge Church
Project Name
Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

SP100

Scale 1" = 30'-0"

3/10/2025 2:50:18 PM

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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 [*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 [*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) to allow a *Church/House of Worship* as stipulated by Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property* and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule,* of Article 04, *Permissible Uses,* and Subsection 02.01, *Agricultural District*, and Subsection 03.01, *General Residential District Standards,* of Article 05, *District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT 04.29.25

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The subject property will need to be replatted prior to the issuance of a Building Permit.

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 *Certificate of Occupancy (CO)*, should the business 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 Review 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 adjudged 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

PRELIMINARY ORDINANCE 04.29.25

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

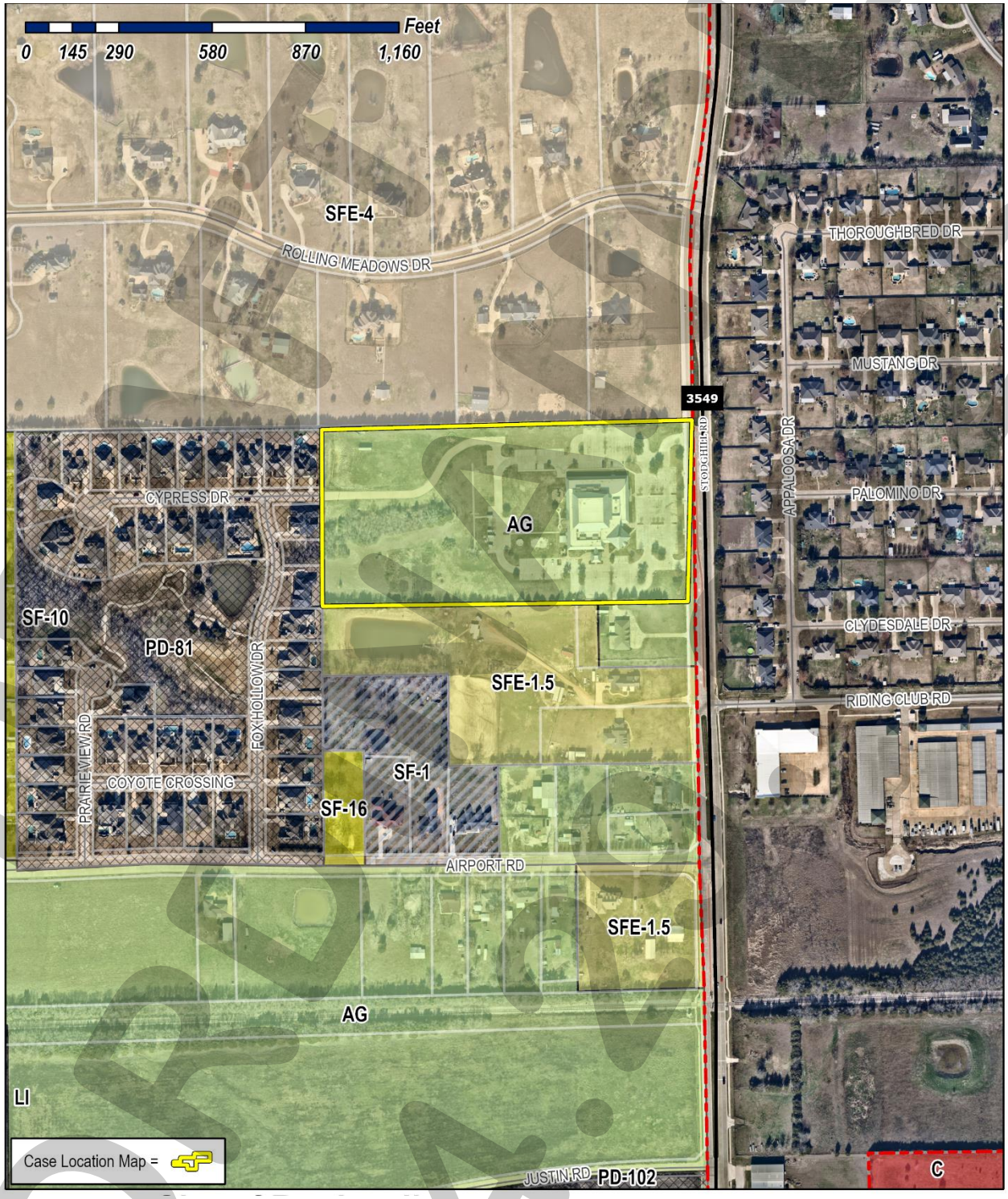
2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A':
Location Map

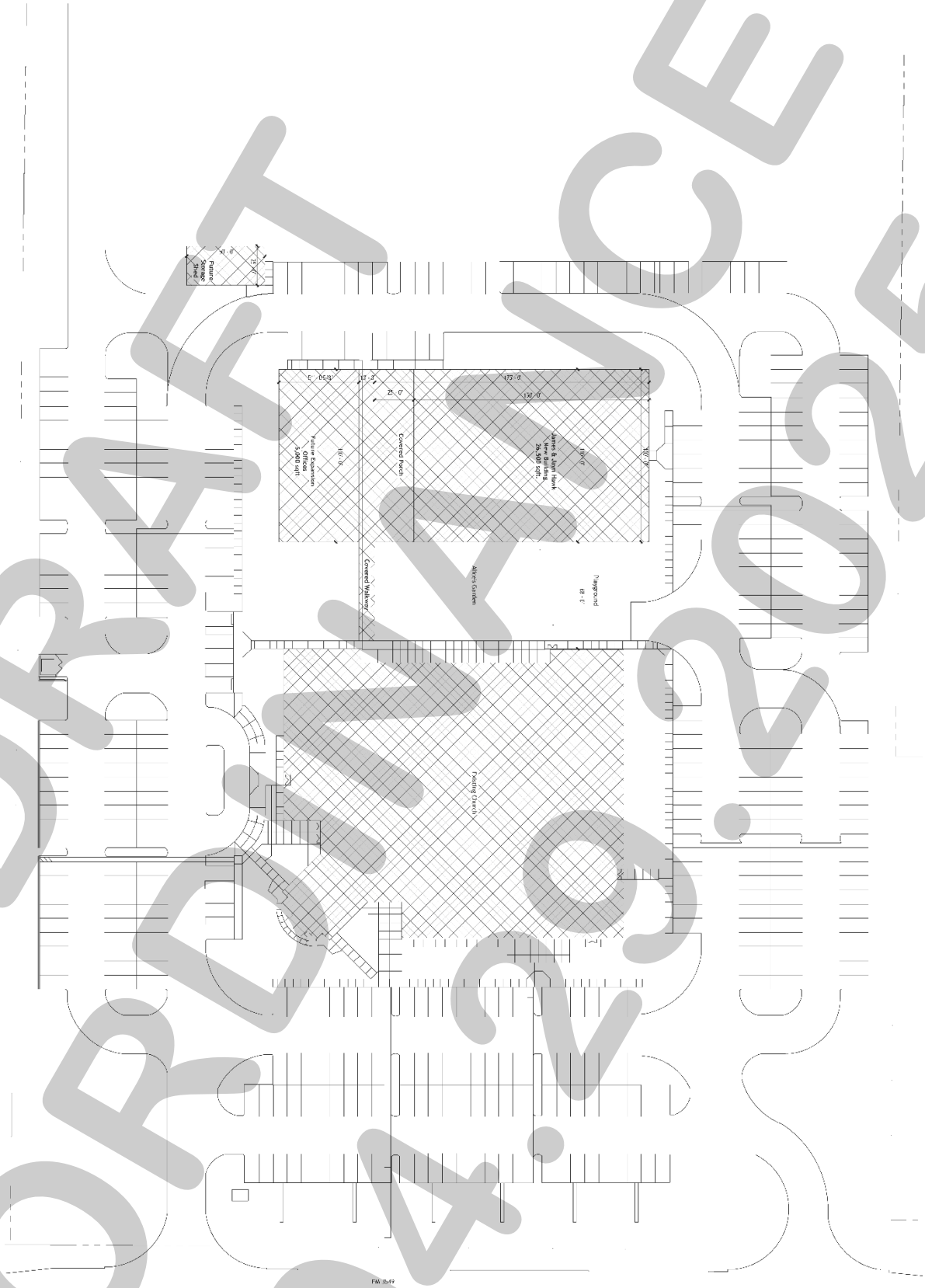
Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



DRAFT 04.15.25

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 04.29.2025

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-018
PROJECT NAME: Zoning Change from AG to SF-1
SITE ADDRESS/LOCATIONS: 379 N COUNTRY LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-018: Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District
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 Single-Family 1 (SF-1) District bring a 2.581-acre tract of land identified as Tract 6 of the J.A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 379 N. Country Lane.

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 (Z2025-018) 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 Northeast Residential District, and is scheduled for Low Density Residential (LDR) land uses. The proposed change in zoning -- from Agricultural (AG) District to a Single-Family 1 (SF-1) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.

I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

M.6 Ordinances. Please review the attached Draft Ordinance prior to the April 29, 2025 Planning and Zoning Commission Work Session Meeting, and provide staff with your markups by no later than May 6, 2025.

I.7 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 March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

I.9 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: THE FOLLOWING IS IF THE LOT REDEVLOPS

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 (18" or taller) must be rock or stone face. No smooth concrete walls.
- The property must be platted.
- Additional comments may be provided at time of Site Plan, Engineering, and Building Permit.

Streets/Paving:
- All driveways must be reinforced concrete. No rock, gravel, or asphalt allowed.
-Sidewalk must be installed along N Country Lane
- Must build 1/2 of N. Country Lane (min. 24')
- Any required driveway culverts must be engineered.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

Drainage/Floodplain/Lakes:
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- Lot to Lot drainage is not allowed.

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".
- No berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

THE FOLLOWING IS IF THE LOT REDEVLOPS

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 (18" or taller) must be rock or stone face. No smooth concrete walls.
- The property must be platted.
- Additional comments may be provided at time of Site Plan, Engineering, and Building Permit.

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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms allowed in water or sewer easements.

5 "A"



= Alignment of sanitary sewer line to the Property via Erwin Farms.

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	379 N Country Ln, Rockwall, TX 75087				
SUBDIVISION	J.A. Ramsey, Abstract No. 186, Tract 6	LOT	-	BLOCK	-
GENERAL LOCATION	East of FM 1141 on the south side of and with frontage with N Country Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural (AG)		CURRENT USE	Ag & 1 residential lot	
PROPOSED ZONING	SF-1		PROPOSED USE	Two 1-acre min SF residential lots	
ACREAGE	2.581	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☐ ***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	Estate of Karl W Erwin	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Dr. Karl Erwin, Executor	CONTACT PERSON	Adam Buczek
ADDRESS	2030 Crosswood Ln	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Irving, Tx 75063	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	(469) 877-4307	PHONE	(214) 522-4945
E-MAIL	kderwindpa@live.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [*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 $239.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 24th *DAY OF* MARCH *, 2025. 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 24th *DAY OF* March *, 2025.*

OWNER'S SIGNATURE Karl D Erwin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2028

MY COMMISSION EXPIRES 4/23/2028



City of Rockwall

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

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

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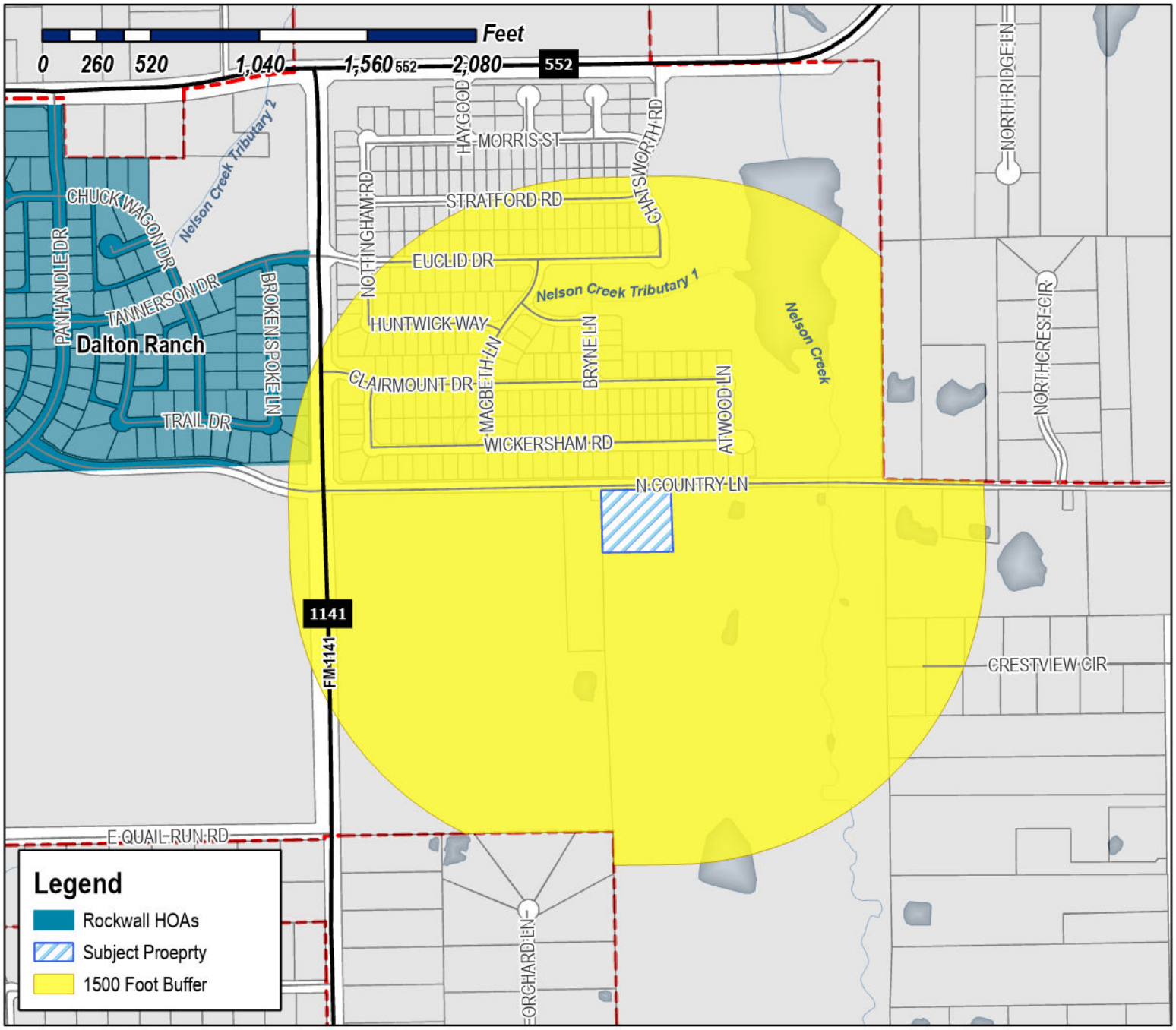
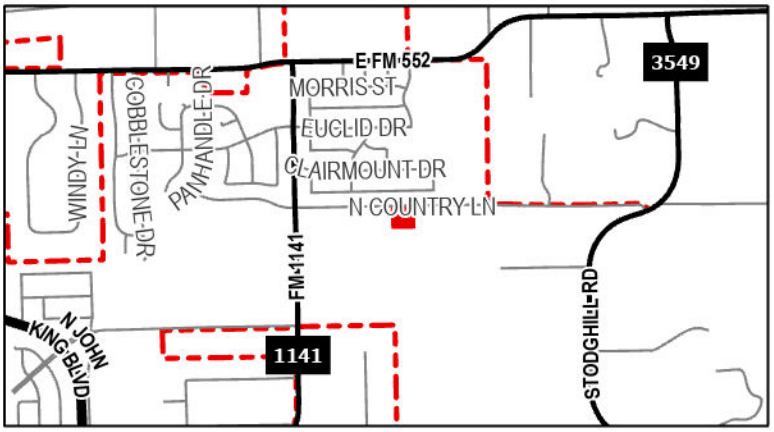


Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane



Date Saved: 4/17/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program [Z2025-018]

From Zavala, Melanie <MZavala@rockwall.com>
Date Wed 4/23/2025 3:16 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (788 KB)
Public Notice (04.17.2025).pdf; HOA Map (04.21.2025).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 *Friday, April 25, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 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.

Z2025-018: Zoning Change from AG to SF-1
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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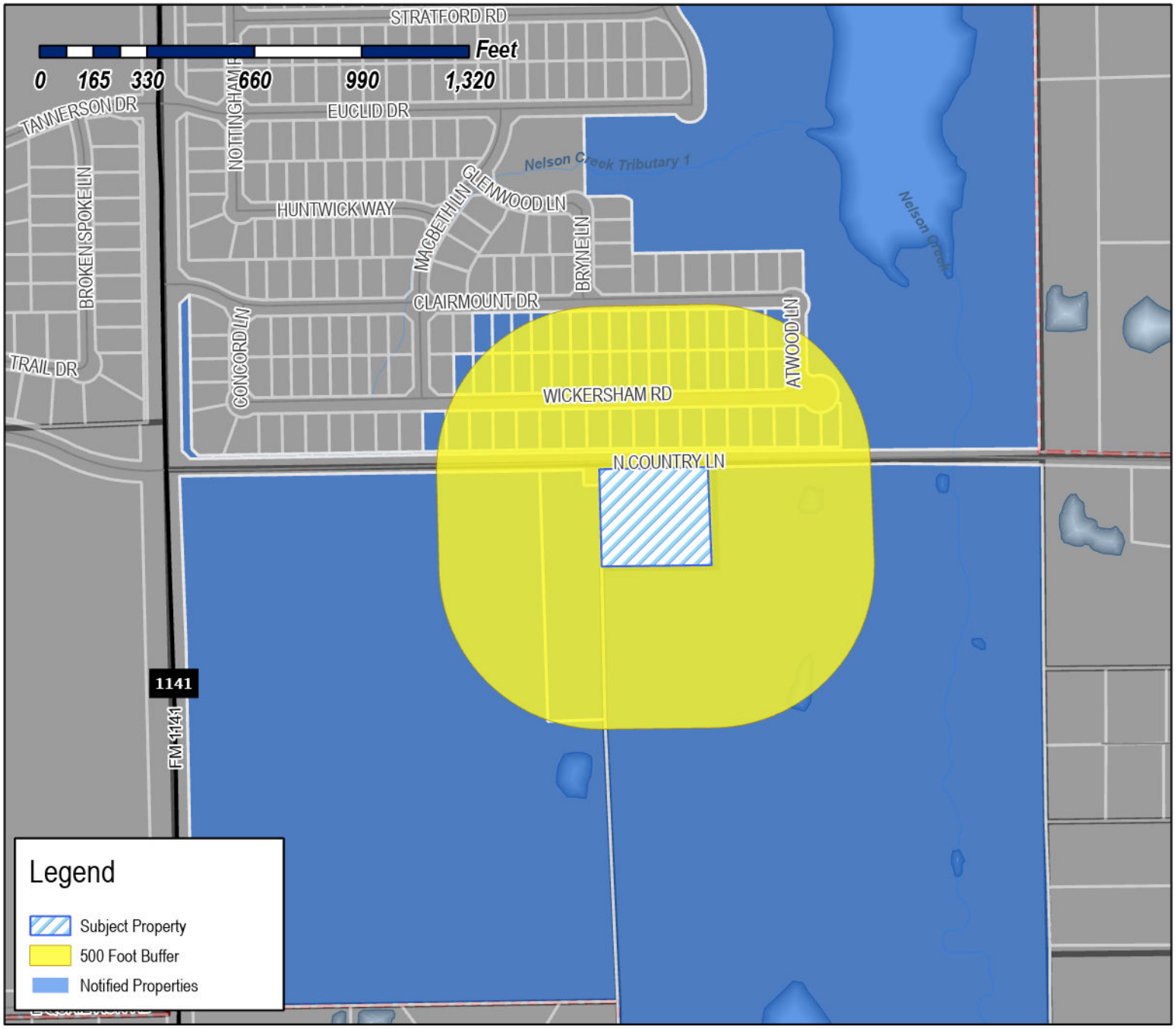

Case Number: Z2025-018
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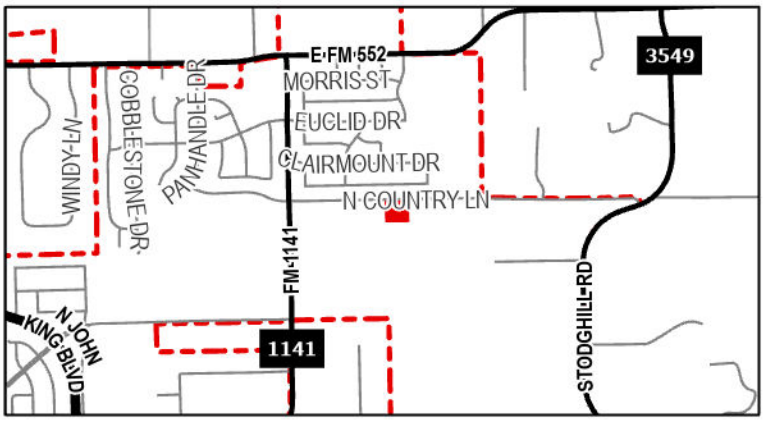


Date Saved: 4/17/2025
For Questions on this Case Call: (972) 771-7745

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

LAMA-CASTRO ESTEBAN RICARDO & GRACIE LAMA
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2129 Clairmount Dr
Rockwall, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

SALTER CHRIS DAVID & LISA GALLEGOS
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

CHON JOYCE & TU CHIN &
NAM L KIM
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

FULCHER CARRIE &
JAKE ARLEDGE
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W Lovers Ln Ste 150
Dallas, TX 75209

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

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:

Z2025-018: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 2025 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, May 19, 2025 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. Z2025-018: Zoning Change from AG to SF-1

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

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

March 27, 2025

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

Dear Mr. Miller,

In conjunction with the April 17, 2025 submittal cycle, the Skorburg Company (on behalf of The Estate of Karl W. Erwin, the "Owner") respectfully requests the enclosed zoning change proposal be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. The ± 2.581 acres is expected to remain owned by the Owner for the foreseeable future, and the subject property is located within Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located east of FM 1141 on the south of and with road frontage to North Country Lane (the "Property").

The Property is currently zoned AG and contains one residential homestead. This is a straight zoning request to change the zoning to SF-1 (minimum 1-acre lots) with the objective of allowing the Owner to plat the Property in the future for two (2) minimum 1-acre sized lots (not to exceed 2 single family residential lots on the ± 2.581 acres).

Subject to receipt of the necessary approvals and in conjunction with the development of the Erwin Farms subdivision, the developer of Erwin Farms is committed to constructing / extending a sanitary sewer line into the Property in a manner that will enable the future lots within the Property to be on the City's sanitary sewer system as depicted on Exhibit "A" attached hereto.

If you have any questions or need further information, please don't hesitate to contact me.

Sincerely,

Skorburg Company

By: _____
Adam J. Buczek, President

Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

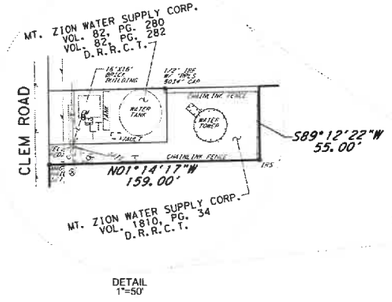
THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

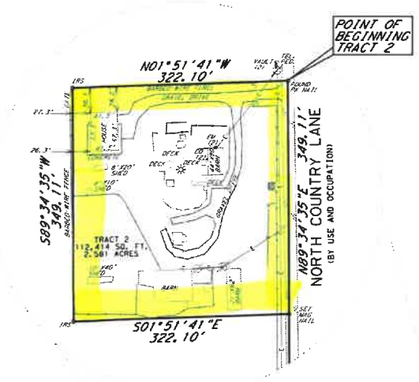
THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

N

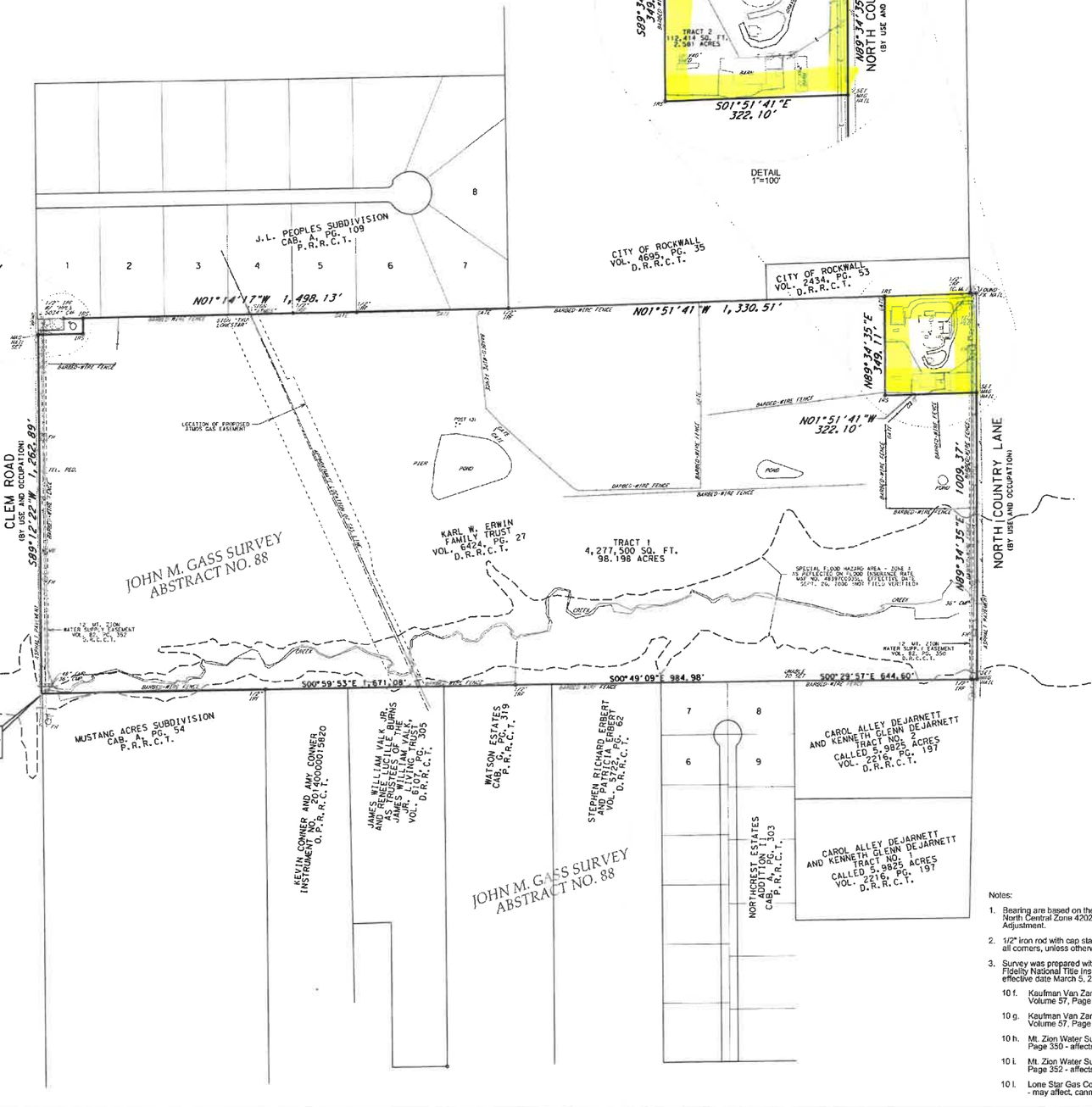
Scale: 1"=200'



DETAIL
1"=50'



DETAIL
1"=100'



LEGEND

	POWER POLE
E	OVERHEAD ELECTRIC
	GUY ANCHOR
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
	SIGN
CO	CLEANOUT
EM	ELECTRIC METER
FH	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	WATER METER
TEL. PED.	TELEPHONE PEDESTAL
MB	MAILBOX
CMP	CORREGATED METAL PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

TRACT 1

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015820, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land, of which a portion lies within publicly used roadways.

TRACT 2

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

CERTIFICATION

I do hereby certify to Benchmark Title; Karl Daniel Erwin, Trustee of Sub-Trust-A of the Karl W. Erwin Family Trust created under that First Restatement of Karl W. Erwin Family Trust dated July 8, 1998 and Lenore W. Erwin, Skorburg Retail Corporation, a Texas Corporation; Erwin Farms SF, Ltd, a Texas Limited partnership; Erwin Farms SF GP Corporation, a Texas corporation and Fidelity National Title Insurance Company that this survey was prepared from an on the ground survey under my supervision on November 25, 2024. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

Notes:

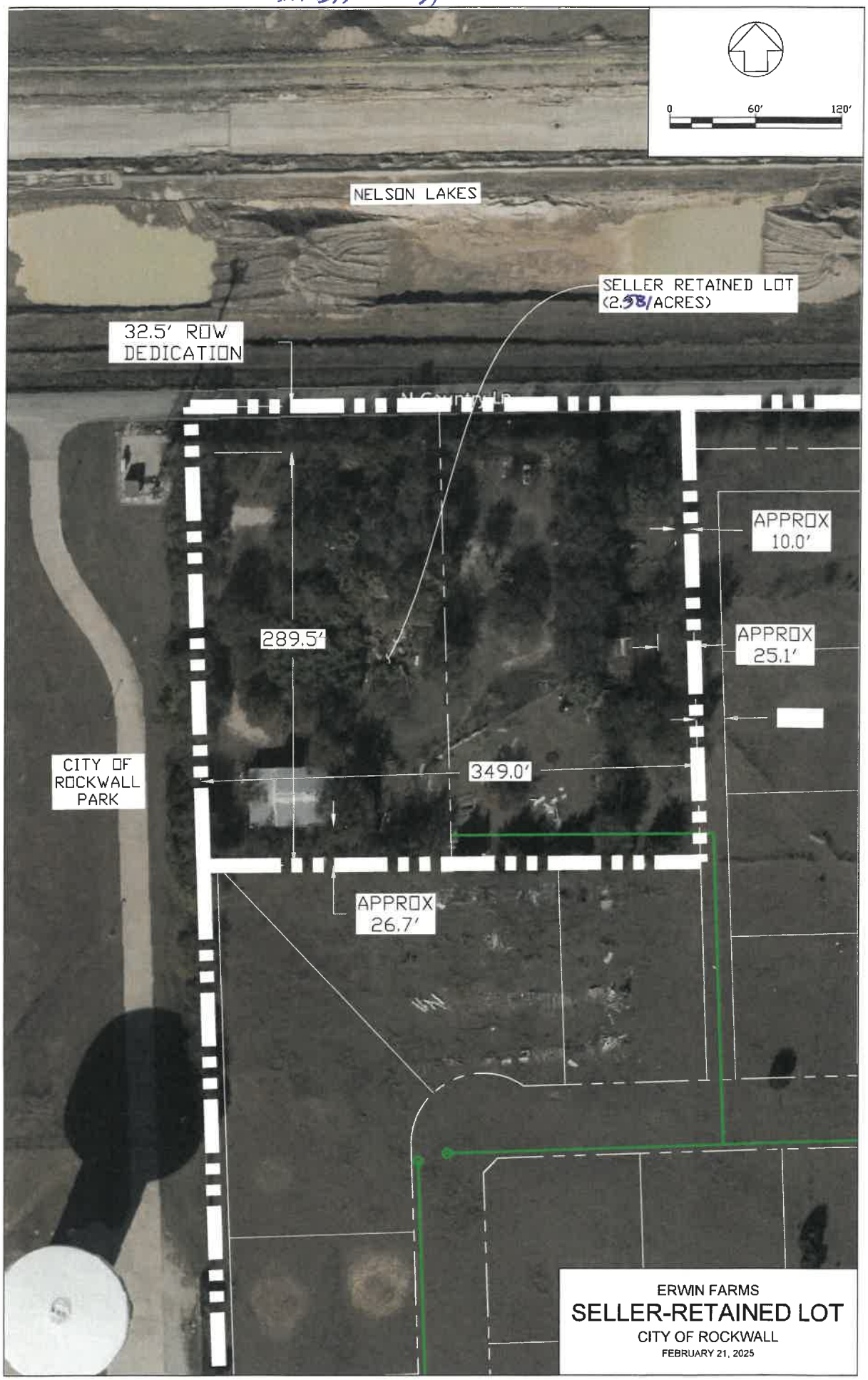
1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GF No. PL24-37432, effective date March 5, 2025. Schedule B items are as follows:
   - 10 f. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 423 - blanket easement, may affect
   - 10 g. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 421 - blanket easement, may affect
   - 10 h. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 350 - affects, shown
   - 10 i. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 352 - affects, shown
   - 10 l. Lone Star Gas Company Easement, recorded in Volume 25, Page 687 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
98.198 ACRE TRACT
AND A
2.581 ACRE TRACT
OUT OF THE
JOHN M. GASS SURVEY, ABST. NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 2025

EXHIBIT "A"



= Alignment of sanitary sewer line to the Property via Erwin Farms.

CITY OF ROCKWALL

ORDINANCE NO. 25-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 SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & '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 Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 1 (SF-1) District for a 2.581-acre tract of land identified as Tract 6 of the J.A. Ramsey Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & '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* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.05, *Single-Family 1 (SF-1) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change,

DRAFT ORDINANCE 04.25.2025

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 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 2ND DAY OF JUNE, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A':
Location Map

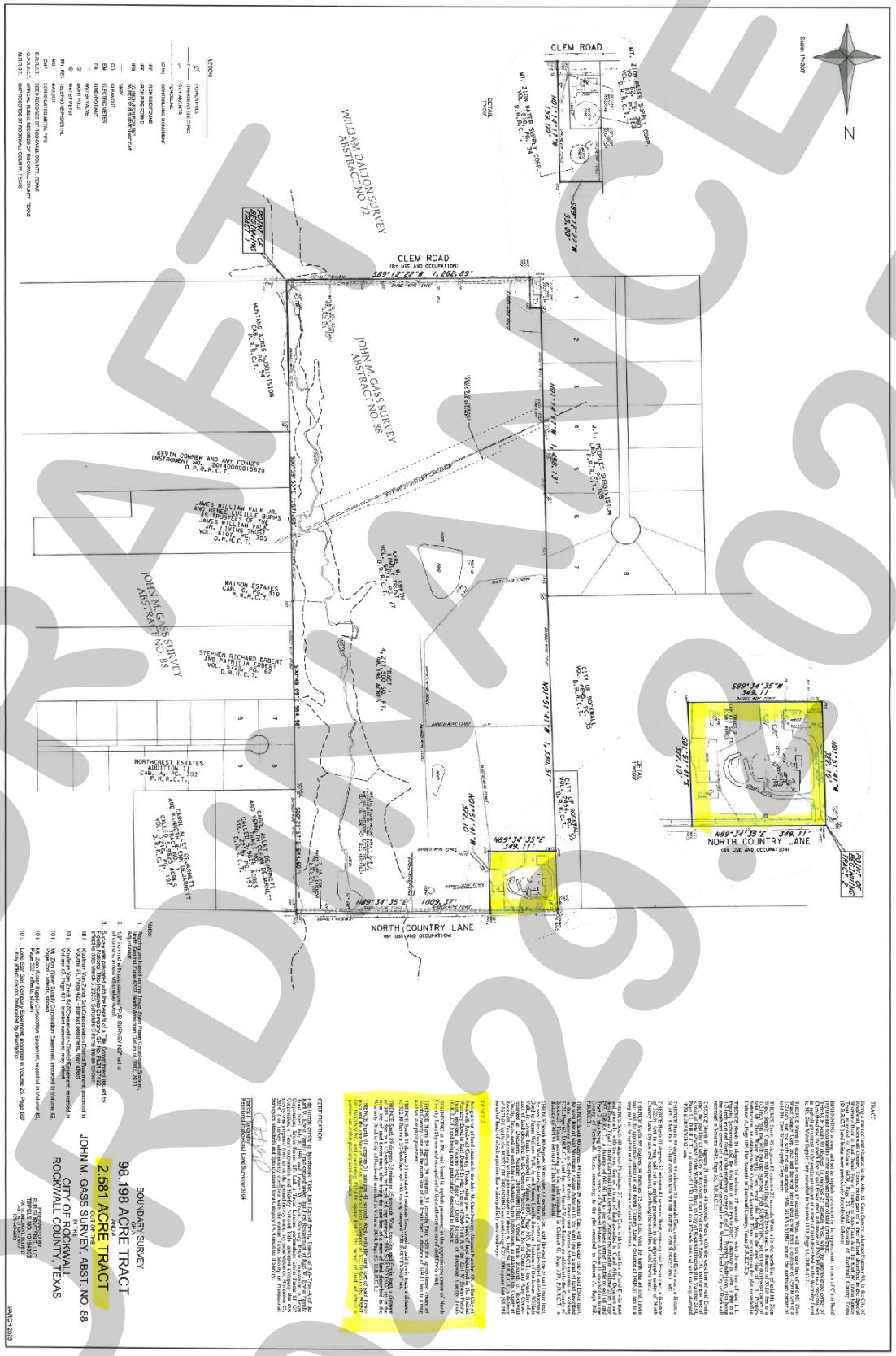
Address: *379 N. Country Lane*

Legal Description: *Tract 6 of the J.A. Ramsey Survey, Abstract No. 183*



DRAFT ORDINANCE 25

Exhibit 'B':
Survey


CLEM ROAD
(BY USE AND OCCUPATION)
S89°12'22"W 1,862.89'
WILLIAM DALTON SURVEY ABSTRACT NO. 72
JOHN M. GASS SURVEY ABSTRACT NO. 88
JOHN M. GASS SURVEY ABSTRACT NO. 89
MUSTANG ACRES SUBDIVISION CAB. P, PG. 34 P.R.R.C.T.
PEOPLES SUBDIVISION CAB. P, PG. 100 P.R.R.C.T.
KEVIN CONNER AND AMY CONNER INSTRUMENT NO. 20140000015820 O.P.R.R.C.T.
JAMES WILLIAM VALK JR. AND RENEE LOUISE BURNS AS TRUSTEES OF THE JAMES WILLIAM VALK JR. LIVING TRUST VOL. 8150, PG. 305 D.R.R.C.T.
WATSON ESTATES CAB. P, PG. 319 P.R.R.C.T.
STEPHEN RICHARD EBBERT AND PATRICIA EBBERT VOL. 6751, PG. 62 D.R.R.C.T.
NORTHCREST ESTATES ADDITION CAB. P, PG. 303 P.R.R.C.T.
CAROL HALEY GEARHART AND KENNETH EARL GEARHART VOL. 6751, PG. 197 D.R.R.C.T.
CAROL HALEY GEARHART TRACT VOL. 6751, PG. 197 D.R.R.C.T.
CITY OF ROCKWALL VOL. D, PG. 53 D.R.R.C.T.
CITY OF ROCKWALL VOL. D, PG. 53 D.R.R.C.T.
CITY OF ROCKWALL VOL. D, PG. 53 D.R.R.C.T.
CLEM ROAD
(BY USE AND OCCUPATION)
N89°12'22"W 1,862.89'
N00°14'17"W 135.00'
S89°12'22"E 335.00'
MT. ZION WATER SUPPLY CORP. VOL. 2, PG. 282 D.R.R.C.T.
MT. ZION WATER SUPPLY CORP. VOL. 2, PG. 282 D.R.R.C.T.
POINT OF BEGINNING TRACT 1
POINT OF BEGINNING TRACT 2
N00°14'17"W 1,588.13'
N00°15'41"W 1,326.57'
N00°15'41"W 325.10'
S00°35'17"E 325.10'
N00°15'41"W 325.10'
S89°34'35"W 348.11'
N89°34'35"E 349.11'
N89°34'35"E 1009.37'
S00°49'03"E 1,326.36'
S00°49'03"E 1,326.60'
4,237,550 SQ. FT. 98.198 ACRES
NORTH COUNTRY LANE
(BY USE AND OCCUPATION)
NORTH COUNTRY LANE
(BY USE AND OCCUPATION)
N
Scale: 1"=200'
LEGEND
POWER POLE
OVERHEAD ELECTRIC
FENCE LINE
ASPH. ASPHALT ROAD/DRIVEWAY
BOL BOLLARD
CATV CABLE TV RISER
CLF CHAIN LINK FENCE
CM CENTERLINE
CO CLEANOUT
DI DRAIN INLET
FH FIRE HYDRANT
GM GAS METER
LP LIGHT POLE
MB MAILBOX
PED. PEDESTAL
TEL. TELEPHONE RISER
WM WATER METER
CIRF CORRUGATED IRON PIPE FOUND
CMF CORRUGATED METAL PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
PKF PK NAIL FOUND
PKS PK NAIL SET
SIRF 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034"
SIRS 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS
Notes:
1) Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, 2011.
2) 1/2" iron rod with cap stamped "RPLS 5034/PKF" set at all corners, unless otherwise noted.
3) This survey was prepared in conjunction with a Title Commitment issued by Fidelity National Title Insurance Company, GF No. 25-00134-ATDF, effective January 7, 2025 at 8:00 AM.
10) Volume 87, Page 423 - blanket easement, may affect.
10a) Volume 87, Page 421 - blanket easement, may affect.
10b) Mt. Zion Water Supply Corporation Easement, recorded in Volume 92, Page 329 - affects tract.
10c) Mt. Zion Water Supply Corporation Easement, recorded in Volume 92, Page 332 - affects tract.
10d) Mt. Zion Water Supply Corporation Easement, recorded in Volume 92, Page 335 - affects tract.
10e) Lone Star Gas Company Easement, recorded in Volume 25, Page 487 - may affect, no location provided.
TRACT 1
BEING a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, and being all of a tract of land described as Tract 1 in the deed to Kenneth Ray Hall and Tammie Lynn Hall, recorded in Volume 6751, Page 197, Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found for the northeast corner of Clem Road and the northwest corner of said Hall tract, same being the southwest corner of a tract of land described as Tract 1 in the deed to Mt. Zion Water Supply Corporation, recorded in Volume 87, Page 423, D.R.R.C.T.;
THENCE North 89 degrees 12 minutes 22 seconds West, with the north line of said Clem Road, a distance of 1,862.89 feet to a 1/2" iron rod found for the southwest corner of said Hall tract, same being the southeast corner of Lot 1, Block A, Mustang Acres Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 34, P.R.R.C.T.;
THENCE North 00 degrees 14 minutes 17 seconds West, with the east line of said Mustang Acres Subdivision, a distance of 1,588.13 feet to a 1/2" iron rod found for the northeast corner of said Mustang Acres Subdivision, same being the southeast corner of Lot 1, Block A, Peoples Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 100, P.R.R.C.T.;
THENCE North 00 degrees 15 minutes 41 seconds West, with the east line of said Peoples Subdivision, a distance of 1,326.57 feet to a 1/2" iron rod found for the northeast corner of said Peoples Subdivision, same being the southeast corner of a tract of land described as Tract 1 in the deed to Karen K. Gibbin Trust, recorded in Volume 6751, Page 27, D.R.R.C.T.;
THENCE North 00 degrees 15 minutes 41 seconds West, with the east line of said Gibbin Trust, a distance of 325.10 feet to a 1/2" iron rod found for the northeast corner of said Gibbin Trust, same being the southeast corner of a tract of land described as Tract 1 in the deed to City of Rockwall, recorded in Volume D, Page 53, D.R.R.C.T.;
THENCE North 00 degrees 15 minutes 41 seconds West, with the east line of said City of Rockwall tract, a distance of 325.10 feet to a 1/2" iron rod found for the northeast corner of said City of Rockwall tract, same being the southeast corner of a tract of land described as Tract 2 in the deed to City of Rockwall, recorded in Volume D, Page 53, D.R.R.C.T.;
THENCE North 00 degrees 15 minutes 41 seconds West, with the east line of said City of Rockwall tract, a distance of 325.10 feet to a 1/2" iron rod found for the northeast corner of said City of Rockwall tract, same being the southeast corner of a tract of land described as Tract 3 in the deed to City of Rockwall, recorded in Volume D, Page 53, D.R.R.C.T.;
THENCE North 89 degrees 34 minutes 35 seconds East, with the south line of Lot 1, Block A, Northcrest Estates Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 303, P.R.R.C.T., a distance of 1009.37 feet to a 1/2" iron rod found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2, Block A, Northcrest Estates Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 303, P.R.R.C.T.;
THENCE South 00 degrees 49 minutes 03 seconds East, with the west line of said Lot 2, a distance of 1,326.36 feet to a 1/2" iron rod found for the southwest corner of said Lot 2, same being the northwest corner of Lot 1, Block A, Carol Haley Gearhart and Kenneth Earl Gearhart Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 197, P.R.R.C.T.;
THENCE South 00 degrees 49 minutes 03 seconds East, with the west line of said Lot 1, a distance of 1,326.60 feet to a 1/2" iron rod found for the southwest corner of said Lot 1, same being the northwest corner of Lot 1, Block A, Carol Haley Gearhart Tract, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 197, P.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Lot 1, a distance of 349.11 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, same being the northeast corner of Lot 1, Block A, Watson Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet P, Page 319, P.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Lot 1, a distance of 348.11 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, same being the northeast corner of Lot 1, Block A, Stephen Richard Ebbert and Patricia Ebbert Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 6751, Page 62, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Lot 1, a distance of 348.11 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, same being the northeast corner of Lot 1, Block A, James William Valk Jr. and Renee Louise Burns as Trustees of the James William Valk Jr. Living Trust, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 8150, Page 305, D.R.R.C.T.;
THENCE South 89 degrees 34 minutes 35 seconds West, with the north line of said Lot 1, a distance of 348.11 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, same being the northeast corner of Lot 1, Block A, Kevin Conner and Amy Conner, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument No. 20140000015820, O.P

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-019
PROJECT NAME: SUP for an Accessory Building
SITE ADDRESS/LOCATIONS: 251 WAYNE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for an Accessory Building that does not meet the minimum requirements on a 0.165-acre parcel of land identified Lot 1219 of the 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 251 Wayne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-019; Specific Use Permit (SUP) for a Detached Garage at 251 Wayne Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Detached Garage that does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the 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, and addressed as 251 Wayne Drive.

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 (Z2025-019) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Planned Development District 75 (PD-75) and is subject to the requirements for a Single-Family 7 (SF-7) District. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages in a Single-Family 7 (SF-7) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 1
(2) Maximum SF of Accessory Building: 625 SF
(3) Minimum Rear Yard Setback: 10-Feet
(4) Minimum Side Yard Setback: 5-Feet
(5) Distance Between Buildings: 10-Feet
(6) Maximum Building Height: 15-Feet

In addition, if the accessory building does not have garage doors facing the alleyway then the setback is the same as the base zoning district.

I.5 The proposed Detached Garage is a total of 1,000 SF (i.e. 25-feet x 40-feet), will have a maximum height of 12-feet, and be set on a concrete slab. Based on this, the applicant is requesting a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum permissible size of 625 SF.

I.6 According to Subsection, 07.04: Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages shall include a minimum of one (1) garage bay door large enough to pull and park a standard size motor vehicle (i.e. a vehicle that is a minimum of nine [9] feet by 18-feet) inside the structure.

In addition, a detached garage must be accessible from the front, rear, or side yard by a standard width, concrete driveway that has a minimum length of 20-feet of driveway pavement. Detached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure. In this case, the applicant is not incorporating a concrete driveway for the proposed detached garage. This will require a variance from the Planning and Zoning Commission.

I.7 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors … Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the applicant will be incorporating metal panels for the proposed building. This will require a variance from the Planning and Zoning Commission.

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 Detached Garage shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The Detached Garage shall not exceed a maximum size of 1,000 SF.
(3) The 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.
(4) No additional Detached Garages or Accessory Buildings may be constructed on the Subject Property.

M.9 Ordinances. Please review the attached draft ordinance prior to the May 13, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by May 6, 2025.

I.10 Revisions. 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 May 6, 2025; 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.13 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Need to show ex. 10' easement in rear of the lot.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: * Setbacks are 5 feet from the side property line, 10 feet from the rear property line and 10 feet from any other structure
* Maximum height is 15 feet
* Detached garage will require a concrete driveway to be installed to the new garage
* If approved a separate permit is required to the Building Inspection Department

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

DEVELOPMENT APPLICATION

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

MP - No Comments
JB - No Comments
AW- Need to show ex. 10' easement in rear of the lot

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	25 Wayne Dr Rockwall, Tx 75032				
SUBDIVISION	Rockwall Lake estate's	LOT	1208/1209 1110	BLOCK	
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	Luis & Elsa Cervantes	☐ APPLICANT	
CONTACT PERSON	Luis Cervantes	CONTACT PERSON	
ADDRESS	251 Wayne Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx 75032	CITY, STATE & ZIP	
PHONE	469-446-8783	PHONE	
E-MAIL	Lacconstruction1980@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Luis [*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 $ 225, 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 11 *DAY OF* April *20* 25

OWNER'S SIGNATURE Luis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

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]:

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OWNER'S SIGNATURE Luis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
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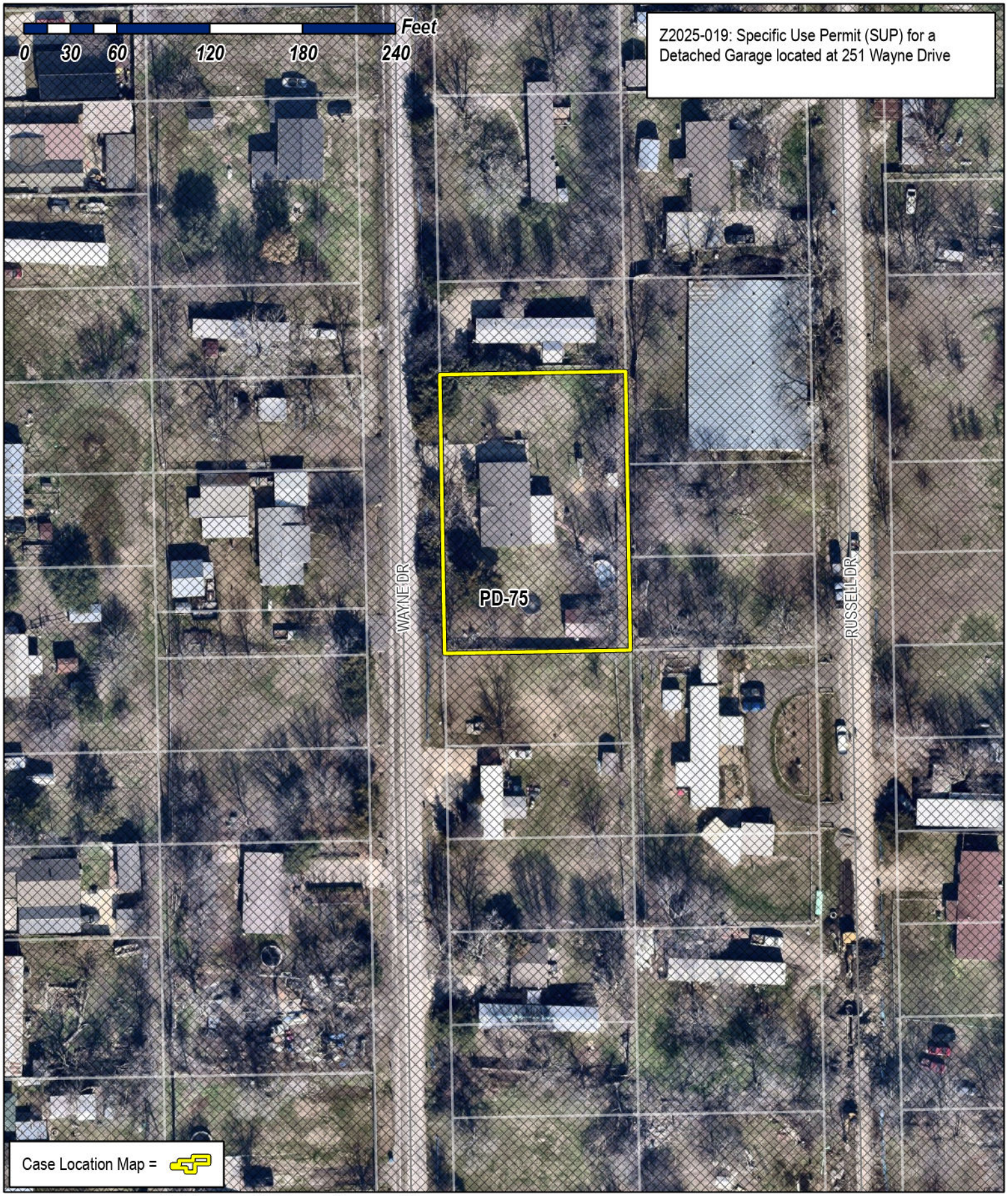
ID # 12537175-6
My Comm. Expires 07-25-2025



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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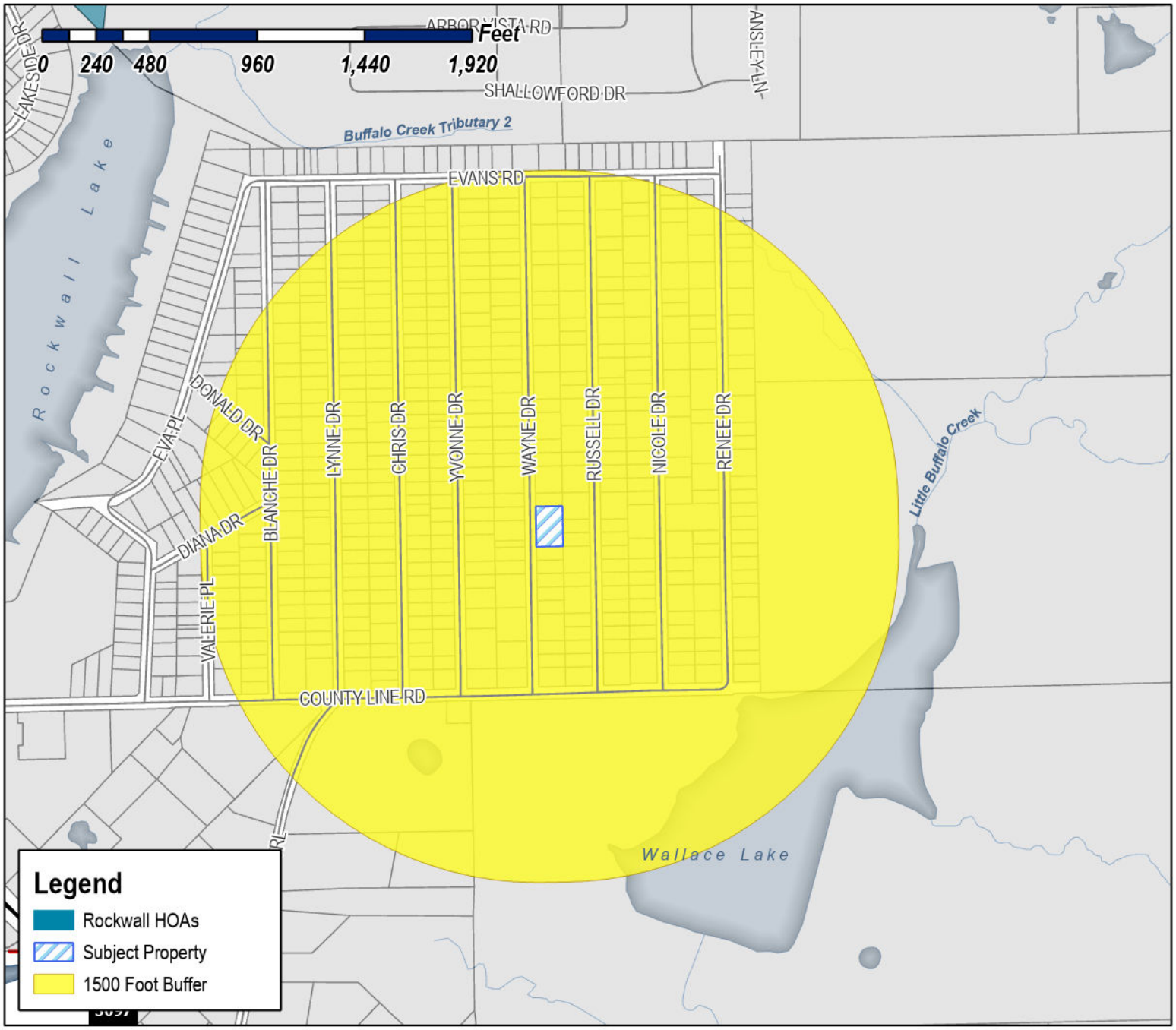
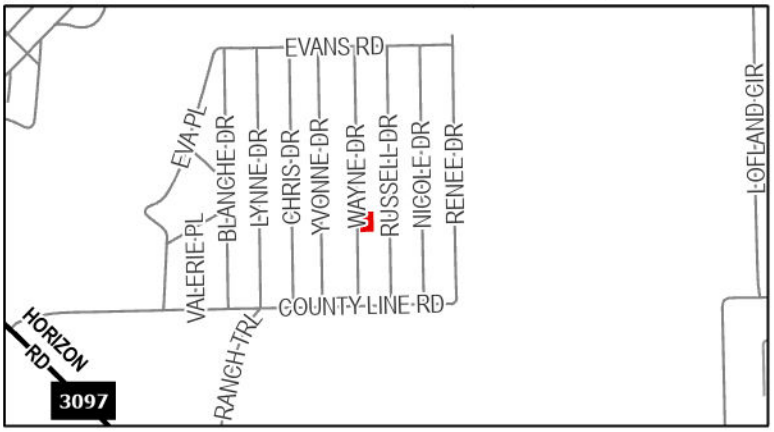


Case Number: Z2025-019
Case Name: Specific Use Permit (SUP) for a Detached Garage
Case Type: Planned Development District 75 (PD-75)
Zoning: 251 Wayne Drive
Case Address:

Date Saved: 4/21/2025
For Questions on this Case Call (972) 771-7745



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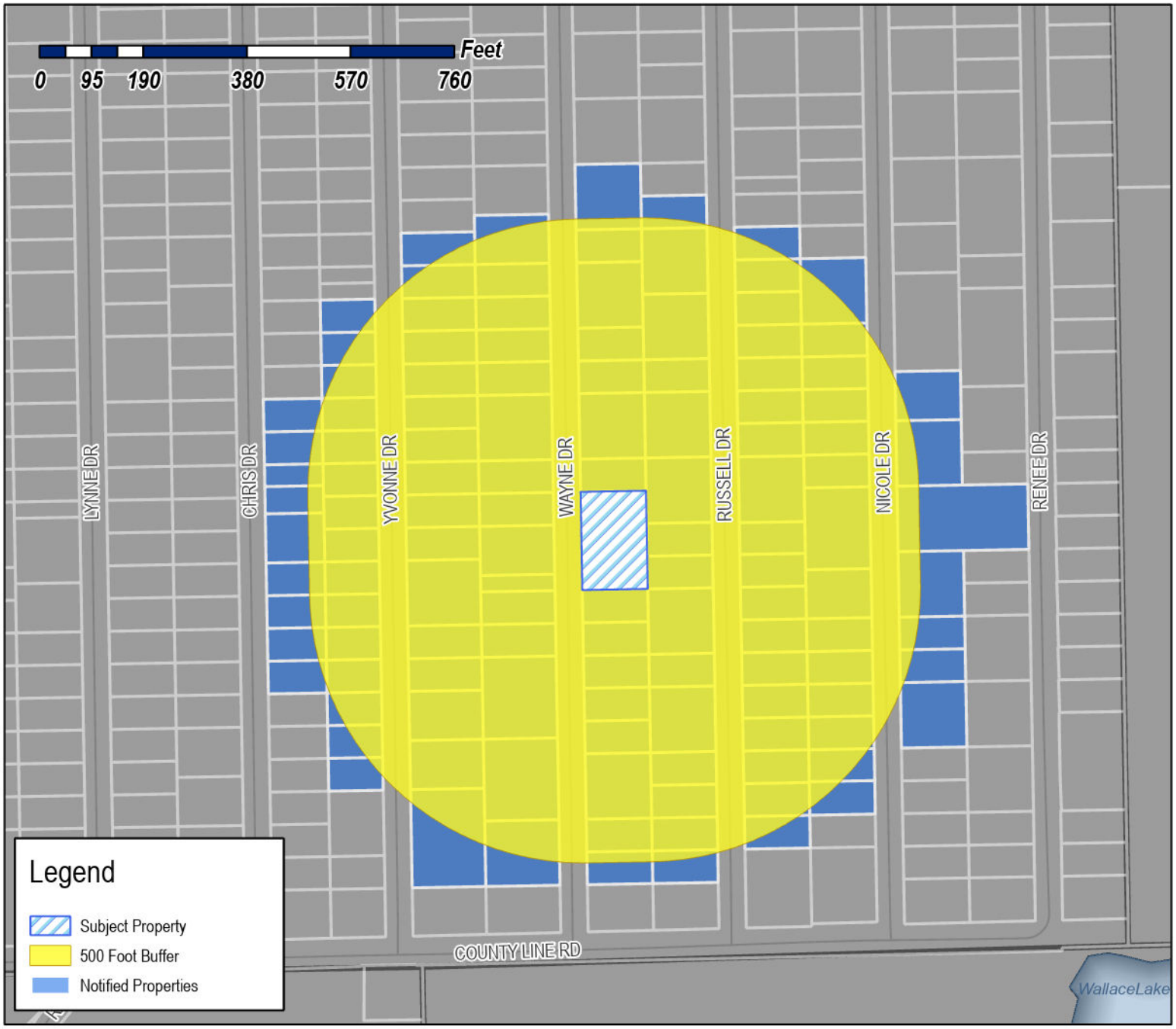

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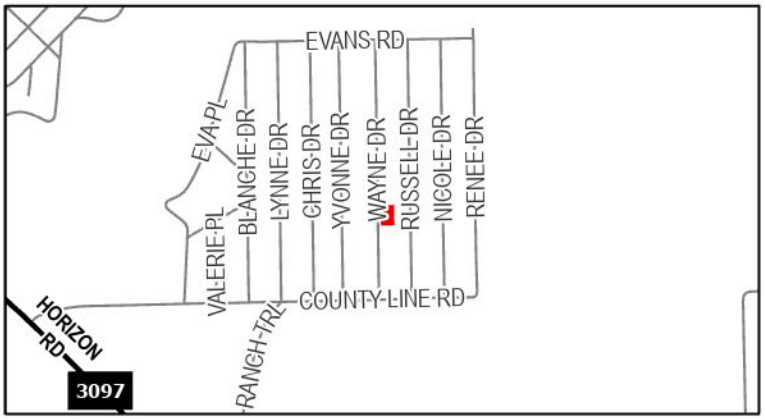


PUENTES VICENTE & REINA CARDONA
1006 DOVE DRIVE
GARLAND, TX 75040

GONZALES JOSE & INES
1059 LOCAL VISTA DR
DALLAS, TX 75217

SALAS MARIA
109 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

RESIDENT
125 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
128 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
132 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
133 RUSSELLDR
ROCKWALL, TX 75087

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
142 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
152 NICOLEDR
ROCKWALL, TX 75087

JUAREZ MARIA GUADALUPE SANDOVAL &
JAIME ALEJANDRO ROMAN ESTRADA
154 DIANA DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
155 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
157 WAYNEDR
ROCKWALL, TX 75087

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
164 NICOLEDR
ROCKWALL, TX 75087

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
167 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
168 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
169 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
176 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
180 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
181 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
182 RUSSELLDR
ROCKWALL, TX 75087

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

RESIDENT
193 CHRISDR
ROCKWALL, TX 75087

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

RESIDENT
195 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
196 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
203 CHRISDR
ROCKWALL, TX 75087

RESIDENT
204 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
204 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
207 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
208 NICOLEDR
ROCKWALL, TX 75087

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
210 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
211 WAYNEDR
ROCKWALL, TX 75087

CRUZ MARIA D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ
212 LYNNE DR ROCKWALL
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
215 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
216 WAYNEDR
ROCKWALL, TX 75087

GALAVIZ JANICE MAYRET ORTEGA & EDGAR MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
223 RUSSELLDR
ROCKWALL, TX 75087

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

GURRUSQUIETA CELIA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
227 WAYNEDR
ROCKWALL, TX 75087

KENDALL LEAH T
227 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
2308 WHITE RD
HEATH, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
235 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
236 WAYNEDR
ROCKWALL, TX 75087

RAMIREZ MELESIO
236 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
238 RUSSELLDR
ROCKWALL, TX 75087

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

RESIDENT
247 RUSSELLDR
ROCKWALL, TX 75087

GUARDIOLA GUADALUPE J
247 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
248 RUSSELLDR
ROCKWALL, TX 75087

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

SMITH ROY
248 WAYNE DR
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ
249 YVONNE
ROCKWALL, TX 75032

RESIDENT
250 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
250 RENEEDR
ROCKWALL, TX 75087

RESIDENT
250 YVONNEDR
ROCKWALL, TX 75087

CERVANTES LUIS & ELSA
251 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
259 CHRISDR
ROCKWALL, TX 75087

RESIDENT
259 YVONNEDR
ROCKWALL, TX 75087

DODSON CHARLES & GLENDA
260 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
262 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
264 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
267 CHRISDR
ROCKWALL, TX 75087

RESIDENT
269 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
271 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
274 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
274 YVONNEDR
ROCKWALL, TX 75087

LINDOP JOYCE ANN
274 WAYNE DR
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA
275 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
281 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
283 NICOLEDR
ROCKWALL, TX 75087

JIMENEZ RICARDO & ALMA
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
285 RUSSELLDR
ROCKWALL, TX 75087

RICO ANTONIO
286 YVONNE DR
ROCKWALL, TX 75032

SLEDGE PATTI RENE
287 CHRIS DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &
JESUS SANCHEZ
293 YVONNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
296 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
298 YVONNEDR
ROCKWALL, TX 75087

GARCIA RICARDO
298 WAYNE DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLEDR
ROCKWALL, TX 75087

MACIEL JENNIFER E
303 WAYNE DR
ROCKWALL, TX 75032

ROMERO JOSE ALEJANDRO GONZALES AND
MAYRANI MARTINEZ
307 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
308 YVONNEDR
ROCKWALL, TX 75087

ARCINIEGA D ODIN A
310 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
311 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
312 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
313 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
314 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
318 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
321 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
321 WAYNEDR
ROCKWALL, TX 75087

CARRILLO GERARDO AND MARIA GUADALUPE
ENRIQUEZ VEGA
321 Yvonne Dr
Rockwall, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I
322 RUSSELL DR
ROCKWALL, TX 75032

VILLALBA-MARTINEZ EDUARDO AND KARINA
LILIANA ZUBIA-FLORES
3225 MOON DR
MESQUITE, TX 75150

HERNANDEZ YERICA V CARRIZALES
326 WAYNE
ROCKWALL, TX 75032

RESIDENT
331 YVONNEDR
ROCKWALL, TX 75087

GODINEZ INOCENTE AND
CORDELIA ESPERANZA MONROY TUMIN
334 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
335 RUSSELLDR
ROCKWALL, TX 75087

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RUBIO LORENA & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

SOSA LORENA
338 WAYNE DR
ROCKWALL, TX 75032

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

SAAVEDRA SILVIA
343 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
345 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
346 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
347 RUSSELLDR
ROCKWALL, TX 75087

ESTRADA ARMANDO AND
ERIKA DIAZ DE LEON
349 YVONNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELLDR
ROCKWALL, TX 75087

BRYANT JERRY LYNN
366 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
370 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
371 WAYNEDR
ROCKWALL, TX 75087

CARRENZA ALEJANDRO AND MARIA GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

RESENDIZ ESTELA
385 WAYNE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

GALICIA VANESSA
5801 LAKE HUBBARD PKWY APT 103
GARLAND, TX 75043

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 2
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

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:

Z2025-019: Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive

Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that does not meet the minimum requirements on a 0.165-acre parcel of land identified Lot 1219 of the 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 251 Wayne Drive, 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 2025 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, May 19, 2025 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. Z2025-019: Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive

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

04/14/2025

City of Rockwall Planning and Zoning Board

385 S. Goliad St

Rockwall, TX 75087

RE: Shed Renovation and Expansion Approval Request 251 Wayne DR

Dear Planning and Zoning Board,

We are writing to inform you of our intent to renovate and expand the outdoor shed located on our residential property. Our current shed has significantly deteriorated over time and is no longer suitable for storing our personal belongings. As a result, we have had to keep many items on our backyard covered porch, where they remain exposed to weather conditions.

To address this issue, we plan to construct a new and improved shed with a width of 25 feet and a length of 40 feet, placed on a concrete foundation. The new structure will not only provide secure storage for our household belongings but will also be large enough to accommodate our vehicles, which have suffered exterior damage due to prolonged exposure to the elements. We also want to ensure we have a suitable space to protect any future vehicles we may purchase.

Additionally, we have been victims of theft in the past, which makes secure storage a priority for our family. I work in interior trim work and carpentry and own several valuable tools and machines that are essential to my trade. Having a secure, weather-protected structure is critical for both protecting these items and supporting our livelihood.

We hope for your consideration and approval of this renovation and expansion project so that we can better secure our property and maintain the integrity of our home environment.

Thank you for your time and attention to this matter. Please feel free to contact me if you require any additional information.

Sincerely, Luis Cervantes



700sf — 1000sf

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND 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 A *DETACHED GARAGE* ON A 0.4950-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1208, 1209, AND 1210 OF THE ROCKWALL LAKE 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 by Luis and Elsa Cervantes for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.4950-acre parcel of land identified as Lots 1208, 1209, and 1210 of the 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 251 Wayne Drive, 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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 a *Detached Garage* 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

DRAFT 04.25.2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Detached Garage* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The *Detached Garage* shall not exceed a maximum size of 1,000 SF.

3) The *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.

4) No additional *Detached Garages* or *Accessory Buildings* may be constructed on the *Subject Property*.

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.

DRAFT ORDINANCE 09.29.2025

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 2ND DAY OF JUNE, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

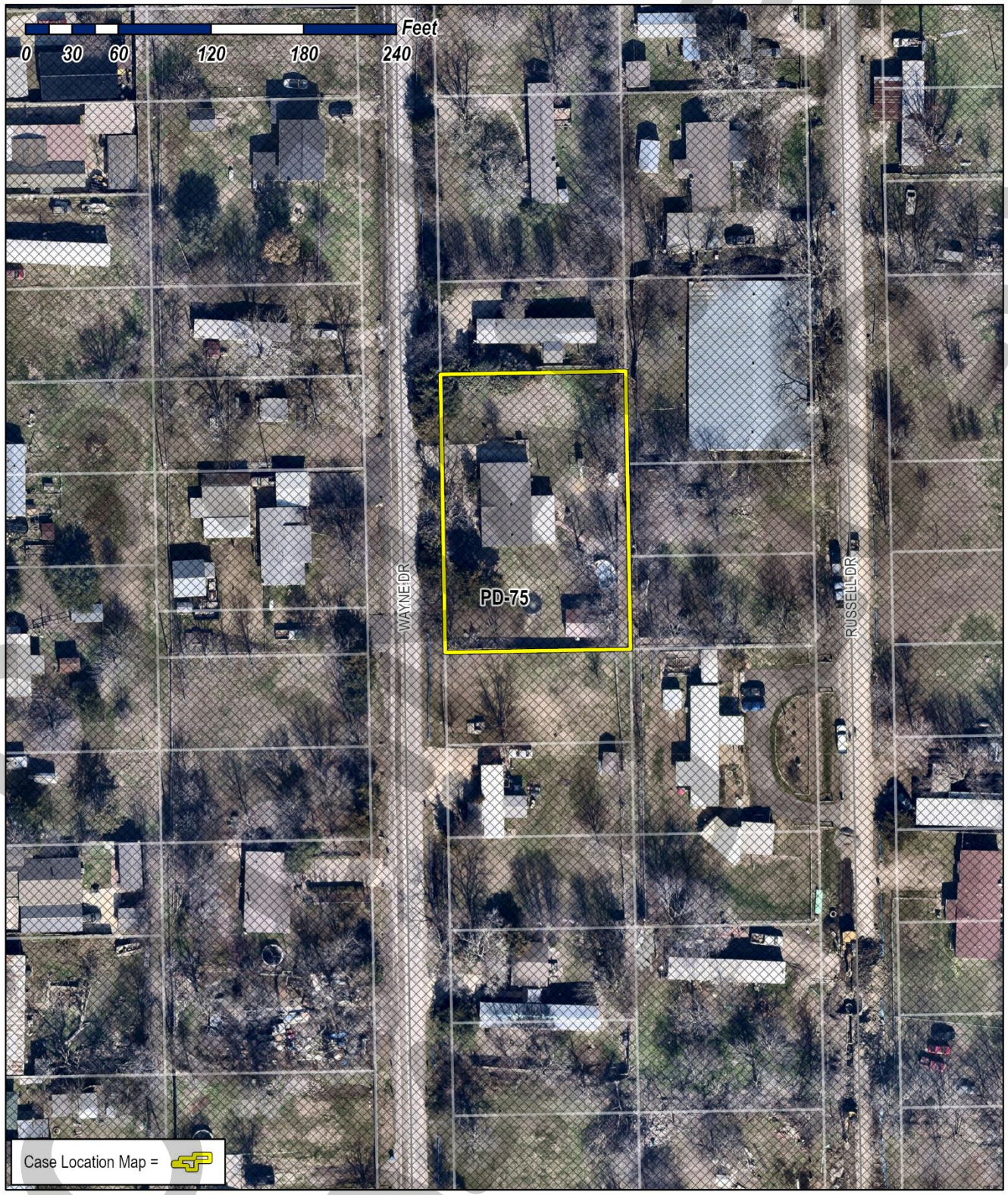
2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A':
Location Map

Address: *251 Wayne Drive*

Legal Description: *Lots 1208, 1209, and 1210 of the Rockwall Lake Estates #2 Addition*



DRAFT

Exhibit 'B':
Site Plan



DRAFT 04.30.25

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-020
PROJECT NAME: SUP for a Pergola
SITE ADDRESS/LOCATIONS: 1214 EAST FORK DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-020; Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 1214 East Fork Road.

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 (Z2025-020) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 10 (SF-10) District and is subject to the accessory structure requirements for this zoning district. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory structures in a Single-Family 10 (SF-10) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2 (see note below)
(2) Maximum SF of Accessory Building: 144 SF
(3) Minimum Rear Yard Setback: 3-Feet
(4) Minimum Side Yard Setback: 3-Feet
(5) Distance Between Buildings: 6-Feet
(6) Maximum Building Height: 15-Feet

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted.

I.5 The proposed Accessory Structure is a total of 655 SF. In addition, the proposed Accessory Building is approximately 20-feet, 4¼-inch in height or roughly 15-feet, 2¼-inch at the midpoint of the roof. Based on this, the applicant is requesting a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum permissible size and height.

I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Accessory Structure shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The Accessory Structure shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(3) The Accessory Structure shall not exceed a maximum height of 20-feet, 4¼-inches.
(4) The Accessory Structure shall not exceed a maximum size of 655 SF.
(5) The Accessory Structure shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
(6) No other Accessory Structures shall be permitted on the subject property.

M.7 Ordinances. Please review the attached draft ordinance prior to the May 13, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by May 6, 2025.

I.8 Revisions. 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 May 6, 2025; 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Looks like existing artificial turf. Show on plan and get City approval. Clarify if it is being totally removed with this plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	04/23/2025	Approved w/ Comments

04/23/2025: IF APPROVED A SEPARATE BUILDING PERMIT IS REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

DEVELOPMENT APPLICATION

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

MP - No Comments
JB - No Comments
AW - Looks like existing artificial turf. Show on plan and get City approval. Clarify if it is being totally removed with this plan

EPTED BY THE GINEER HAVE

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPM

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	1214 East Fork Rd				
SUBDIVISION	Blase Addition	LOT	3	BLOCK	1
GENERAL LOCATION	North Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Residential		
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Justin Jeffus	☐ APPLICANT	Justin Jeffus
CONTACT PERSON	Justin Jeffus	CONTACT PERSON	Justin Jeffus
ADDRESS	1214 East Fork Rd	ADDRESS	1214 East Fork Rd
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	214-801-0097	PHONE	214-801-0097
E-MAIL	jjeffus@mycon.com	E-MAIL	jjeffus@mycon.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Jeffus [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 $ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 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 15th *DAY OF* April, 20 25

OWNER'S SIGNATURE Justin Jeffus

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Maria Davalillo

NOTARY PUBLIC STATE OF TEXAS
Maria Alejandra Davalillo
My Commission Expires
10/18/2025
Notary ID
133396957

MY COMMISSION EXPIRES 10/18/25

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	1214 East Fork Rd				
SUBDIVISION	Blase Addition	LOT	3	BLOCK	1
GENERAL LOCATION	North Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	
ACREAGE		LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Justin Jeffus	☐ APPLICANT	Justin Jeffus
CONTACT PERSON	Justin Jeffus	CONTACT PERSON	Justin Jeffus
ADDRESS	1214 East Fork Rd	ADDRESS	1214 East Fork Rd
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	214-801-0097	PHONE	214-801-0097
E-MAIL	jjeffus@mycon.com	E-MAIL	jjeffus@mycon.com

NOTARY VERIFICATION [REQUIRED]

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

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* April, 20 25.

OWNER'S SIGNATURE Justin Jeffus

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Maria Davalillo

NOTARY PUBLIC STATE OF TEXAS
Maria Alejandra Davalillo
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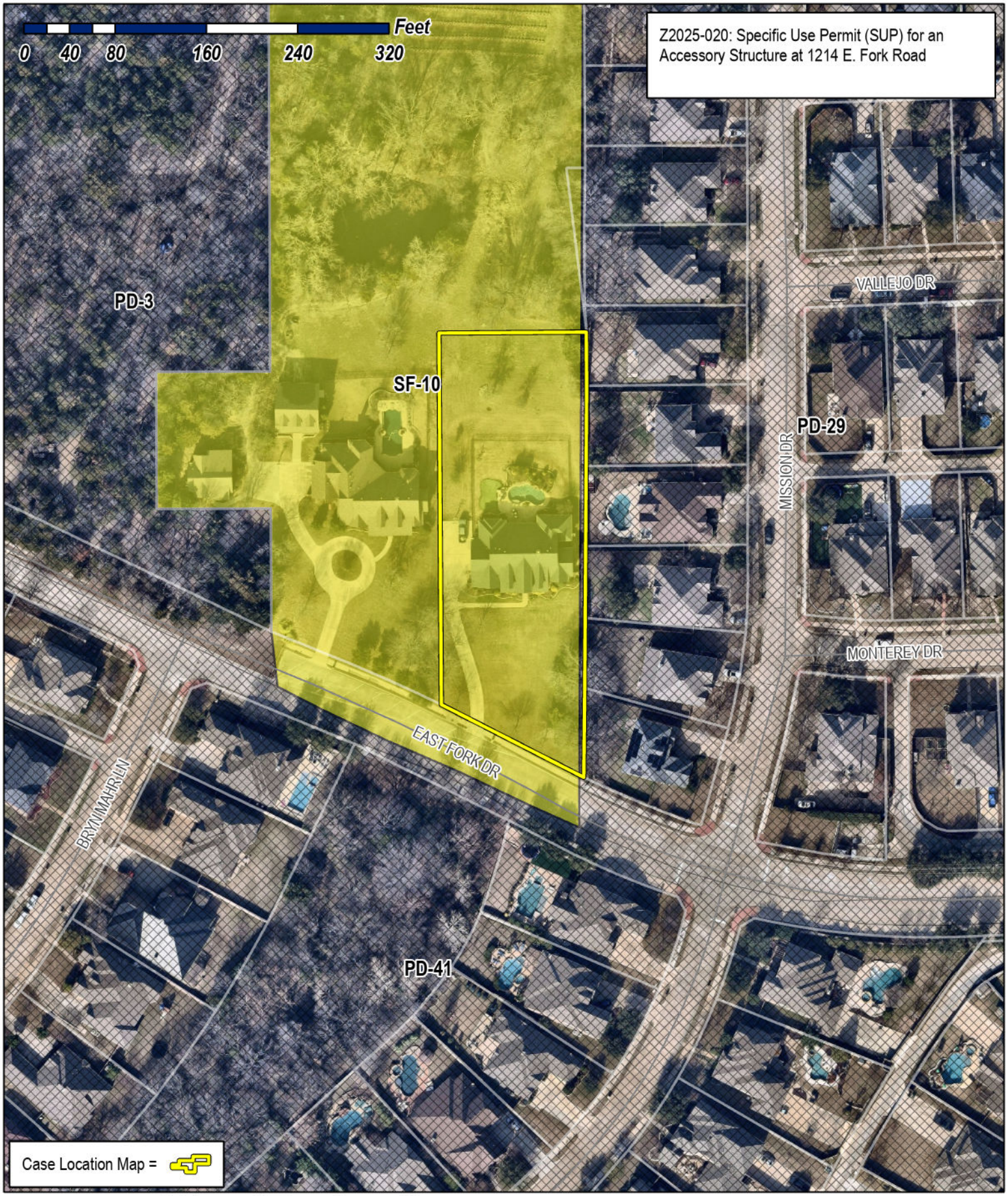

City of Rockwall

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

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

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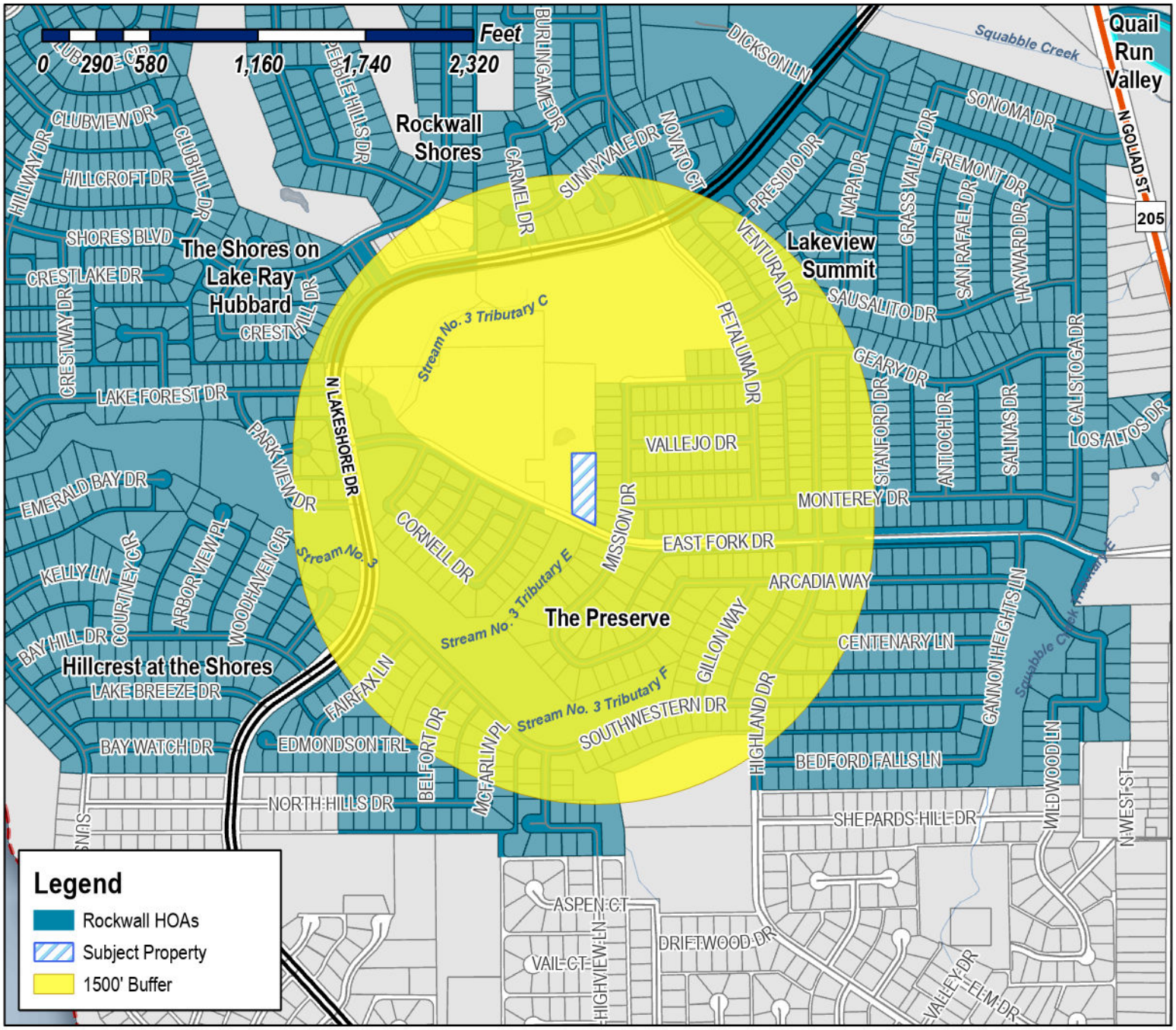

Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road



Date Saved: 4/21/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification program [Z2025-020]
Date:	Wednesday, April 23, 2025 3:22:59 PM
Attachments:	Public Notice (04.21.2025).pdf HOA Map (04.21.2025).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 Friday, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 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.

Z2025-020: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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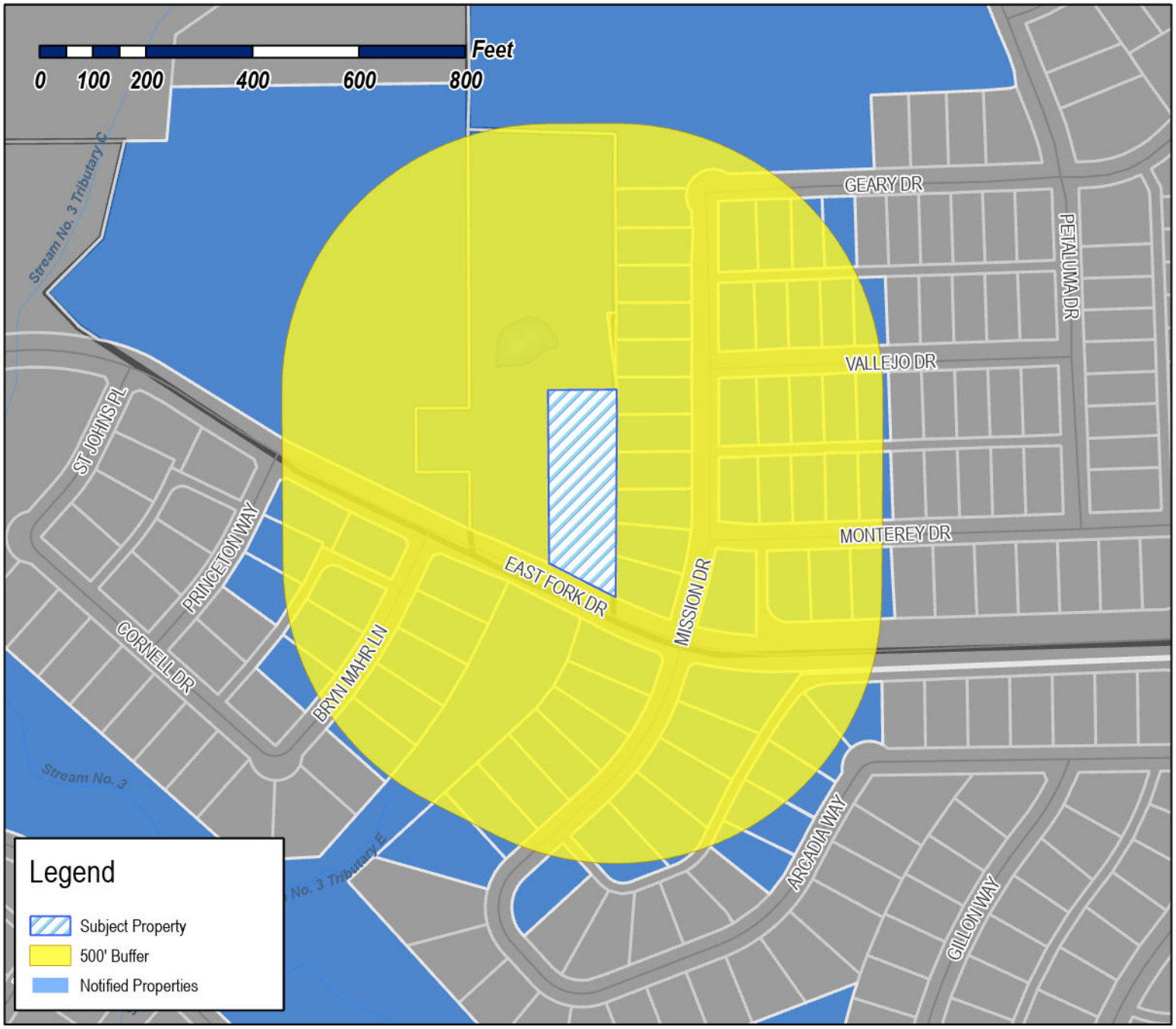


Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road



Date Saved: 4/21/2025
For Questions on this Case Call: (972) 771-7745

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BIZO LLC
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

WANG JESSE AND
LESLIE C ROACH
1257 Mission Dr
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND
AUBREY MARTINEZ
1263 MISSION DR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA
SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1281 MISSION DR
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY
1293 MISSION DR
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO
1299 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1325 PETALUMA DR
ROCKWALL, TX 75087

CLARK CHARLES L AND
SANDRA J CLARK
1395 Tanglevine Ln
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H
17736 LILIANA CT
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE
620 ARCADIA WAY
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH
624 ARCADIA WAY
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE
JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY
629 ARCADIA WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -
TRUSTEES
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

CUMMINGS TERRENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING TRUST
AARON F DAVIS AND AMANDA M DAVIS - CO-TRUSTEES
670 Mission Dr
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A
672 BRYN MAHR
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES
FLYNT FAMILY LIVING TRUST
674 PRINCETON WAY
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER JACKSON
676 BRYN MAHR LANE
ROCKWALL, TX 75087

COPPER BEECH TRUST
JAMES MICHAEL KARRETT JR AND RAFFAELA LENA KARRETT - CO-TRUS
676 PRINCETON WAY
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE AUDRA
727 MONTEREY DR
ROCKWALL, TX 75087

ZUVER MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL
730 VALLEJO DRIVE
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
736 MONTEREY DR
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S
736 VALLEJO DR
ROCKWALL, TX 75087

RESIDENT
737 GEARY DR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

BEYENE RAHEL
ERMIAS KUMSA
742 VALLEJO DR
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H
743 GEARY DR
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA
748 VALLEJO DR
ROCKWALL, TX 75087

WALKOWICZ MEGAN D
749 GEARY DRIVE
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
754 VALLEJO DR
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

RESIDENT
755 GEARY DR
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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:

Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 2025 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, May 19, 2025 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. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

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:

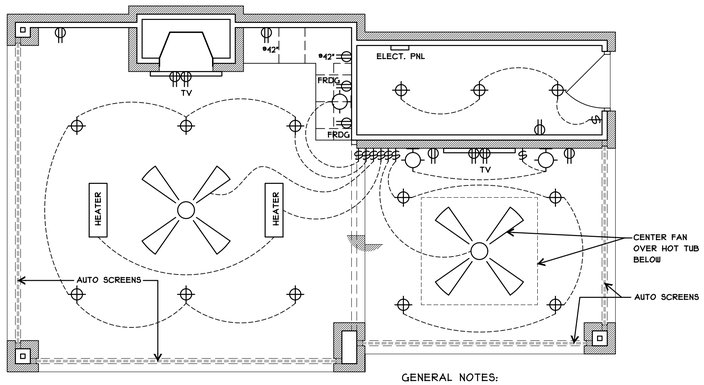
Address:

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

NEW PERGOLA

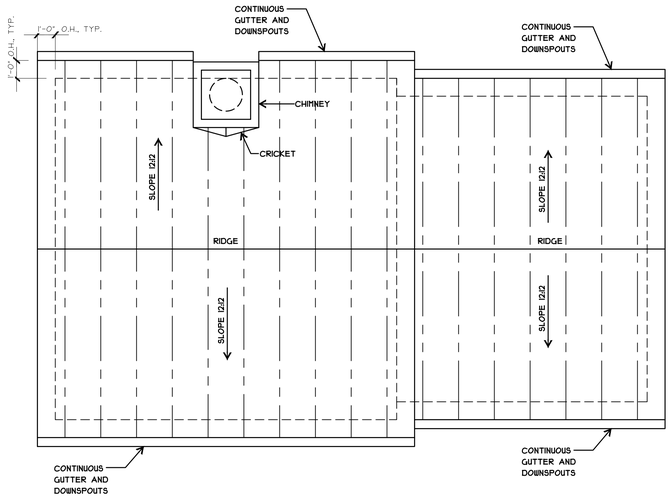
1214 E. FORK RD.
ROCKWALL, TX
75087



GENERAL NOTES:
1. PROVIDE SOFFIT OUTLETS FOR LIGHTING. TO BE ON A SWITCH OR TIMER.
2. ALL CEILINGS TO BE 10'-0".

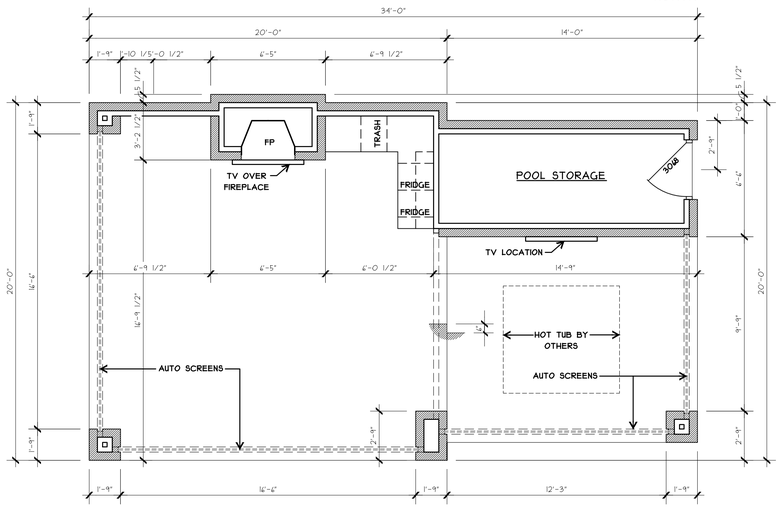
05 POWER PLAN
SCALE: 1/4"=1'-0"

NORTH



04 ROOF PLAN
SCALE: 1/4"=1'-0"

NORTH

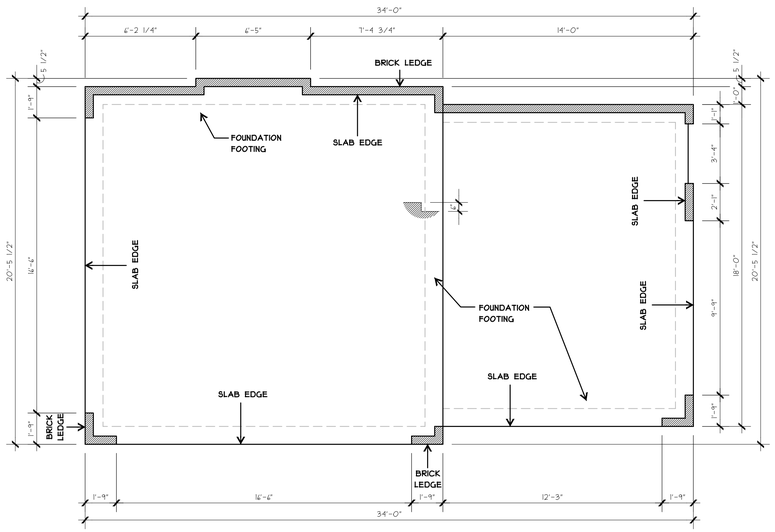


SF CALCS

NEW PERGOLA	655 SF

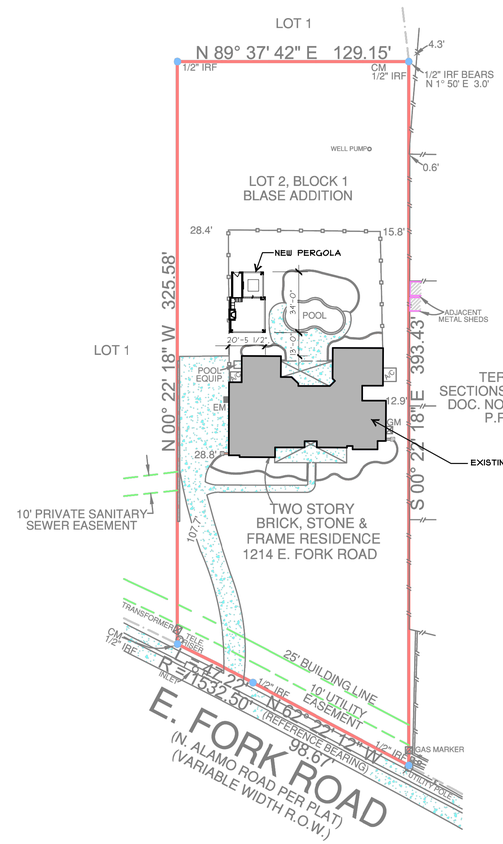
03 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH



02 FORMING PLAN
SCALE: 1/4"=1'-0"

NORTH



01 SITE PLAN
SCALE: 40'-0" = 1"

NORTH

ELECTRICAL NOTES:
1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

GENERAL NOTES:
1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC.,TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.)ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
✳	CEILING FAN
GFI	GROUND FAULT INTERCEPTOR

NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I.
ALL OUTLETS TO BE W.P.

HIGHVIEW HOMES

A NEW PERGOLA

1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY - NOT FOR CONSTRUCTION
- ■ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

FanningPhilips DESIGN

CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@hotmail.com
214-454-8033

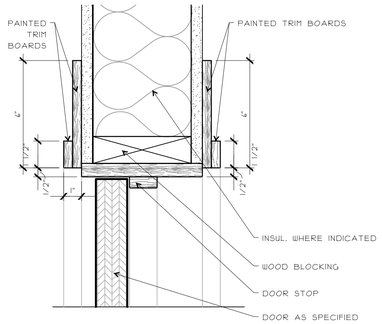
DESIGNER: PATRA PHILIPS
FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

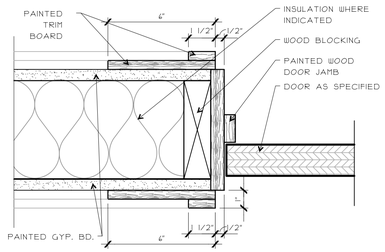
A1.0

NOTES, PLANS



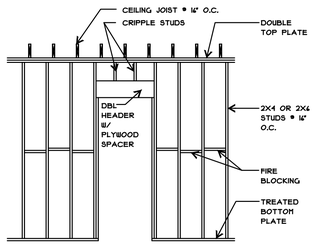
08 DOOR HEAD DETAIL

SCALE: 3"=1'-0"



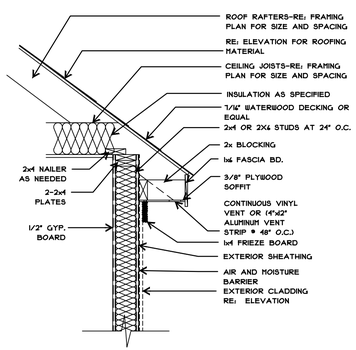
07 DOOR JAMB DETAIL

SCALE: 3"=1'-0"



TYP. DOOR 06 FRAMING DIAGRAM

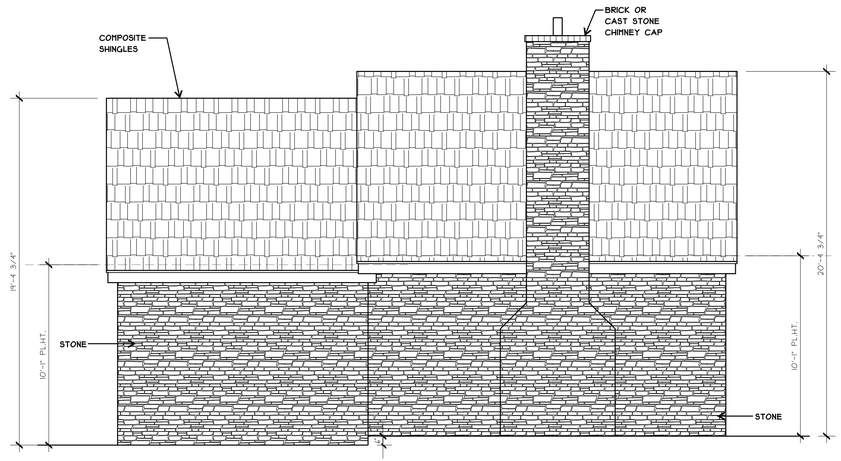
SCALE: 1/4"=1'-0"



05 TYP. SOFFIT DETAIL

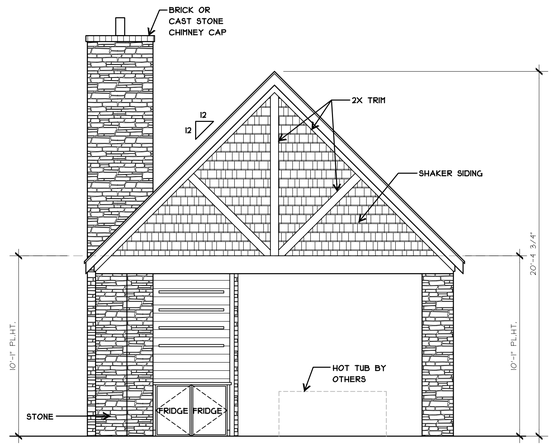
SCALE: 1/4"=1'-0"

TYPICAL DETAILS



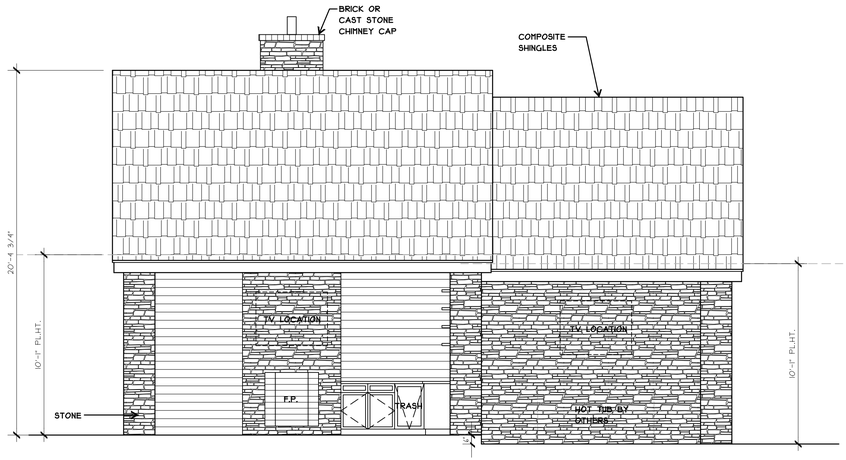
04 WEST ELEVATION

SCALE: 1/4"=1'-0"



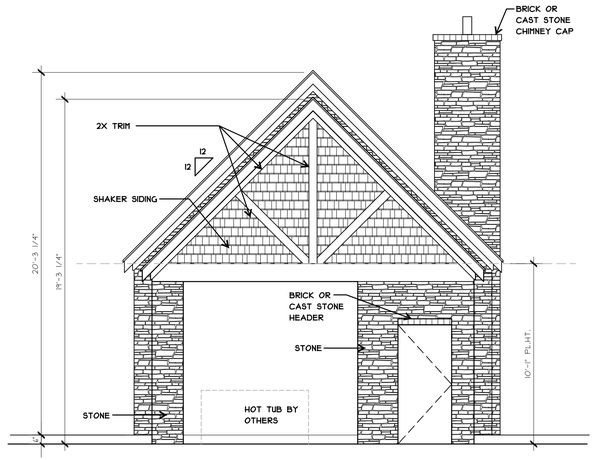
03 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



02 EAST ELEVATION

SCALE: 1/4"=1'-0"



01 NORTH ELEVATION

SCALE: 1/4"=1'-0"

HIGHVIEW HOMES

A NEW PERGOLA

1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY - NOT FOR CONSTRUCTION
- ■ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

FanningPhilips DESIGN

CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@hotmail.com
214-454-8033

DESIGNER: PATRA PHILIPS
FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

A2.0

DETAILS, ELEVATIONS

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described 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 an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 Standards* Section 03.07, *Single-Family 10 (SF-10) 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*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

DRAFT
04.29.2025

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance and,

(2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance and,

(3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4-inches.

(4) The *Accessory Structure* shall not exceed a maximum size of 655 SF and,

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

(6) No other *Accessory Structures* shall be permitted on the subject property.

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 adjudged 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 04.29.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

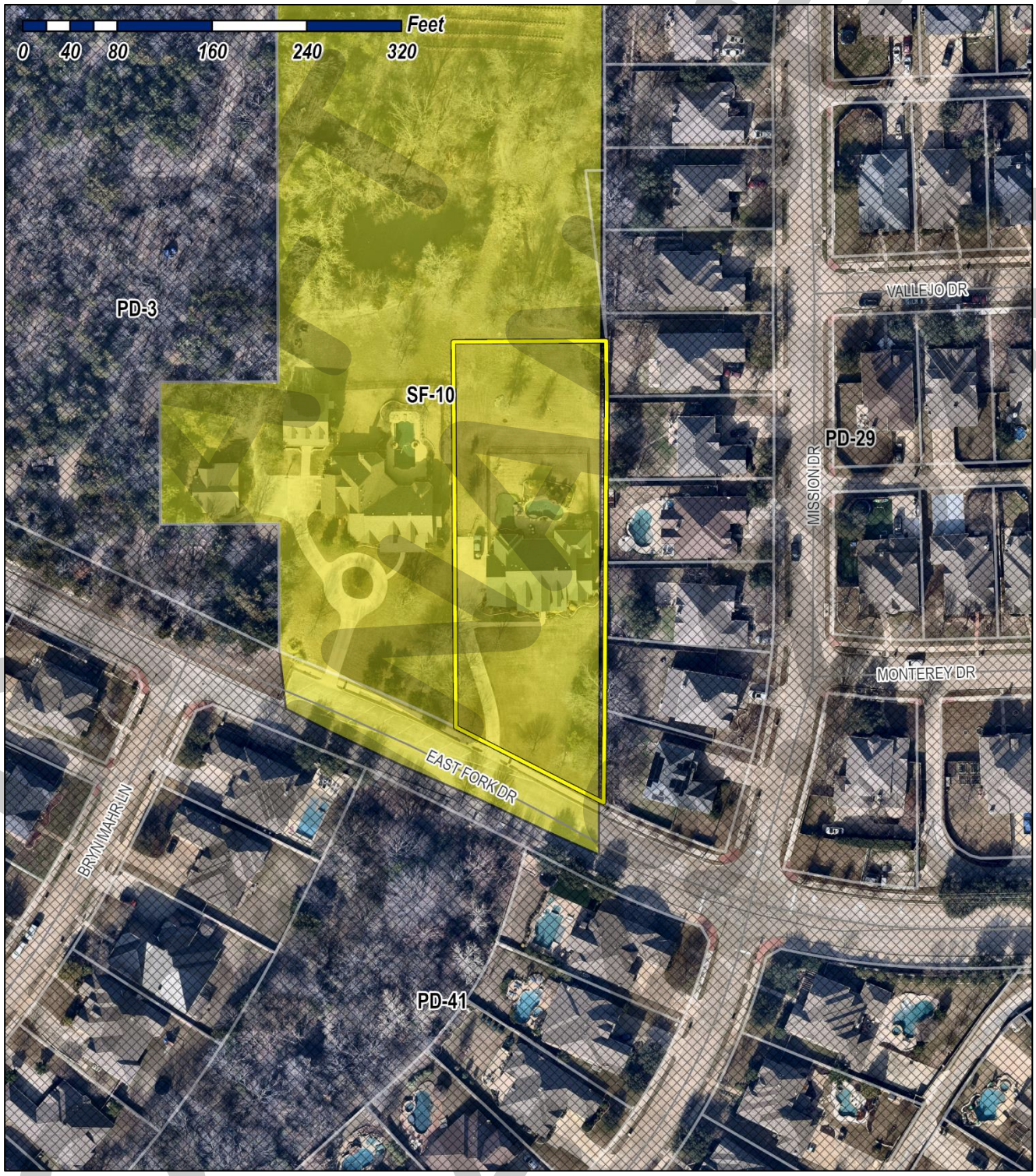
1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

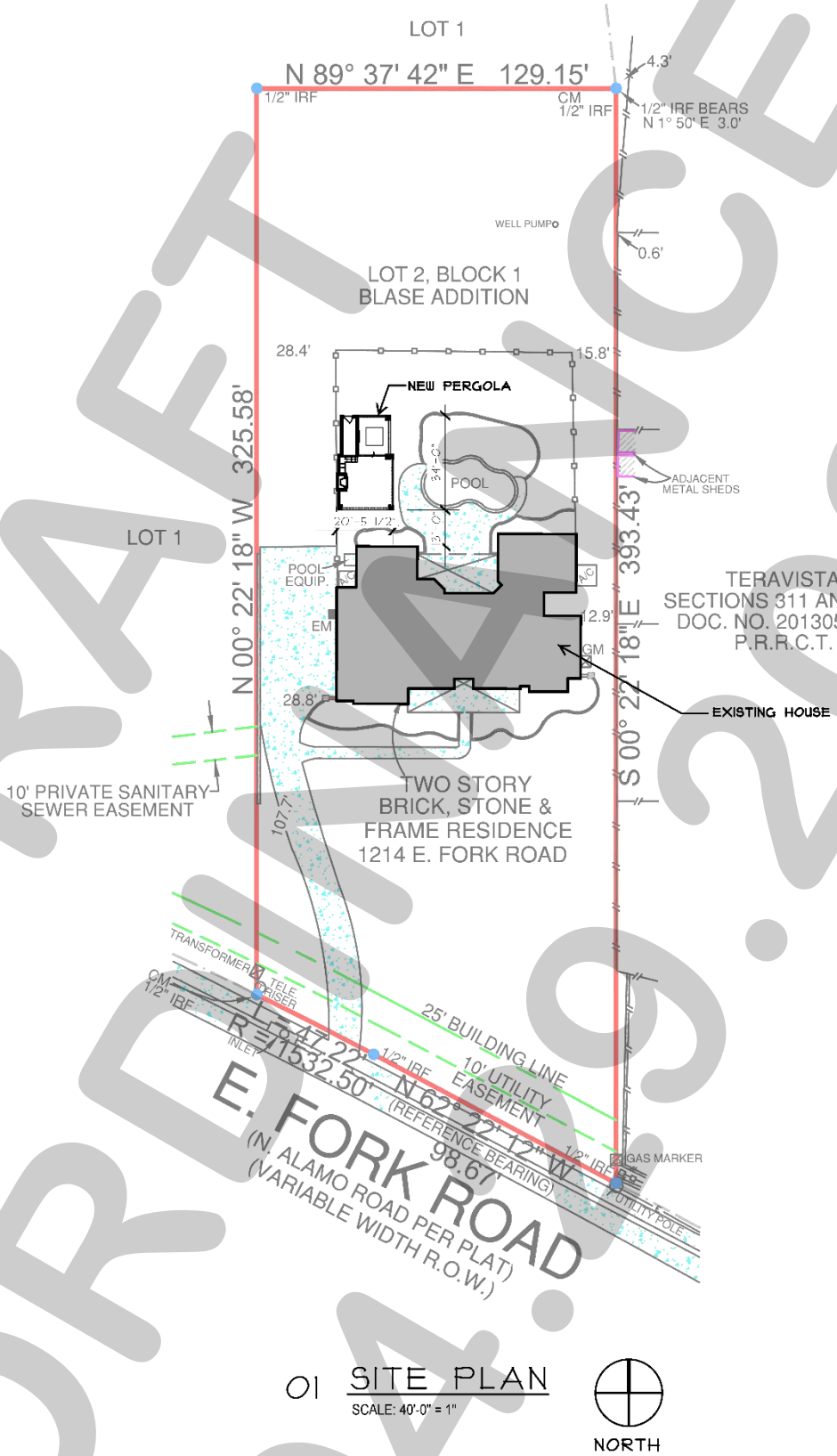
Exhibit 'A'
Legal Description

Address: *1214 East Fork Lane*
Legal Description: *Lot 2 of the Blase Addition*



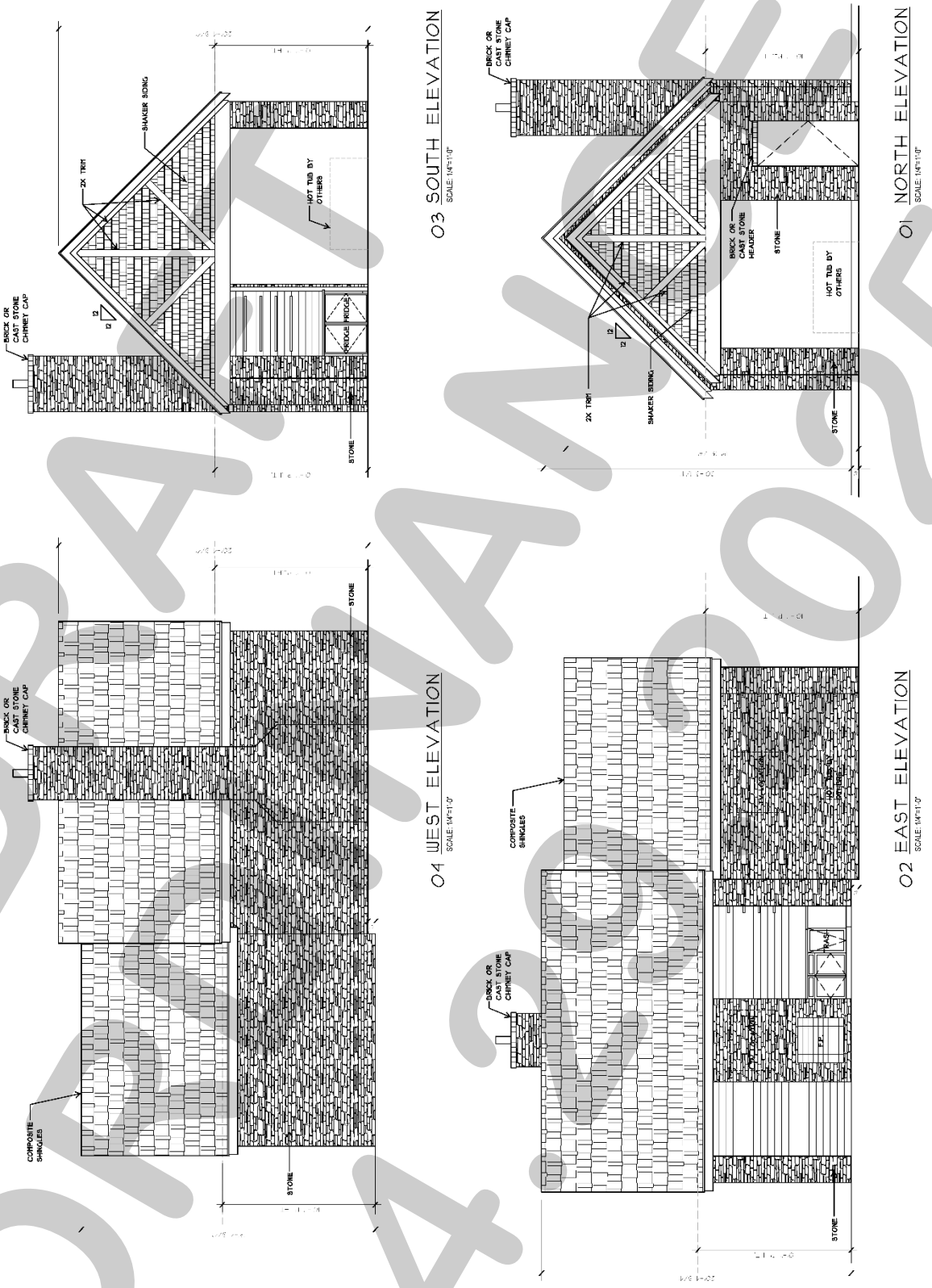
DRAFT

Exhibit 'B'
Site Plan



DRAFT ORDINANCE 04.09.2025

Exhibit 'C':
Building Elevations



DRAFT
ORIGINAL
04.09.2025

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-021
PROJECT NAME: Zoning Change from AG to C
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, 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 north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/24/2025	Approved w/ Comments

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, 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 north of the intersection of John King Boulevard and Airport 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 (Z2025-021) 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 designated for Medium Density Residential land uses and is situated within the Central District. The Central District, is "…composed of a wide range of land uses that vary from single-family to industrial." Currently, the subject property is designated for Medium Density Residential land uses, which is defined as units "...greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Medium Density Residential to a Commercial/Retail designation.

I.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Central District, District Strategy #3 does address the establishment of Commercial/Retail Centers stating that "… commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures…" In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that

"(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [Policy 3, Goal 04; Chapter 09].

M.7 Please review the attached Draft Ordinance prior to the April 29, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 6, 2025.

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 May 6, 2025; 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025.

I.9 The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.10 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Flood Study & LOMR required if impacting floodplain area.
2. Additional comments may be provided at time of site plan and engineering.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

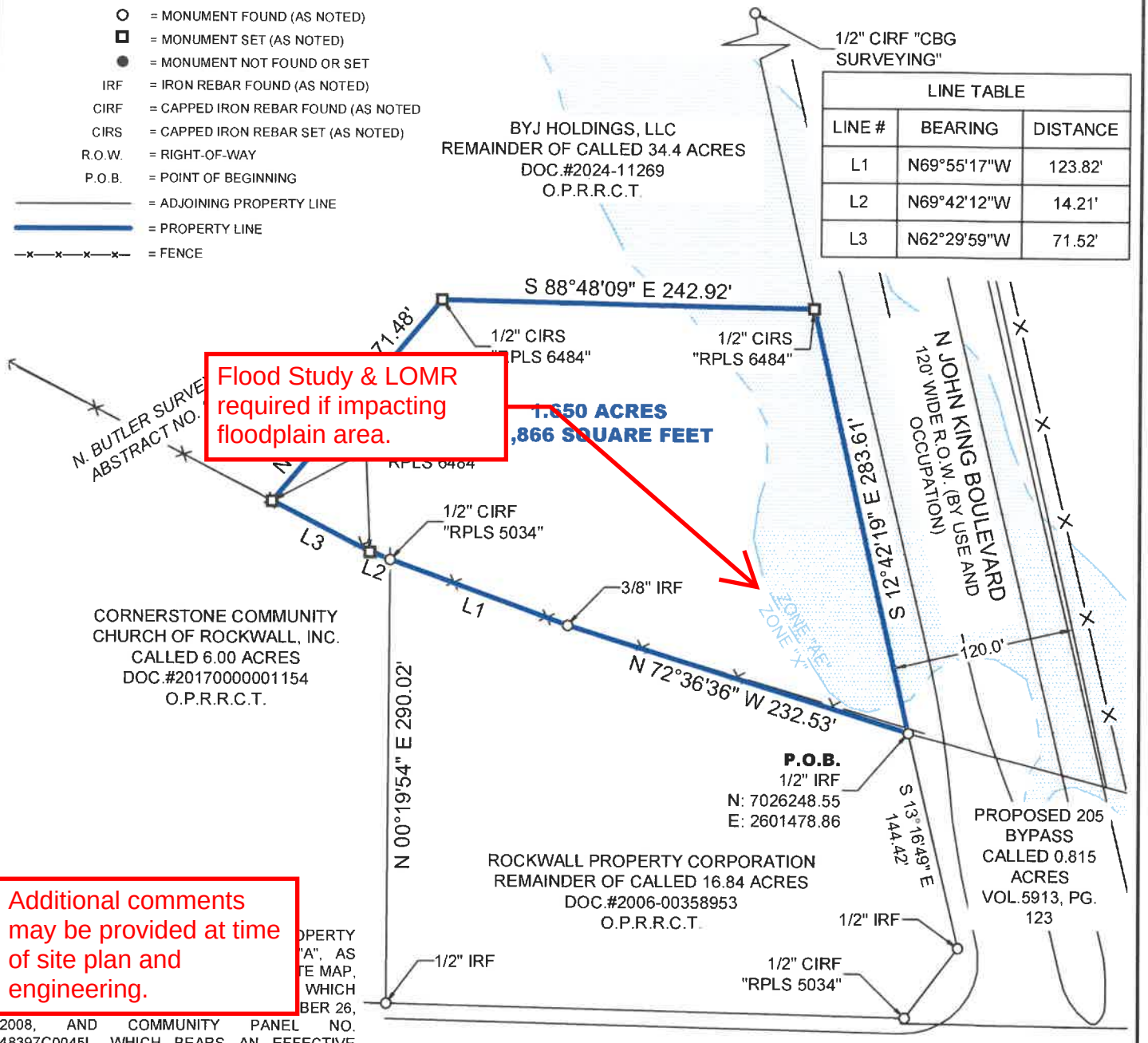
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

TSPS STANDARD LAND SURVEY

LEGEND

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- = FENCE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

Additional comments may be provided at time of site plan and engineering.

OPERTY "A", AS TE MAP, WHICH BER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

N

PROJECT: AIRPORT RD & JOHN KING BLVD	PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PROJECT AFE:	
TRACT NO.:	
LOCATION: ROCKWALL, TEXAS	
DRAWN BY: CDM	SCALE: 1" = 100'
REVISION:	0 100 200
PAGE NO.: 2 OF 2	

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com
CROWLEY SURVEYING

AND\AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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] $230.00
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION — LOT — BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL — CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL — PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650 — 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	BTJ Holdings	☑ APPLICANT	TRINITY RIVER DEVELOPMENT LC
CONTACT PERSON	Aaron Albright	CONTACT PERSON	JOSEPH BICKHAM
ADDRESS	100 N Central Expy Suite 400	ADDRESS	801 S. RIVERFRONT BLVD
CITY, STATE & ZIP	Richardson TX 75080	CITY, STATE & ZIP	DALLAS, TX 75207
PHONE	214 449 4632	PHONE	469-203-0159
E-MAIL	aaron@albright-land.com	E-MAIL	JBICKHAM@FUELCITY.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Aaron Albright Agent For [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~~ AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 230.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* APRIL *, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

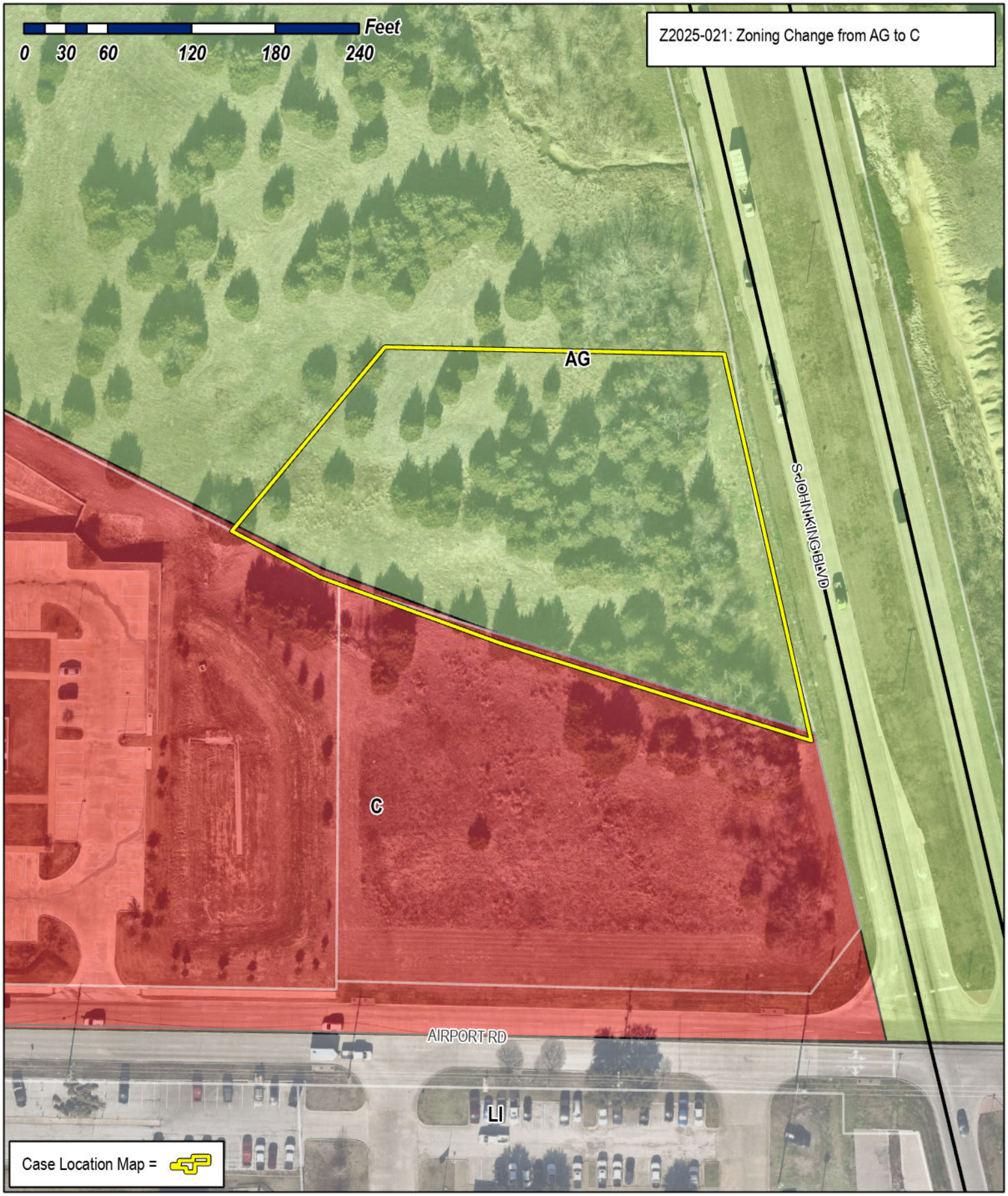
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* APRIL *, 2025*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS ID 13616379-4 EXP. 03-16-2026



City of Rockwall

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

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

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(W): www.rockwall.com

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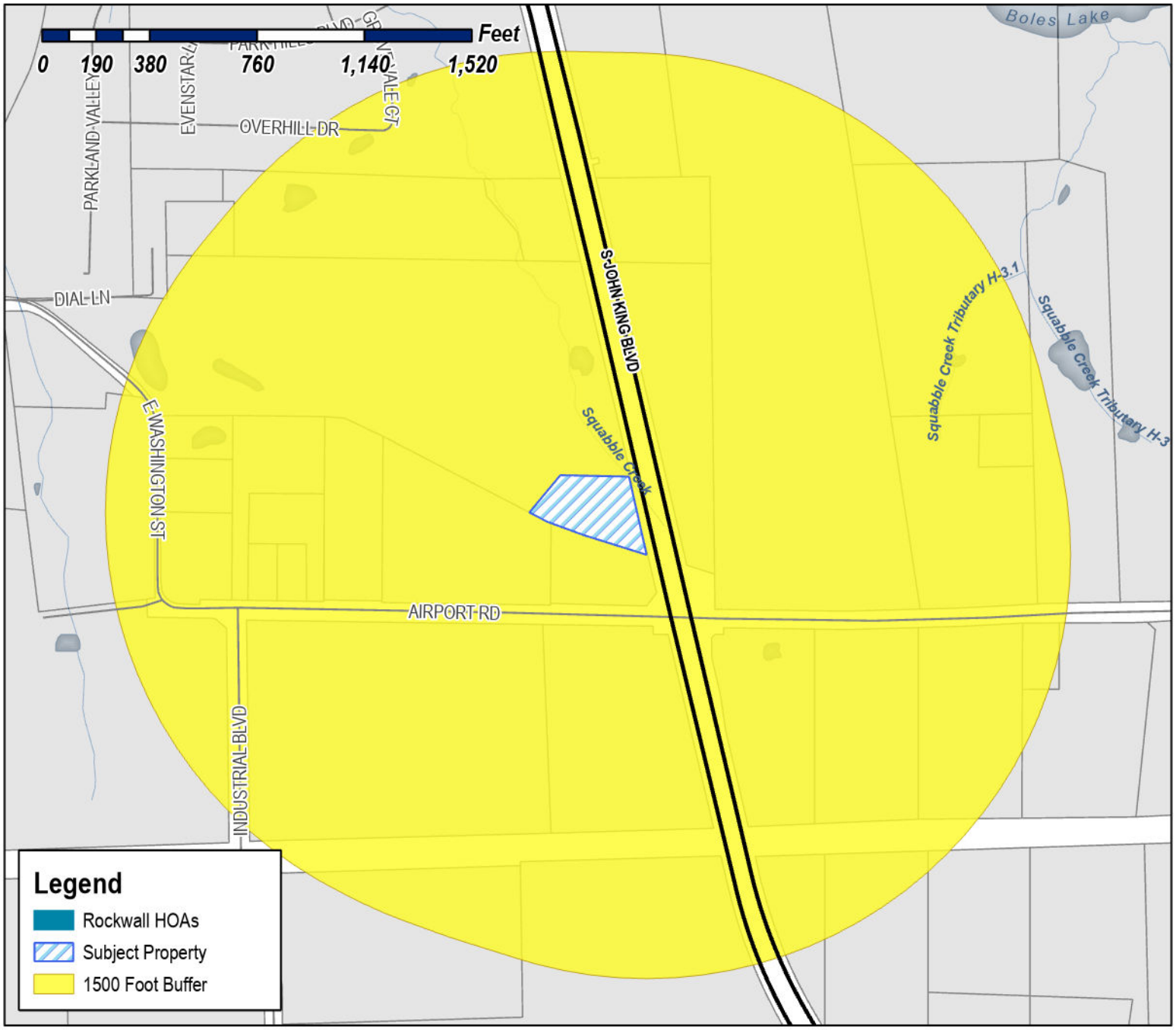

Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

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



City of Rockwall

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

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Case Number: Z2025-021
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Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/22/2025
For Questions on this Case Call: (972) 771-7745



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF ROCKWALL
PO BOX 2290
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:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, 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 north of the intersection of John King Boulevard and Airport Road, 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 2025 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:

Henry Lee
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, May 19, 2025 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. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) 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:

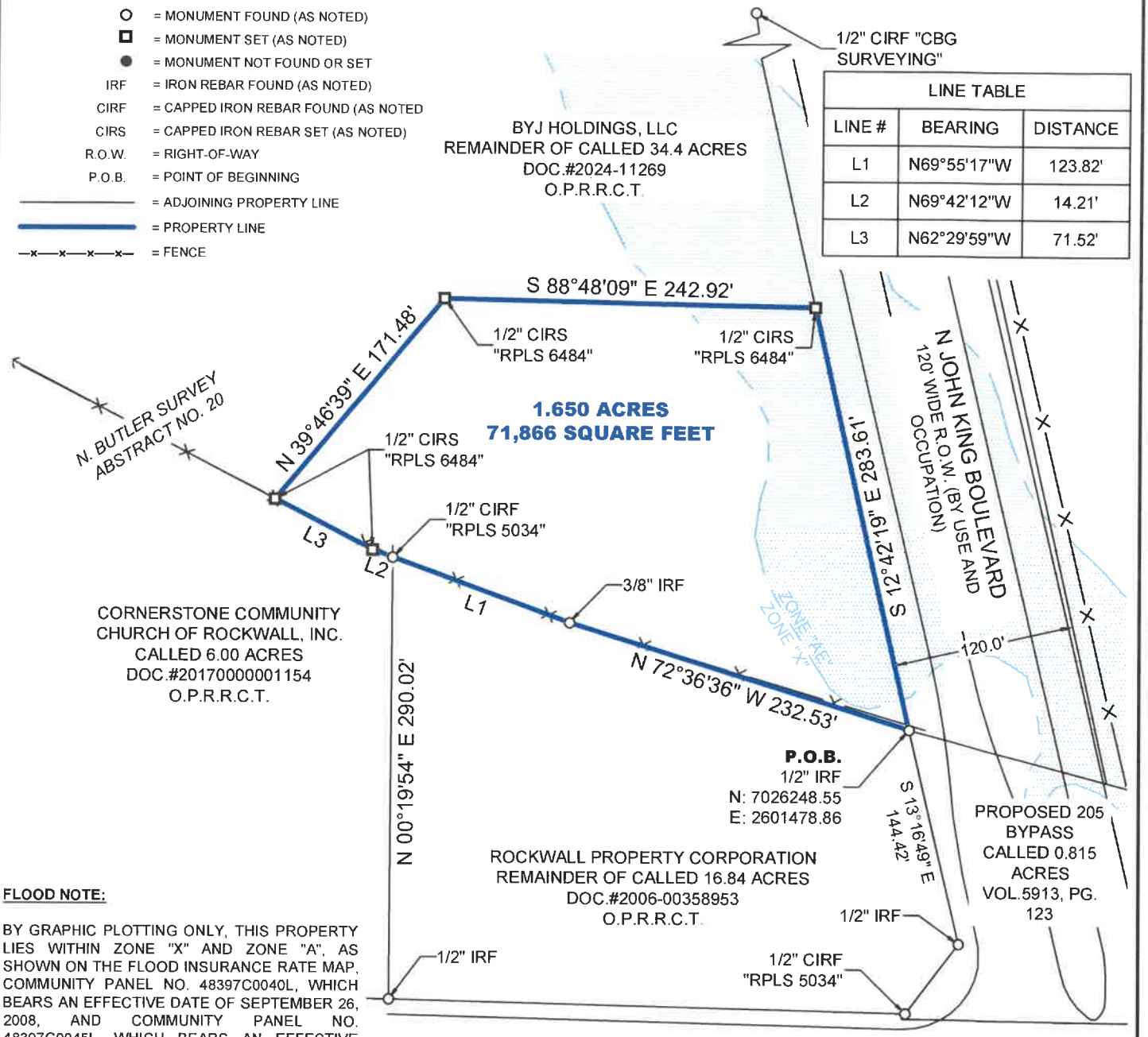
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

TSPS STANDARD LAND SURVEY

LEGEND

- ○ = MONUMENT FOUND (AS NOTED)
- □ = MONUMENT SET (AS NOTED)
- ● = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- —x—x—x—x— = FENCE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.

N

PROJECT: AIRPORT RD & JOHN KING BLVD	PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PROJECT AFE:	
TRACT NO.:	
LOCATION: ROCKWALL, TEXAS	SCALE: 1" = 100'
DRAWN BY: CDM	0 100 200
REVISION:	
PAGE NO.: 2 OF 2	

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com
CROWLEY SURVEYING

AND\AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially compiles with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



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.

PROJECT: AIRPORT RD & JOHN KING BLVD	DESCRIPTION OF 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PROJECT AFE:	
TRACT NO.:	
LOCATION: ROCKWALL, TEXAS	
DRAWN BY: CDM	
REVISION:	
PAGE NO.: 1 OF 2	

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

ANDAIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

CITY OF ROCKWALL

ORDINANCE NO. 25-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 COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, 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 re□uest from Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, 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 re□uisite 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, 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 Commercial (C) District□

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*□and, Subsection 04.01*, General Commercial District Standards*, Subsection 04.05, *Commercial (C) District,* and Subsection 06.02, *General Overlay District Standards*, 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□

DRAFT 04.25.2025

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 □udged invalid, the ad□udication 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JUNE, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

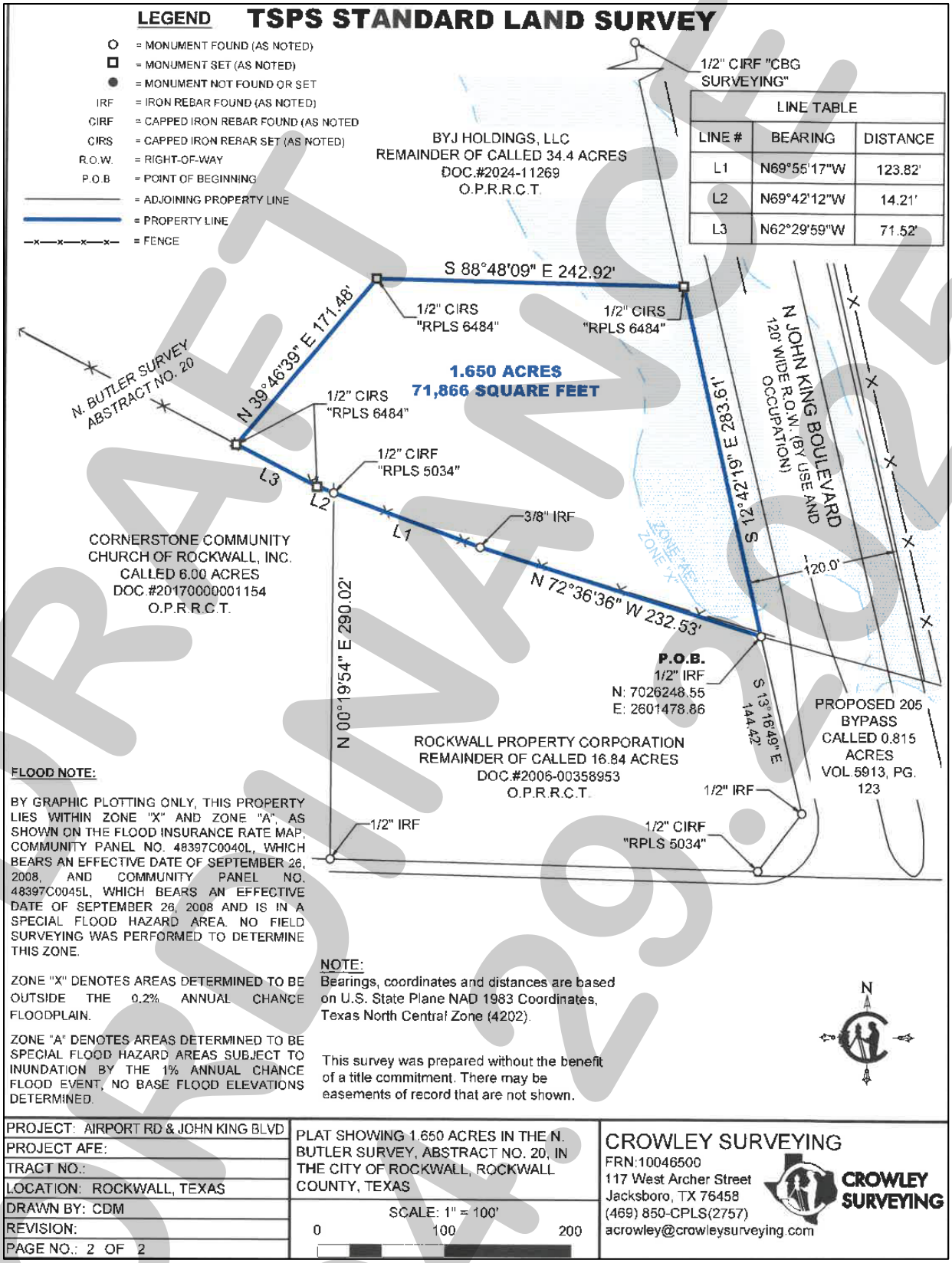
THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

DRAFT ORDINANCE 04.29.2025

Exhibit 'B'
Survey



DRAFT ORDINANCE 04-29-2025

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-022
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 704 S ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-022; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road.

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 (Z2025-022) 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 situated within the Highridge Estates Subdivision which has been in existence since June 1, 1972, consist 97 lots, and is considered to be 98.00% 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.”

M.6 Building Setbacks. Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that properties in a Single-Family 10 (SF-10) District should have a minimum side setback of 6-feet. In this request, the proposed home has a side setback of 5-feet. This will need to be corrected on the site plan.

M.7 Ordinances. Please review the attached draft ordinance prior to the May 13, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by May 6, 2025.

I.8 Revisions. 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 May 6, 2025; 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along along the Alley available for use.
- There is an existing 16" water main along S. Alamo available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: Setbacks are Front - 25', Side - 6 feet, Rear - 10'
* Plan indicates 5' Side setback on the right side of the property and needs to be updated to 6'
* 45% maximum lot coverage allowed
* Maximum height is 36 feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
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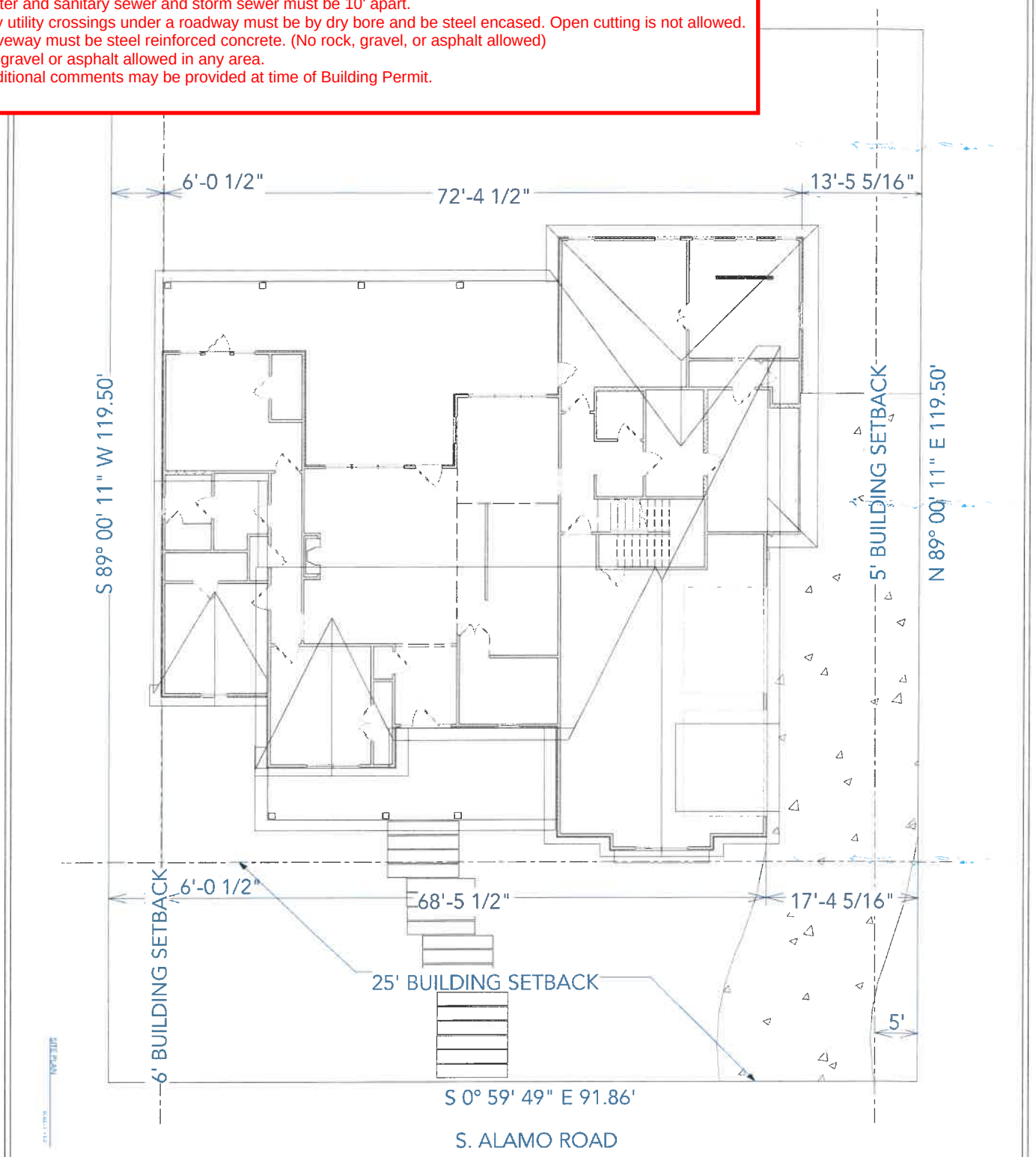


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194	Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

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	704 S Alamo				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C1	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	0.196	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	Jerret Smith	☐ APPLICANT	
CONTACT PERSON	Jerret Smith	CONTACT PERSON	
ADDRESS	9091 FM 2728	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	469-409-8515	PHONE	
E-MAIL	JSCGRockwall@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

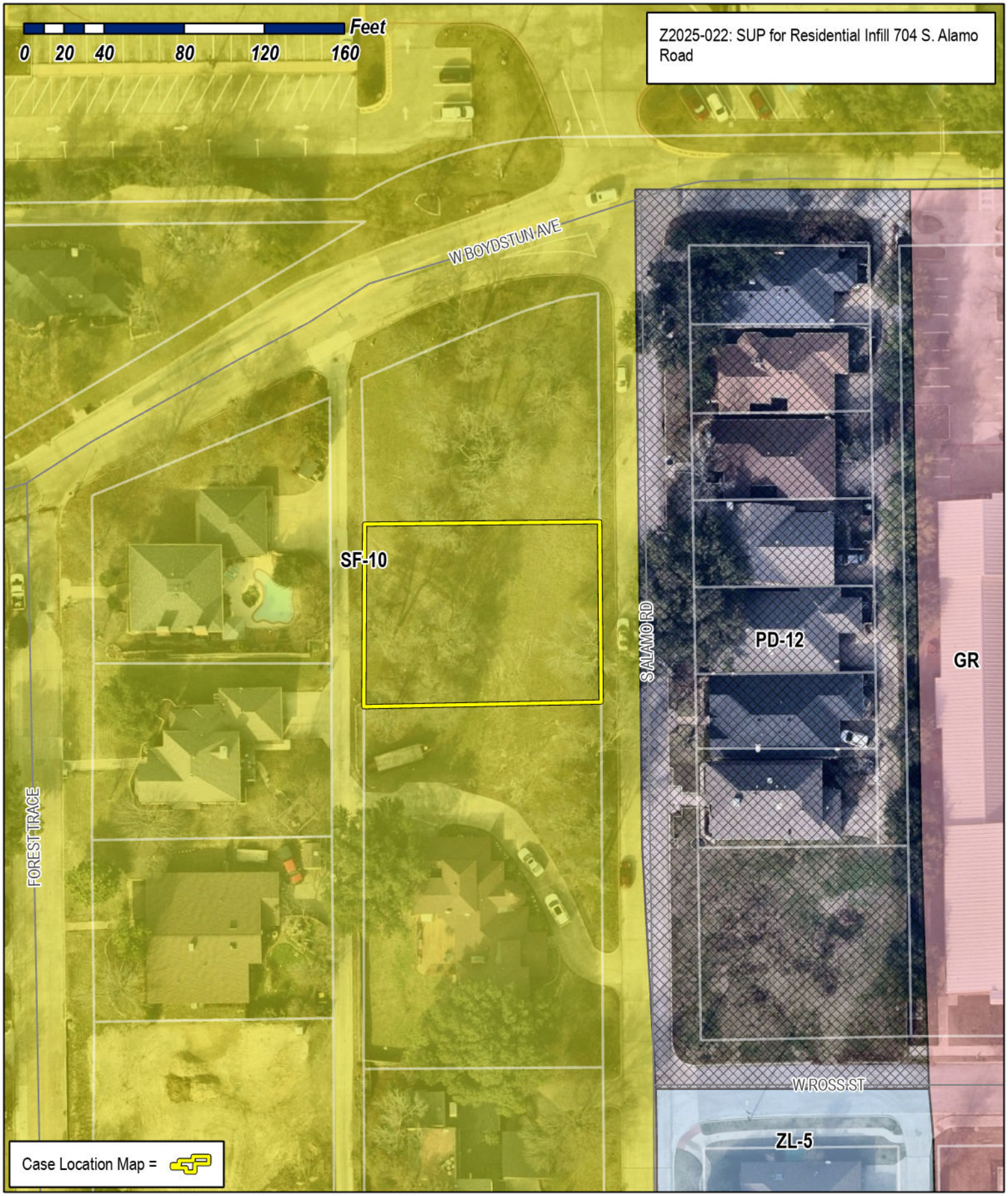
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* April, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Shinn

AMBER SHINN
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 129105582

MY COMMISSION EXPIRES 8.28.28



City of Rockwall

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

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

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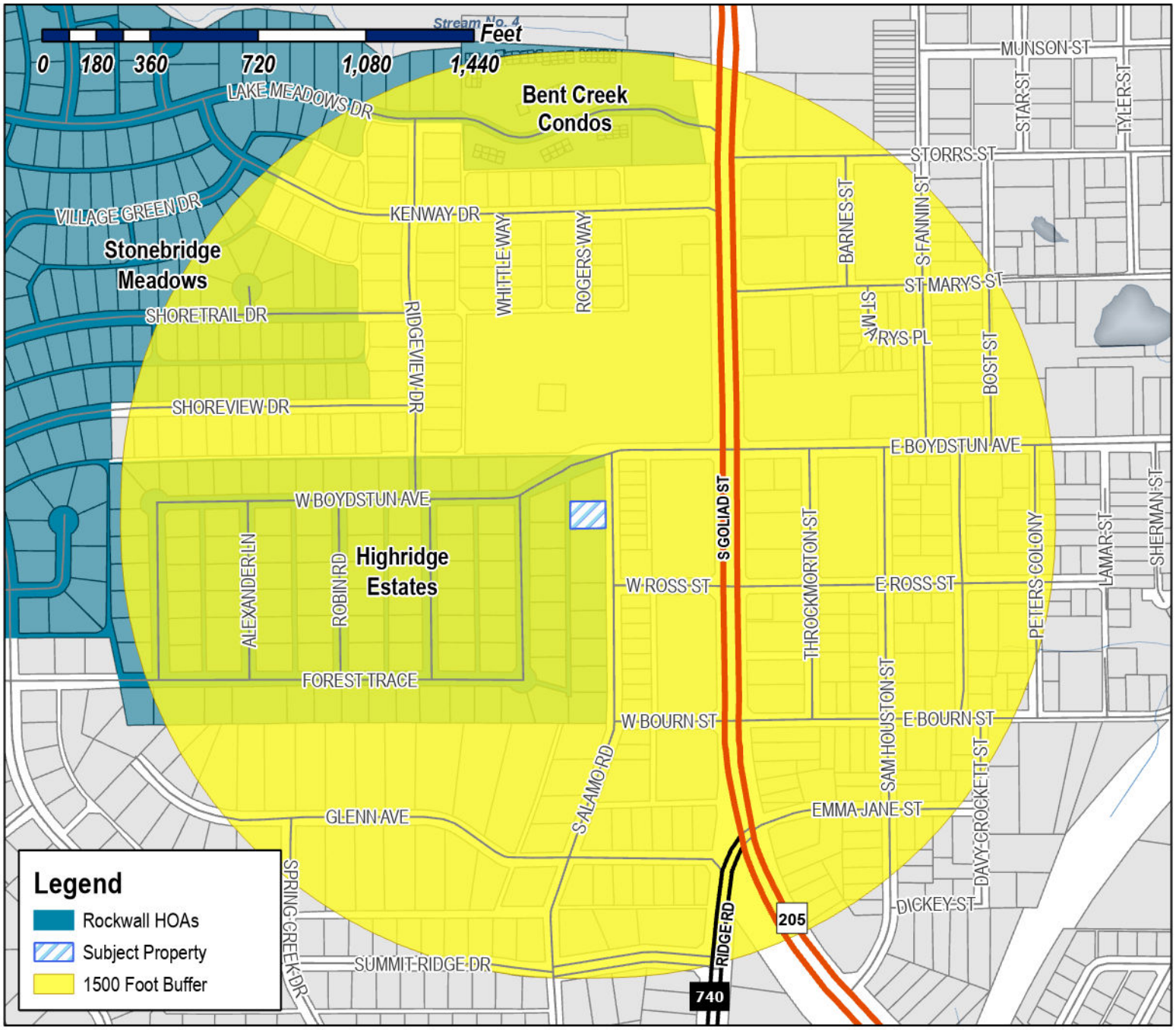

Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 4/17/2025
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2025-022]
Date:	Wednesday, April 23, 2025 3:19:35 PM
Attachments:	Public Notice (04.21.2025).pdf HOA Map (04.17.2025).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 Friday, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 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.

Z2025-022: SUP for a Residential Infill
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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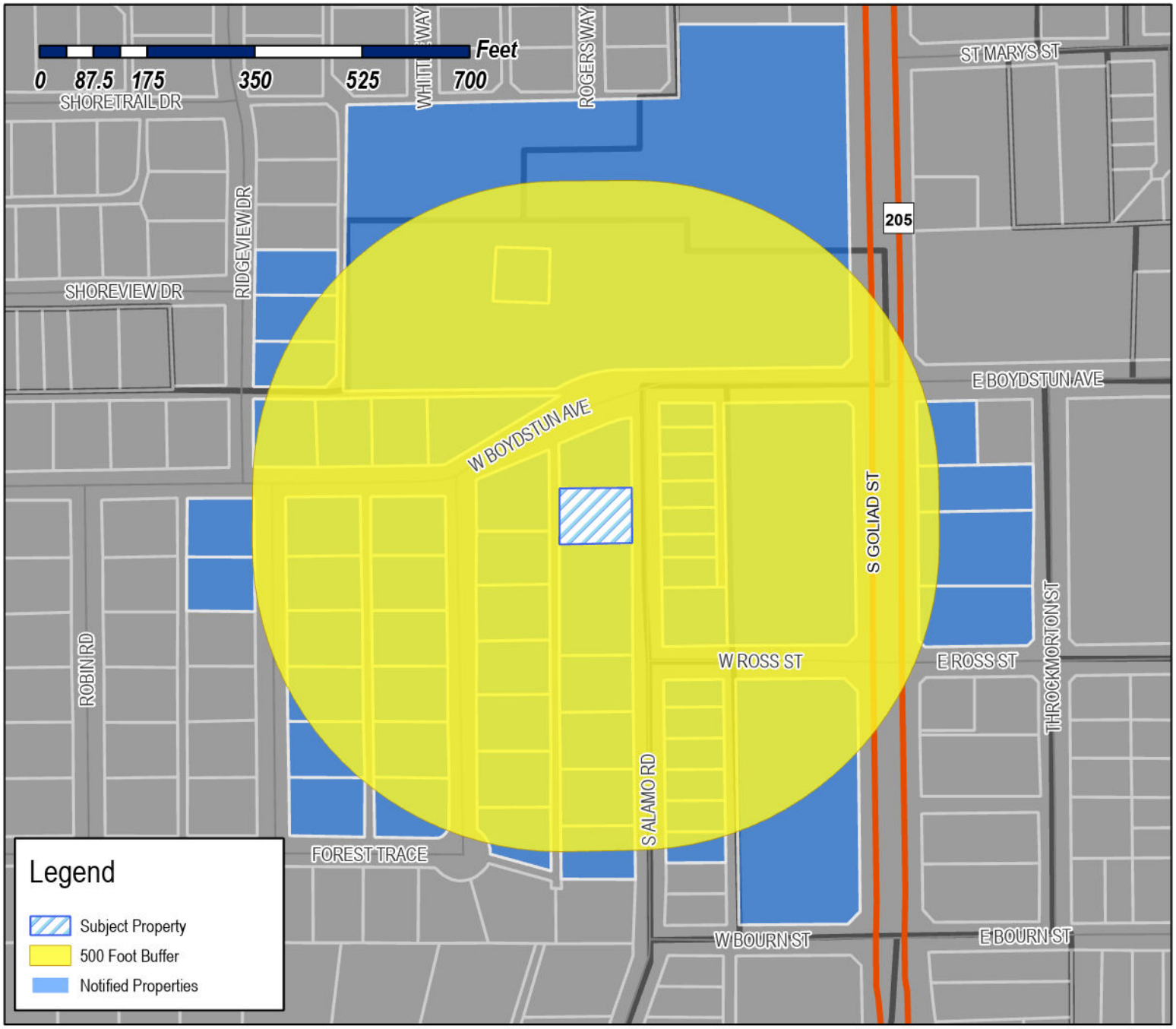
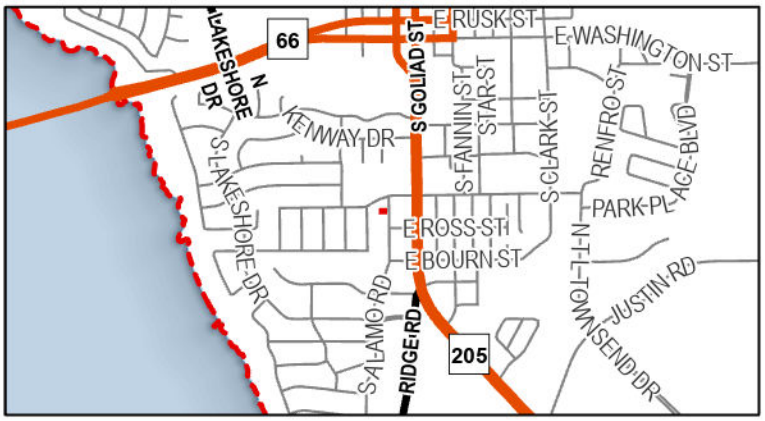


Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 4/17/2025
For Questions on this Case Call: (972) 771-7745

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:

Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, 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, May 13, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 19, 2025 2025 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, May 19, 2025 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. Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Please place a check mark on the appropriate line below:

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

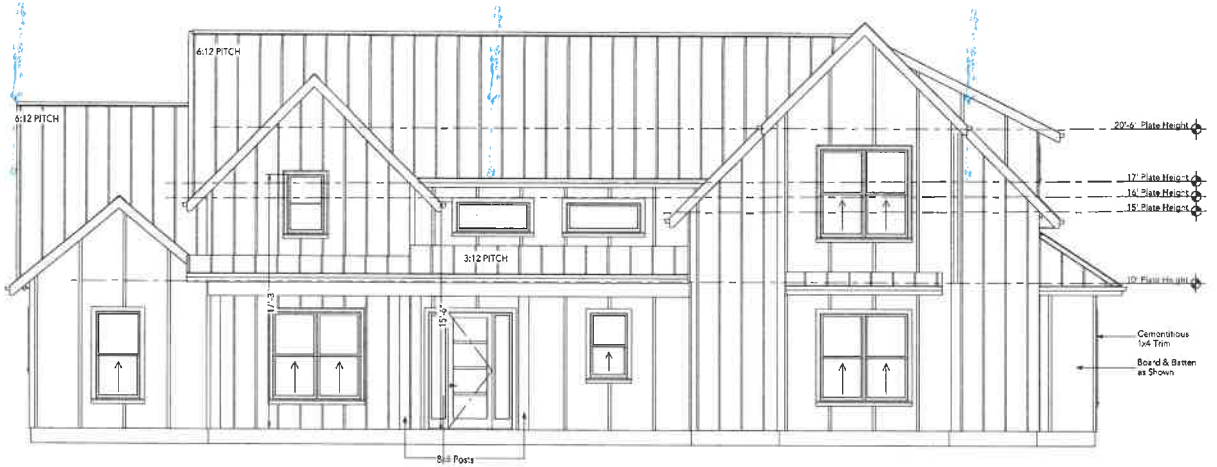
☐ I am opposed to the request for the reasons listed below.

Name:

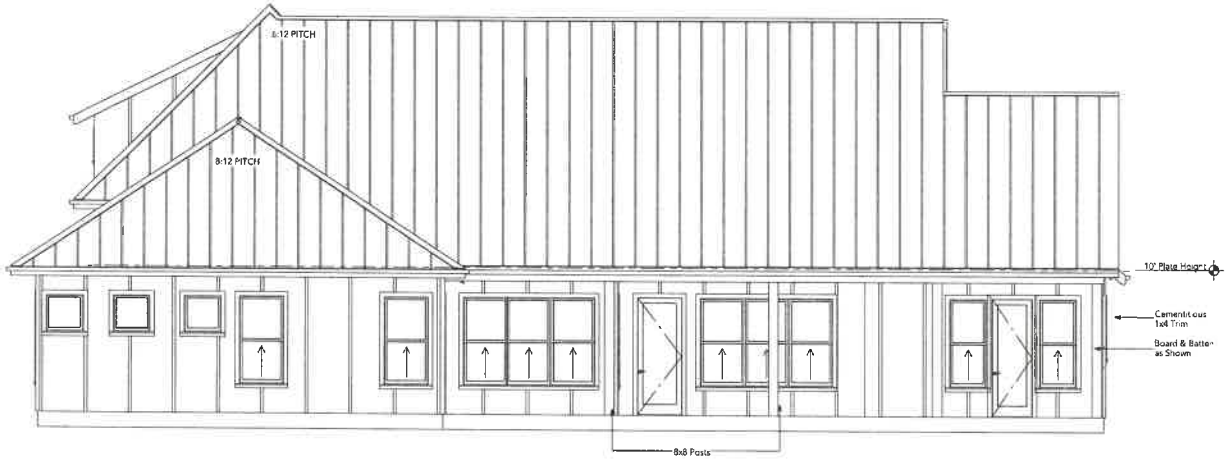
Address:

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



REAR ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

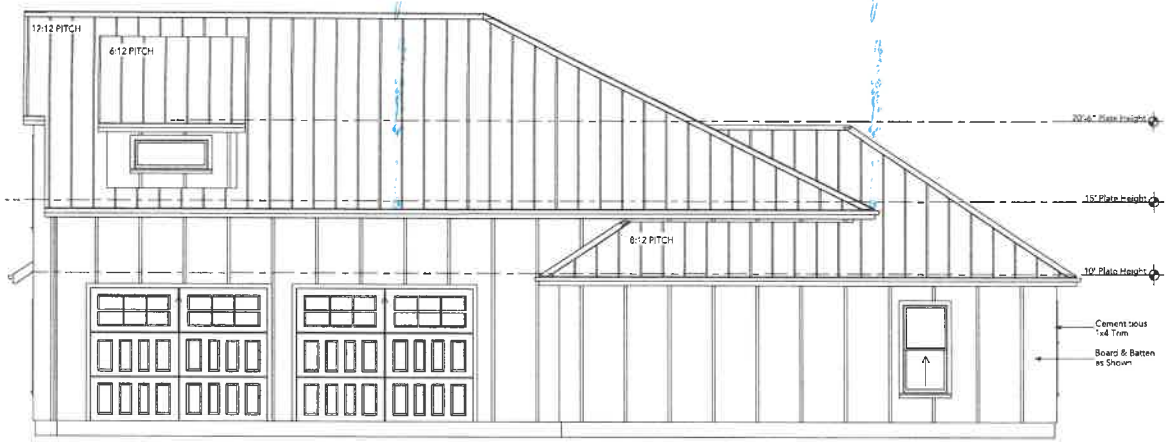
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

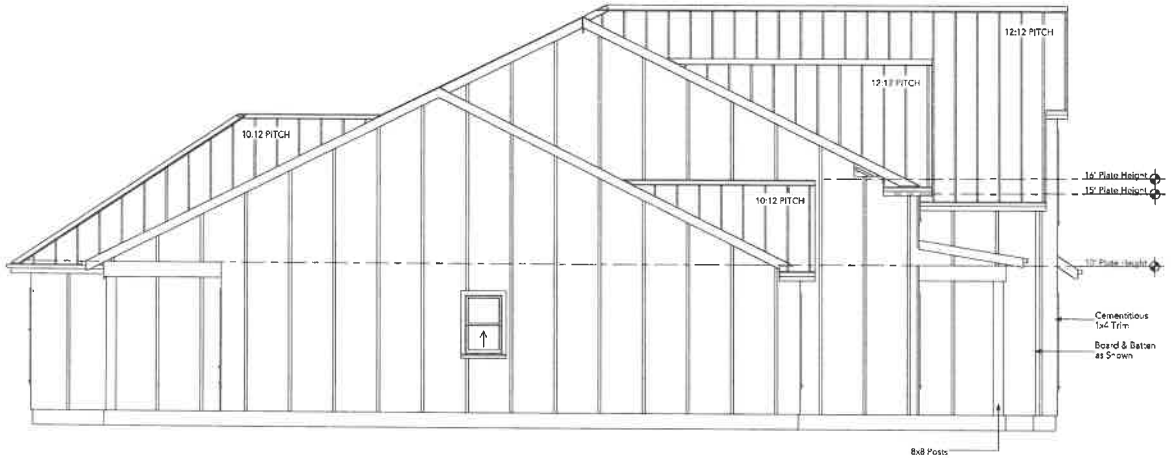
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

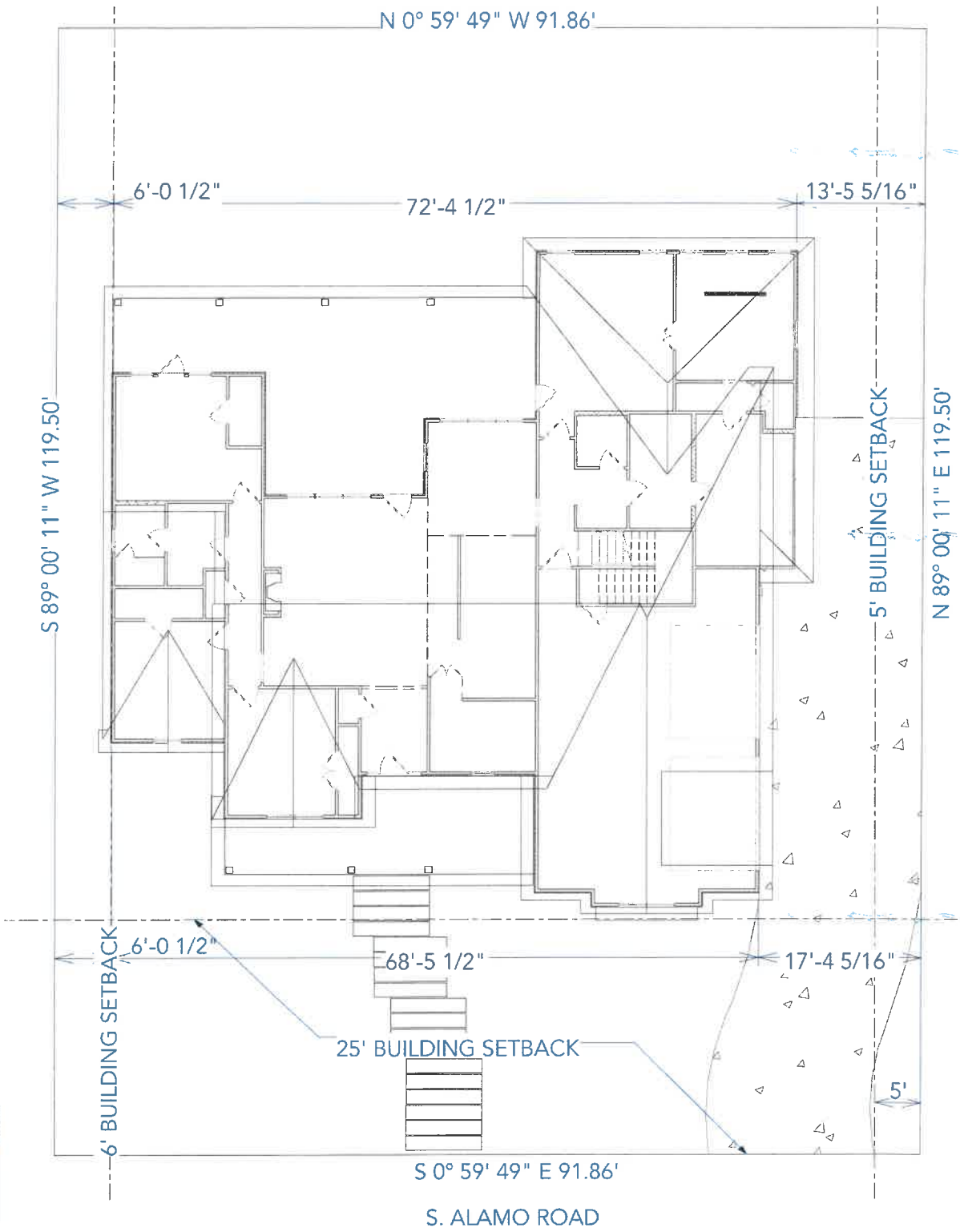
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-4

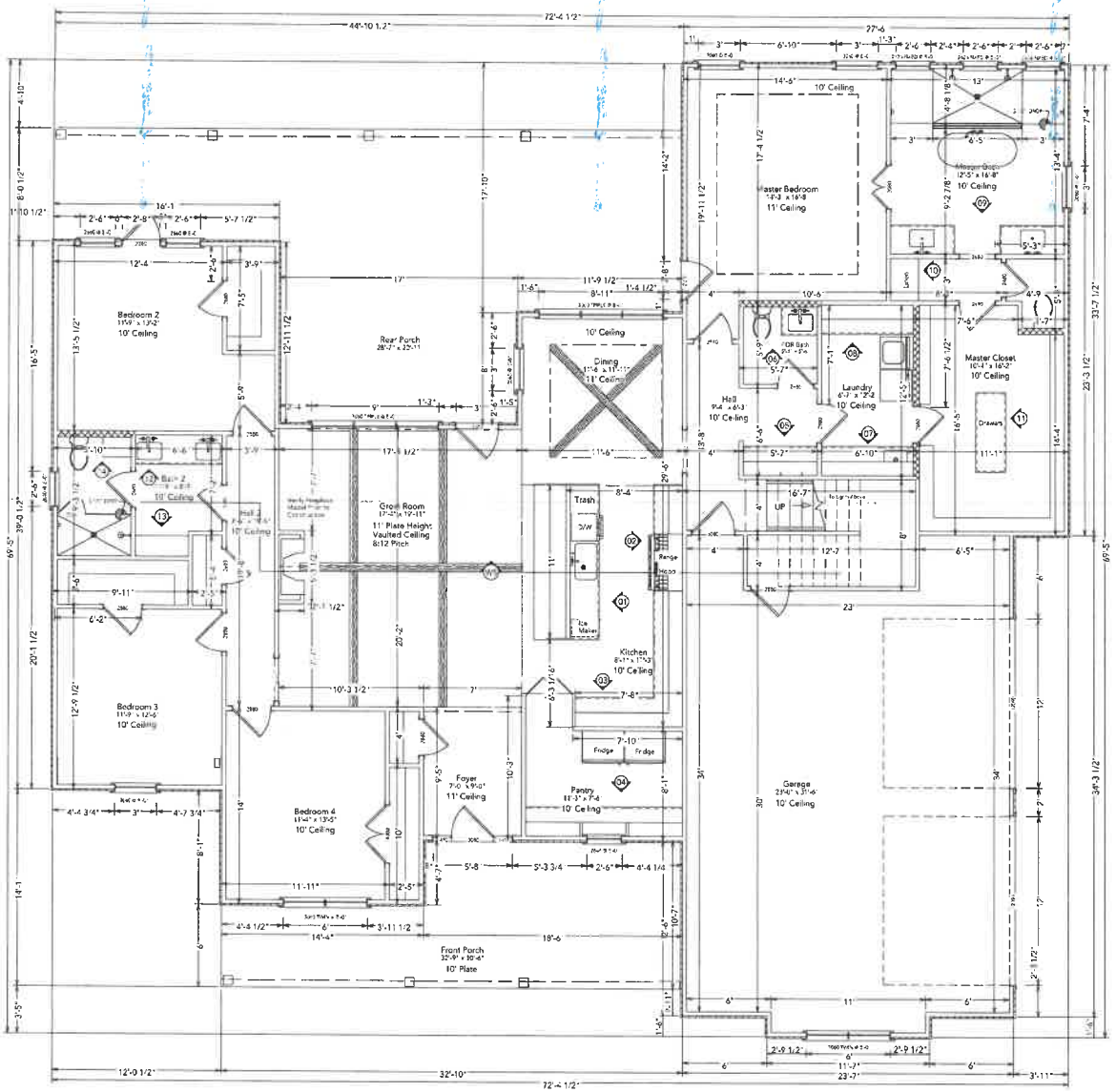


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194

Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK



1st FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REVISE SITE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

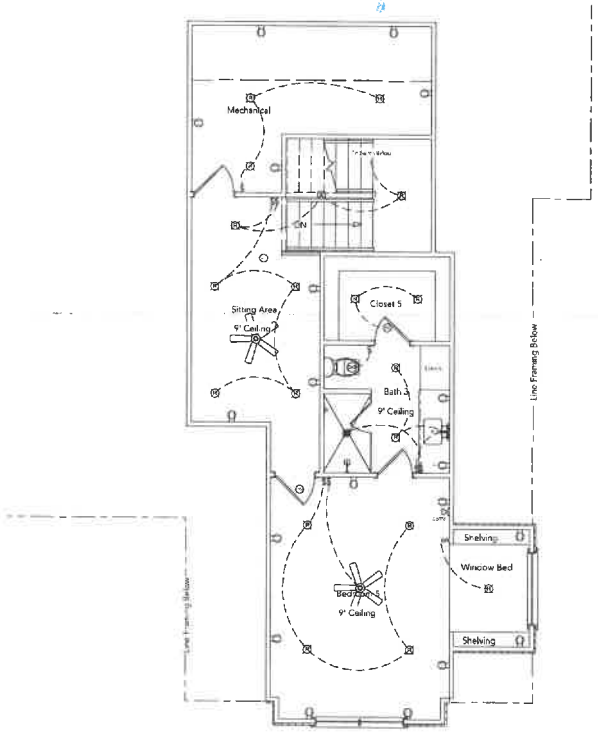
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469.338.1194

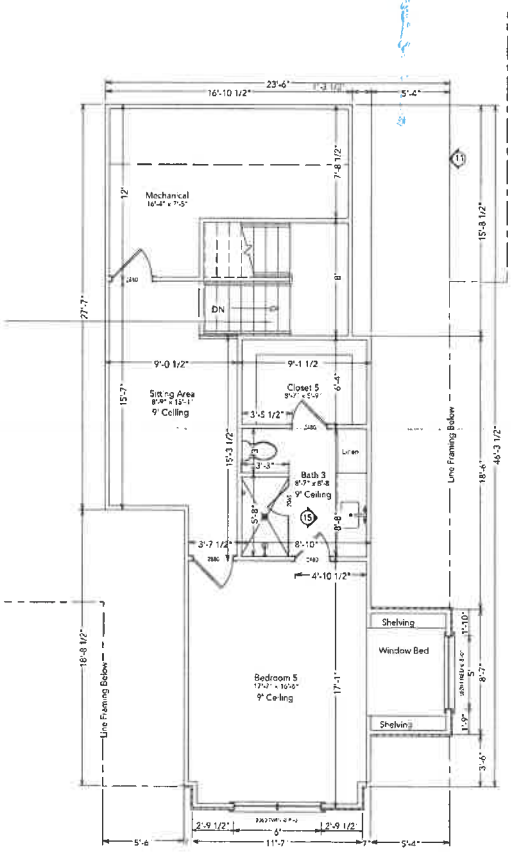
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL



2nd FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

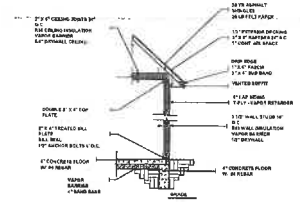
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-6

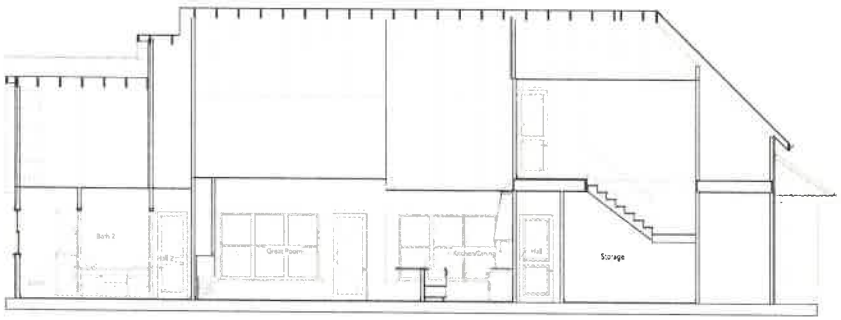
WINDOW SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER COMMENTS
BEDROOM 2	1	3060	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"
PANTRY	1	2646	SINGLE HUNG	8'-0"
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"
MASTER BATH	1	3060	SINGLE HUNG	8'-0"
MASTER BATH	1	2478	FIXED GLASS	8'-0"
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"
DINING	1	3060TRIPLET	SINGLE HUNG	8'-0"
DINING	1	3060	SINGLE HUNG	8'-0"
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"
BATH 2	1	2640	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060TWIN	SINGLE HUNG	8'-0"
BEDROOM 5	1	5020	FIXED GLASS	8'-0"
ATTIC	2	5070	FIXED GLASS	15'-6"
ATTIC	1	2640	FIXED GLASS	12'-3"

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH FOYER	1	3580 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	3980 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2980 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	3980 RH	EXT. HINGED DOOR	
GARAGE/WALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL/POWDER BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2680 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 DR	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 3	1	2680 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 3/BED 3	1	2680 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2680 RH	HINGED DOOR	
HALL 3/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2480 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2680 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2680 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2680 RH	HINGED DOOR	
BEDROOM 5/BATH 5	1	2480 LH	HINGED DOOR	
BATH 5/CLOSET 5	1	2480 RH	HINGED DOOR	

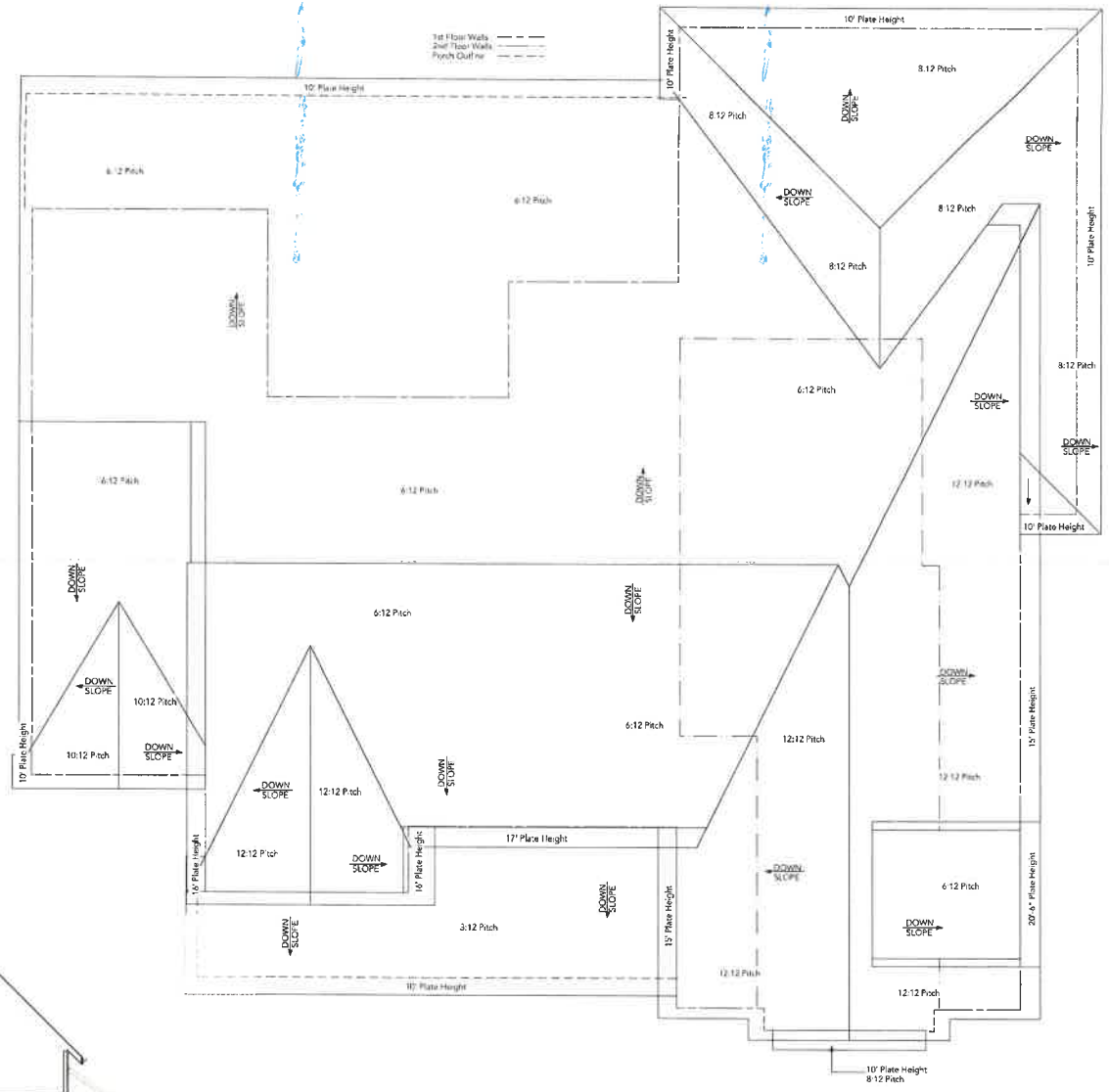


Typical 1 Story Section

TYP. WALL SECTION



WALL SECTION



ROOF PLAN

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE LINE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-8

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

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
701 S. Alamo Road	Single-Family Home	1983	2,467	N/A	Brick
702 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
703 S. Alamo Road	Single-Family Home	1983	2,467	*N/A*	Brick
704 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
705 S. Alamo Road	Single-Family Home	1983	2,224	*N/A*	Brick
706 S. Alamo Road	Single-Family Home	1981	4,374	*N/A*	Brick and Siding
707 S. Alamo Road	Single-Family Home	1982	2,126	*N/A*	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	*N/A*	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	*N/A*	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	*N/A*	Brick
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
	AVERAGES:	1989	3,583	90	



701 S. Alamo Road



702 S. Alamo Road



703 S. Alamo Road



704 S. Alamo



705 S. Alamo Road



706 S. Alamo Road

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



707 S. Alamo Road



710 S. Alamo Road



804 S. Alamo Road



806 S. Alamo Road



808 S. Alamo Road



703 Forest Trace



705 Forest Trace



707 Forest Trace



709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 by Jerret R.Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 and 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 in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision 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*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 04.25.2025

Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- 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 04.29.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

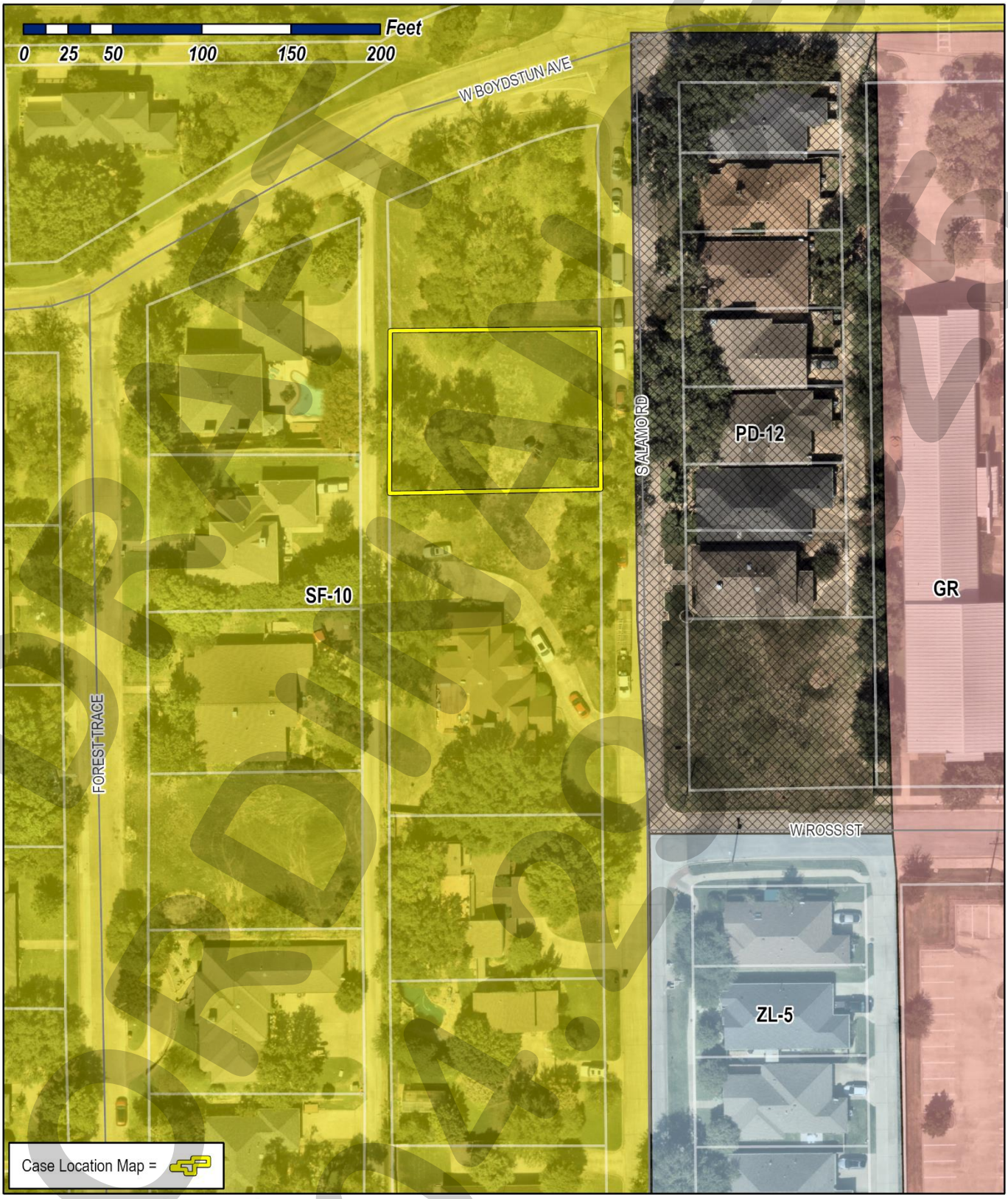
2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 04.29.2025

Exhibit 'A':
Location Map

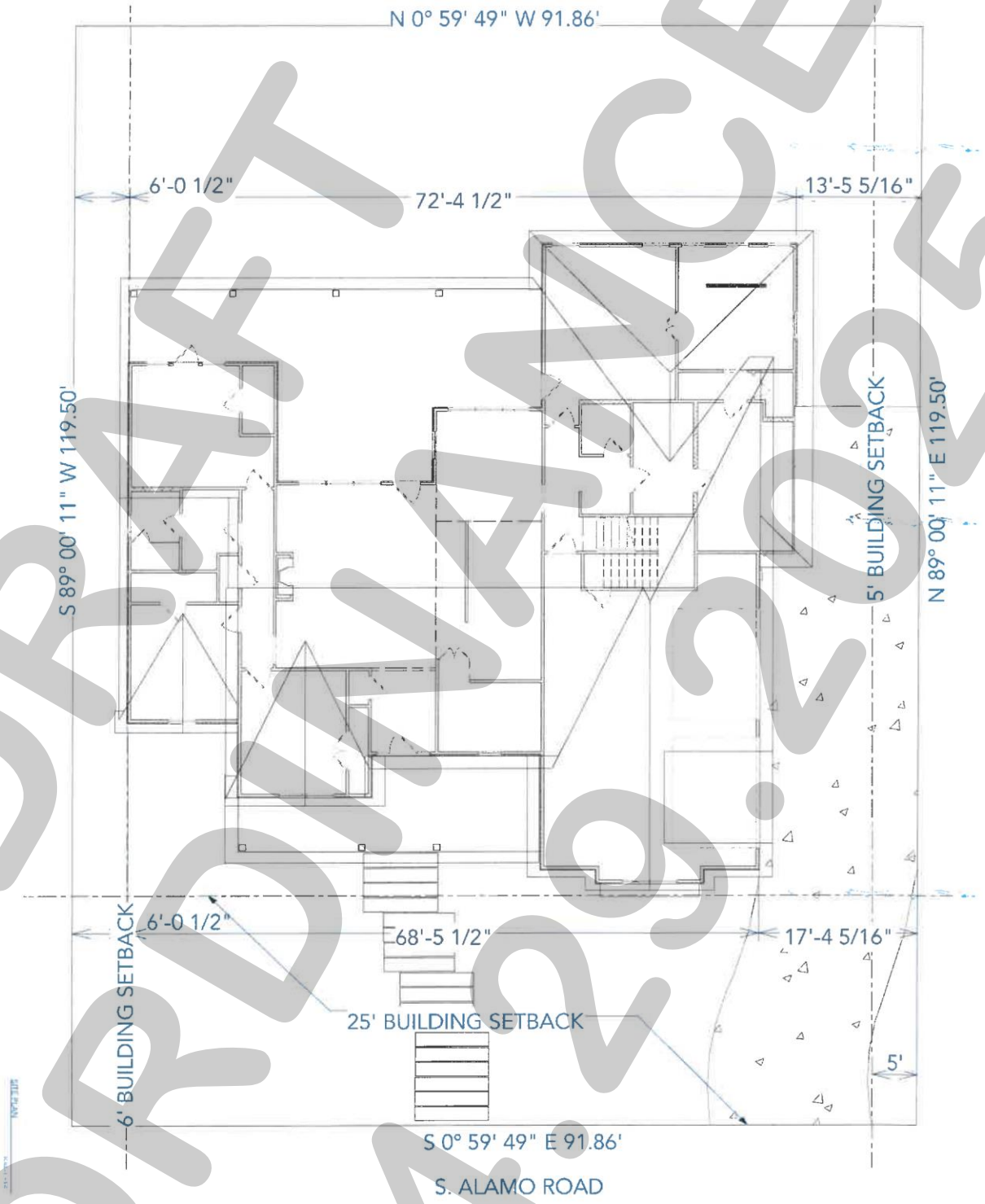
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



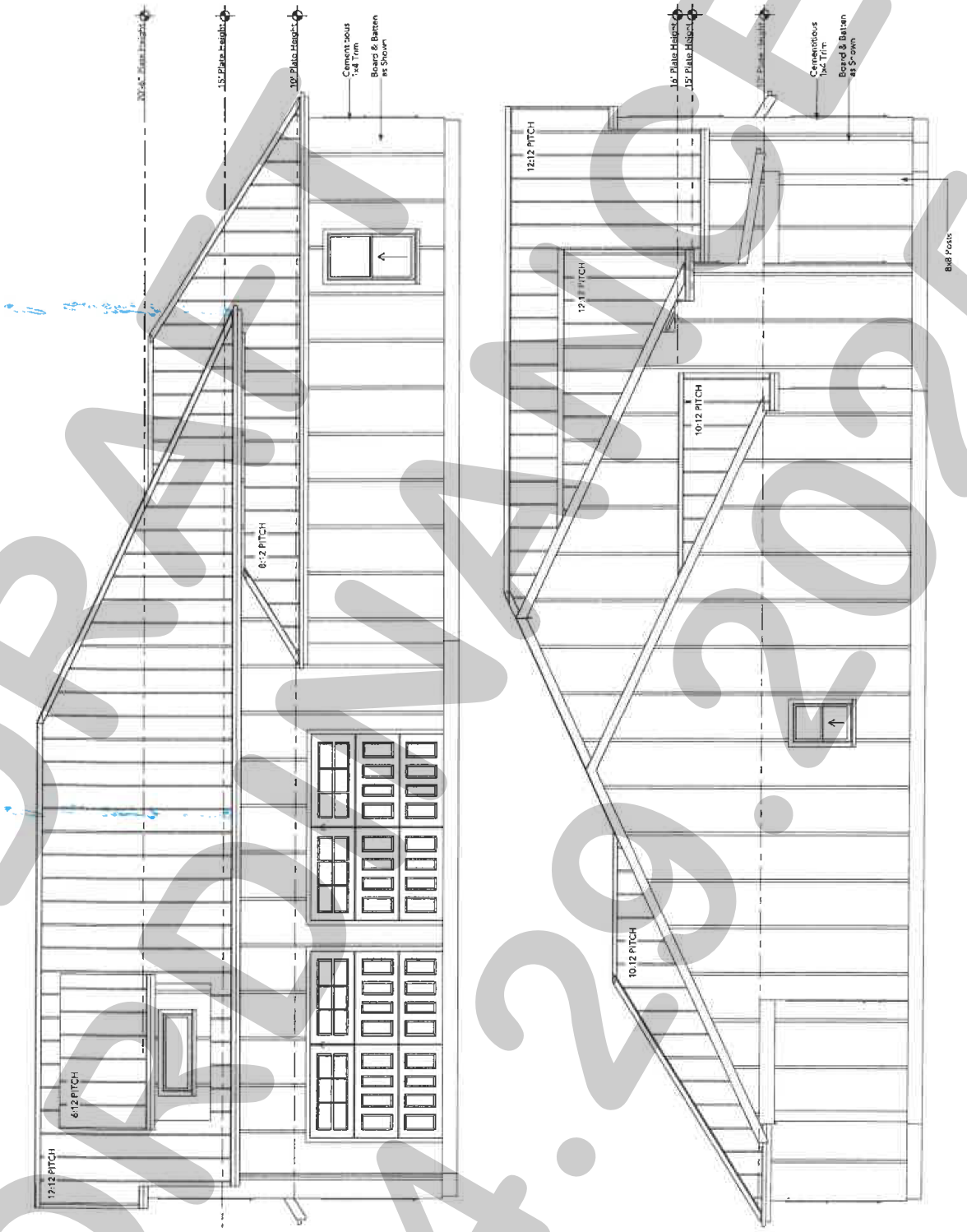
DRAFT ORDINANCE 04.29.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
04.29.25

Exhibit 'C':
Building Elevations



DRAFT
04.29.2025

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: P2025-012
PROJECT NAME: Final Plat for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2025	Needs Review

04/23/2025: P2025-012: Final Plat for Quail Hollow Phase 2
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 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, and generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road.

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 (P2025-012) in the lower right-hand corner of all pages on future submittals.

M.5 The proposed final plat has 17 lots that require the setback to be provided at the front build line. (PD-97; Ordinance No. 22-44)

- Lots 34-36, Block G
- Lots 18 & 19, Block A [These also do not meet the 20% reduced front lot width at the property line.]
- Lot 23, Block A [Does not meet rear lot width as well]
- Lots 21 – 24, Block G
- Lots 14-16, Block D [Does not meet rear lot width as well]
- Lots 7 & 8, Block F [These also do not meet the 20% reduced front lot width at the property line.]
- Lots 2 & 3, Block F

M.6 Lots 16 & 17, Block C do not meet the lot width requirement on the rear property line. (PD-97; Ordinance No. 22-44)

M.7 Provide the names, addresses of the engineer/surveyor that prepared the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Provide Line L29. It is not provided on the line table.

M.9 Please remove the notary for the surveyor; the surveyor's seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please use the Standard City Signature Block for Final Plats as depicted in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please include the General Notes from the Subdivision Ordinance Section 38-7(1)(A)(1)(b). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Provide the Owner's Certificate provided in the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Provide the Surveyors'/Registered Engineer Certificate that is provided in the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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.

I.15 Due to the amount of lots not meeting the width requirements of this PD, please be aware there will be another set of comments sent after revisions are provided. Please try to send revisions as soon as possible for staff to review the revisions quickly and provide the second set of comments.

I.16 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 29, 2025
Parks Board: May 6, 2025
Planning and Zoning: May 13, 2025
City Council: May 19, 2025

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.

I.18 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Show and label NTMWD easement
2. Need to clean up and abandon all used easements. Make sure no used easements aren't in any lot and are the correct "shape".
3. Need to delineate and label the detention & drainage easement in Lot 30, Blk A because playground area isn't allowed in detention easement.
4. Show limits and call out elevation of 100-yr WSEL.
5. Sanitary sewer easement may not be on residential lot.
6. Width? 20' minimum for easement.
7. Need to label...should be 20' DE and open space owned by HOA.
8. Utility easement needed.
9. City shall rename this road. For now call it "Old E. Quail Run"
10. East Quail Run Road.
11. Utility easement.
12. Must abandon 20' water line easement.
13. Add these notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved w/ Comments

04/23/2025: Please send updated CAD (.dwg) file for Phase 2 so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved w/ Comments

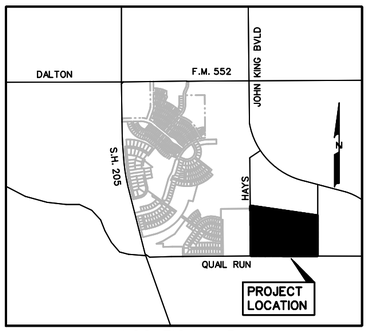
No Comments

0 50 100 200

SCALE: 1" = 100'

NOTES

1. Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 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.
   F.E.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.



LOCATION MAP
N.T.S.

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

SHEET 1 OF 2

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-xxx

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2025 SCALE 1" = 100'

THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE LOT 20 BLOCK G ALSO TO RENUMBER THE OPEN SPACE OF LOT 1 BLOCK A TO LOT 31 BLOCK A.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 546.2	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

LOT 31 BLK A
OPEN SPACE/DRAINAGE/SIDEWALK ESMT.
(LOT PREVIOUSLY PLATTED AS LOT 1 BLOCK A WITH QUAIL HOLLOW PHASE I)

N44° 24'45"E 35.36'

"X" CUT FND.

N00° 35'15"W 113.00'

S00° 35'15"E 138.00'

N89° 24'45"E 175.00'

1/2" IRF

L1

N00° 35'15"W 18.00'

N89° 24'45"E 55.45'

C1

QUAIL HOLLOW PHASE I
DOC. NO. 20240000003859

MONTROSE DRIVE
(50' R.O.W.)

S72° 06'15"E 906.83'

L2 L3 C2 C3

N17° 53'45"E 120.00'

S57° 11'37"E 178.39'

N47° 51'04"E 119.53'

QUAIL RUN ROAD
(85' R.O.W.)

Must abandon 20' water line easement

TEMP. STREET EASEMENT TO BE ABANDONED BY THIS PLAT.

SHADOW CREEK DRIVE (50' R.O.W.)

S72° 06'15"E 620.68'

LOT 29 BLK G
OPEN SPACE
0.172 AC.

LOT 20 BLK G
OPEN SPACE
0.727 AC.

HAYS LANE
(50' R.O.W.)

20' H.T.M.W.P. ESMT.
VOL. 812, PG. 26

APPLE TREE DRIVE
(50' R.O.W.)

S00° 35'15"E 295.00'

DRAINAGE/SIDEWALK ESMT.

Show and label NTMWD easement

PINE VALLEY DRIVE (50' R.O.W.)

S72° 06'15"E 472.75'

Need to clean up and abandon all used easements. Make sure no used easements aren't in any lot and are the correct "shape"

MIRAMONT DR. (50' R.O.W.)

N47° 51'04"E

LOT 8 BLK C
OPEN SPACE
0.354 AC.

LOT 24 BLK D - OPEN SPACE - 0.430 AC.
648.15'

LOT 23 BLK D
OPEN SPACE
0.072 AC.

Utility easement.

STONE CREEK PHASE VIII
DOC. NO. 20190000004513

N00° 35'15"W 1172.61'

PROPOSED 60' R.O.W.

30' R.O.W. DEDICATION

LOT 30 BLK A - OPEN SPACE/DRAINAGE/SIDEWALK ESMT.

TRINITY FOREST DRIVE
(50' R.O.W.)

S00° 35'15"E 527.00'

Need to delineate and label the detention & drainage easement in Lot 30, Blk A because playground area isn't allowed in detention easement

East Quail Run Road

QUAIL RUN ROAD

N47° 51'04"E 497.95'

LOT 6 BLK F
OPEN SPACE
0.677 AC.

ROYAL OAKS DRIVE
(50' R.O.W.)

N01° 29'44"E 843.94'

LOT 30 BLK A
OPEN SPACE/DRAINAGE/DETENTION EASEMENT
5.898 AC.

Show limits and call out elevation of 100-yr WSEL

OAKMONT DR. (50' R.O.W.)

S89° 24'45"W 105.01'

Width? 20' minimum for easement.

PINE VALLEY DRIVE
(50' R.O.W.)

N88° 45'15"E 303.98'

Sanitary sewer easement may not be on residential lot.

SAN. SWR. ESMT.
DOC. NO. 20240000003659

LOT 1 BLK F - OPEN SPACE - 0.557 AC.

LOT 1 BLK L
OPEN SPACE/D.E.
0.357 AC.

Need to label...should be 20' DE and open space owned by HOA

Utility easement needed.

City shall rename this road. For now call it "Old E. Quail Run"

42.5' R.O.W. DEDICATION

25' R.O.W. DEDICATION

35' R.O.W.

"X" CUT FND.

5/8" IRF

QUAIL RUN

POINT OF BEGINNING

N88° 45'15"E 489.66'

S88° 45'15"W 1835.99'

N88° 45'15"E 501.61'

DRAINAGE ESMT.
DOC. NO. 20220000024377

EX. SAN. SWR. ESMT.

R & R HANCE INVESTMENTS, L.P.
VOL. 5433, PG. 53

DRAINAGE ESMT.
DOC. NO. 20220000024377

CORWIN JOB #24031

OW, 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 QUAIL HOLLOW PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW SF GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 _____2025.

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X"cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45'15" West, along the south line of Lot 20 Block G and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records;

THENCE, North 00° 35'15" West, along the west line of said Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89° 24'45" West, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00° 35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44° 24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00° 35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89° 24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18° 29'00";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 264.53 feet (Chord Bearing South 81° 20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17° 53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10° 21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66° 55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61° 44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02° 21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31° 37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57° 11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47° 51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01° 29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Recommended for Final Approval:

_____ _____
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_____, 2025.

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_____, 2025.

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

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 _____, 2025.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2025.

_____
Notary Public in and for the State of Texas

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

Add these notes

GENERAL NOTES [Please add this to any other notes included on the plat.]

(1) *Subdivider's Statement*. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) *Public Improvement Statement*. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

(3) *Drainage and Detention Easements*. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes*. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances*. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.472 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

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

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX

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					
SUBDIVISION	Quail Hollow Phase 2	LOT		BLOCK	
GENERAL LOCATION	Northeast corner of said Hays Lane and Quail Run Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	42.742	LOTS [CURRENT]		LOTS [PROPOSED]	111

☐ ***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	Quail Hollow SF, LTD.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Dallas, Tx 75202	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $1,154.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* March *, 20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

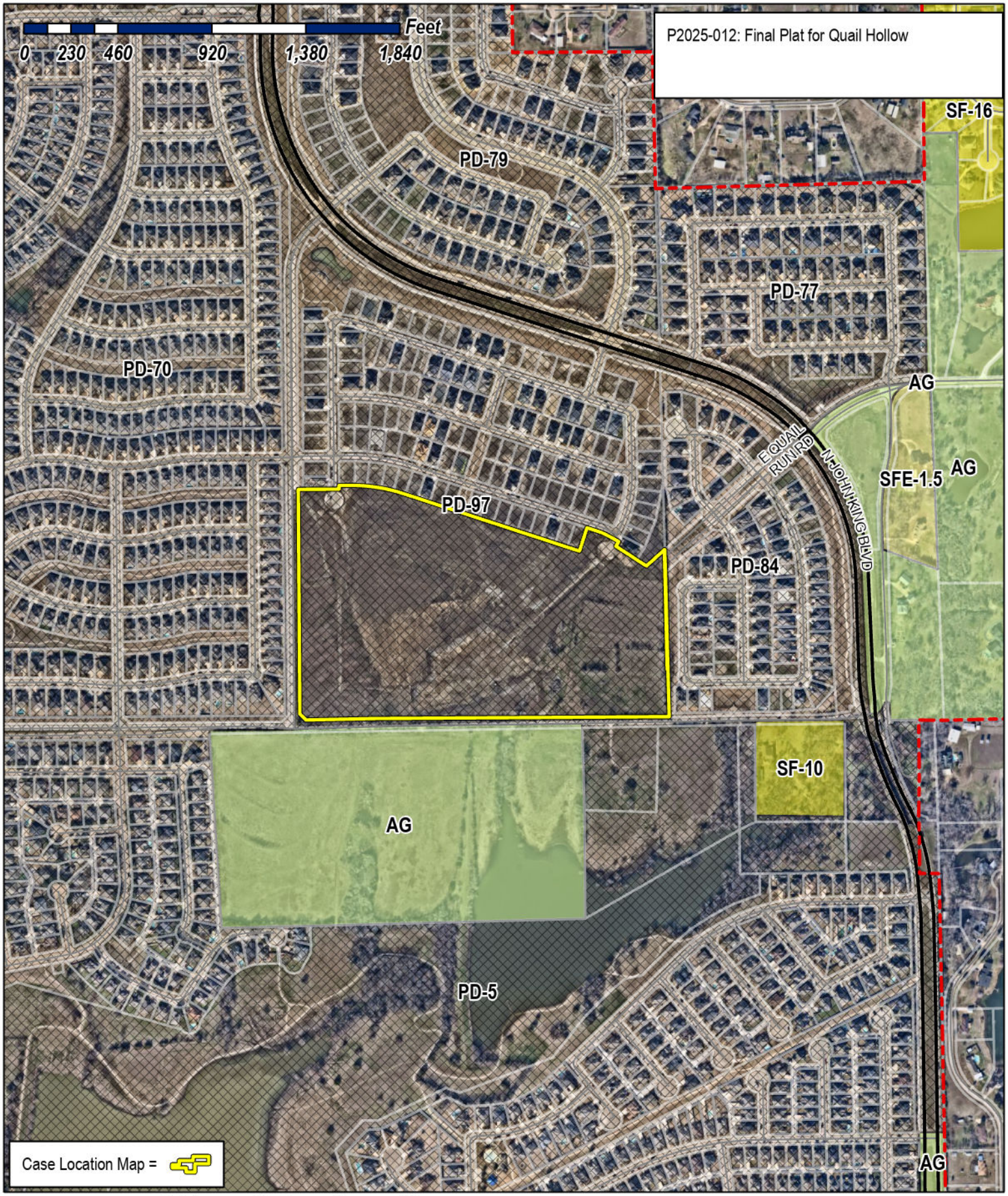
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* March *, 20*25*.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028
Notary ID 134742171

MY COMMISSION EXPIRES 2/1/2028



City of Rockwall

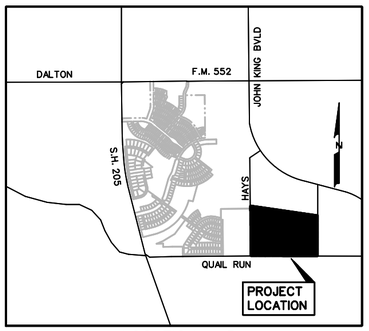
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

SCALE: 1" = 100'

NOTES

1. Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 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 tangency, 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.
   F.E.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.



LOCATION MAP
N.T.S.

THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE LOT 20 BLOCK G ALSO TO RENUMBER THE OPEN SPACE OF LOT 1 BLOCK A TO LOT 31 BLOCK A.

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

SHEET 1 OF 2

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-xxx

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

MARCH 2025 SCALE 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 546.2	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

"X" CUT FND.
N44° 24'45"E 35.36'
N00° 35'15"W 113.00'
S00° 35'15"E 138.00'
N89° 24'45"E 175.00'
1/2" IRF
L1
N00° 35'15"W 18.00'
N89° 24'45"E 55.45'
C1
QUAIL HOLLOW PHASE I
DOC. NO. 20240000003859
MONTROSE DRIVE (50' R.O.W.)
S72° 06'15"E 906.83'
L2
C2
L3
C3
S57° 11'37"E 178.39'
N47° 51'04"E 119.53'
QUAIL RUN ROAD (85' R.O.W.)
N17° 53'45"E 120.00'
TEMP. STREET EASEMENT TO BE ABANDONED BY THIS PLAT.
SHADOW CREEK DRIVE (50' R.O.W.)
S72° 06'15"E 620.88'
LOT 29 BLK G OPEN SPACE 0.172 AC.
LOT 20 BLK G OPEN SPACE 0.727 AC.
HAYS LANE
APPLE TREE DRIVE (50' R.O.W.)
S00° 35'15"E 295.00'
20' H.T.M.W.P. ESMT. VOL. 812, PG. 26
DRAINAGE/SIDEWALK ESMT.
LOT 31 BLK A OPEN SPACE/DRAINAGE/ SIDEWALK ESMT. (LOT PREVIOUSLY PLATTED AS LOT 1 BLOCK A WITH QUAIL HOLLOW PHASE I)
PINE VALLEY DRIVE (50' R.O.W.)
S72° 06'15"E 472.75'
MIRAMONT DR. (50' R.O.W.)
N47° 51'04"E 295.00'
LOT 15 BLK C - OPEN SPACE 0.072 AC.
LOT 24 BLK D - OPEN SPACE - 0.430 AC.
QUAIL RUN ROAD
N47° 51'04"E 497.95'
LOT 6 BLK E OPEN SPACE 0.677 AC.
ROYAL OAKS DRIVE (50' R.O.W.)
S01° 29'44"E 843.94'
GIDEON GROVE DOC. NO. 20220000006324
LOT 15 BLK F OPEN SPACE 0.522 AC.
TRINITY FOREST DRIVE (50' R.O.W.)
S00° 35'15"E 334.01'
OAKMONT DR. (50' R.O.W.)
S89° 24'45"W 300.00'
PINE VALLEY DRIVE (50' R.O.W.)
N88° 45'15"E 303.98'
LOT 30 BLK A OPEN SPACE/DRAINAGE/DETENTION EASEMENT 5.898 AC.
LOT 1 BLK L OPEN SPACE/D.E. 0.357 AC.
LOT 1 BLK F - OPEN SPACE - 0.557 AC.
S88° 45'15"W 1835.99'
N88° 45'15"E 501.61'
"X" CUT FND.
QUAIL RUN
POINT OF BEGINNING
42.5' R.O.W. DEDICATION
25' R.O.W. DEDICATION
35' R.O.W.
30' R.O.W. DEDICATION
PROPOSED 60' R.O.W.
STONE CREEK PHASE VIII DOC. NO. 20190000004513
N00° 35'15"W 1172.61'
LOT 30 BLK A - OPEN SPACE/DRAINAGE/SIDEWALK ESMT.
DRAINAGE ESMT. DOC. NO. 20220000024377
EX. SAN. SWR. ESMT.
R & R HANCE INVESTMENTS, L.P. VOL. 5433, PG. 53
SAN. SWR. ESMT. DOC. NO. 20240000003859
LOT 1 L.L. LEONARD ADDITION CAB. A, PG. 336
5/8" IRF

CORWIN JOB #24031

OW, 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 QUAIL HOLLOW PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW SF GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 _____2025.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X"cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45'15" West, along the south line of Lot 20 Block G and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records;

THENCE, North 00° 35'15" West, along the west line of said Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89° 24'45" West, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00° 35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44° 24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00° 35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89° 24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18° 29'00";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 264.53 feet (Chord Bearing South 81° 20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17° 53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10° 21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66° 55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61° 44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02° 21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31° 37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57° 11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47° 51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01° 29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Recommended for Final Approval:

_____ _____
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_____, 2025.

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_____, 2025.

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

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 _____, 2025.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2025.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.472 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

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

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: P2025-013
PROJECT NAME: Preliminary Plat for Rockwall Retail
SITE ADDRESS/LOCATIONS: Hwy 276 & Hwy 205

CASE CAPTION: Discuss and consider a request by Joseph Bickham of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Needs Review

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-9, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. 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 (P2025-013) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lots 1-9, Block A
Rockwall Retail Addition
9 Lots
11.836 Acres or 515,576.16 SF
Situated in the
W. H. Baird Survey, Abstract No. 25
City of Rockwall, Rockwall County, Texas

M.5 The minimum lot depth is 100-feet. In this case, Lot 2, Block A, has a portion of the lot that is less than 100-feet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove Lot 2X. Lots must be numbered sequentially and cannot include letters. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 All lots within a General Retail (GR) District must have 60-feet of frontage onto a public road. In this case, Lots 2X and 7 do not have any frontage and must be corrected. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 The minimum Fire Lane width is 24-feet. In addition, please indicate the Fire lane as Fire Lane, Public Access, and Utility Easement. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate all proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please provide the zoning and land use information (i.e. PD-45 for General Retail (GR) District land uses). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please update the general notes to include all of the items. Note 5 was from the Subdivision Ordinance was not included. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 The surveyor does not need a notary as their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 All utility distribution lines (i.e. power lines) must be underground. (Subsection 06.01(H), Article 05, UDC)

M.14 Concept Plan: These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).
(1) Each lot will be subject to the General Overlay District Standards and will be reviewed by the Architectural Review Board (ARB). (Subsection 06.01, of Article 05, UDC)
(2) All utility distribution lines will be required to be underground. (Subsection 06.01(H), Article 05, UDC)
(3) Staff suggest putting together a master Shared Parking Agreement between all of the properties; properties are not permitted to use parking on adjacent lots without a parking agreement. This aims to prevent future parking issues as tenants apply for a Certificate of Occupancy (CO). Staff has recently dealt with this issue on multiple properties across town.
(4) Based on the proposed land uses, Lots 2, 3, & 4 will be required to complete a Specific Use Permit (SUP) before a site plan may be complete. A drive through will not be permitted on Lot 6 as a drive-through restaurant is not permitted within 150-feet of a residentially zone or used property. (Article 04, UDC)
(5) All dumpsters within the development shall be eight (8) feet in height and shall not face onto a roadway. In addition, evergreen shrubs are required around the dumpster enclosure. (Subsection 06.01, Article 05, UDC)
(6) All RTUs and vents shall be fully screened by the parapet from any adjacent property or right-of-way. In addition, parapets shall continue around the entire building and be an enclosed system. (Subsection 06.01, Article 05, UDC)
(7) Any exterior ladders shall be internalized into the building. (Subsection 06.01, Article 05, UDC)
(8) Light levels shall not exceed 0.2 FC at all property lines; this includes internal lot lines. (Subsection 03.03, Article 07, UDC)
(9) Evergreen shrubs shall be required along the north and west perimeter of the development in order to provide headlight screening. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)
(10) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(11) A ten (10) foot meandering sidewalk is required along John King Boulevard (Subsection 06.01, Article 05, UDC)
(12) An eight (8) foot trail is required along SH-276 per the Master Trail Plan. (Appendix C, OURHometown 2040 Comprehensive Plan)
(13) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)
(14) Comments for Lot 3:
a. The vents for the fuel tanks must be incorporated into the gas canopy. (Subsection 02.03, Article 04, UDC)
b. All ice machines, propane swap, and water swap instillations must meet the incidental display standards. (Subsection 02.03, Article 04, UDC)

M.15 For Sheet L.1 and L.2 (landscape plans). These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).

(1) Remove the signage from the plan. (Subsection 06.02, Article 05, UDC)
(2) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)
(3) Please delineate and label the 10-foot meandering sidewalk along John King Boulevard. (Subsection 06.02, Article 05, UDC)
(4) Please delineate and label the 8-foot trail along SH-276. (Subsection 06.02, Article 05, UDC)
(5) Please delineate the required berm within the landscape buffers. All landscape buffers are to incorporate a minimum 30-inch berm. In addition, there is a required 10-foot utility easement along John King Boulevard and SH-276; the berm cannot be located in any utility easements. (Subsection 06.02, Article 05, UDC)
(6) Five (5) gallon evergreen shrubs shall be provided around the dumpster enclosure and any ground mounted utilities. (Subsection 06.02, Article 05, UDC)
(7) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(8) The landscape buffers in an Overlay District are required two (2) canopy and four (4) accent trees per 100 feet. In this case, the landscape buffer trees are deficient. (Subsection 06.02, Article 05, UDC)
(9) The three (3) tiered landscaping must continue along the entire southern and eastern property line in order to meet the residential adjacency standards. Residential Adjacency applies to all non-residential properties that abut residentially zoned or used property. The underlying zoning for the school is Single-Family 8.4 (SF-8.4) District. (Subsection 01.06, Article 05, UDC)
(10) Please provide a detail/cross-section of the residential adjacency in order for staff to verify the minimum requirements are being met. (Subsection 01.06, Article 05, UDC)
(11) Per the UDC, the proposed three (3) tiered landscaping that serves as the residential adjacency screening is considered an alternative screening method, and must be approved by the Planning and Zoning Commission at the time of Site Plan approval for each individual lot. (Subsection 01.06, of Article 05, UDC)
(12) Evergreen shrubs shall be required along the north and west perimeter of the development in order to provide headlight screening. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)

I.16 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 29, 2025
Planning and Zoning Public Hearing: May 13, 2025
City Council: April 21, 2025

I.17 Please note that once the Preliminary 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.

I.18 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. You cannot put a driveway here - does not meet spacing requirements. Please move.
2. Detention may not be its own lot. Must be part of a another lot.
3. must be 20' or 25'
4. No grate inlets allowed. Not fully reviewed.
5. No dumpster in easement. Water, sewer, and public storm lines to be centered in a 20' easement. Water, sewer, and drainage to be 10' separate from each other.
6. Utilities not fully reviewed
7. No dead end water lines. All water to be looped (min. 8")
8. Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)
9. Not fully reviewed

General Comments:
General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Replat in the future may be required to alter or add easements once plans are reviewed.

Drainage Items:
- Detention is required per City Standards.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required

Paving Items:
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- 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.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King

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	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved w/ Comments

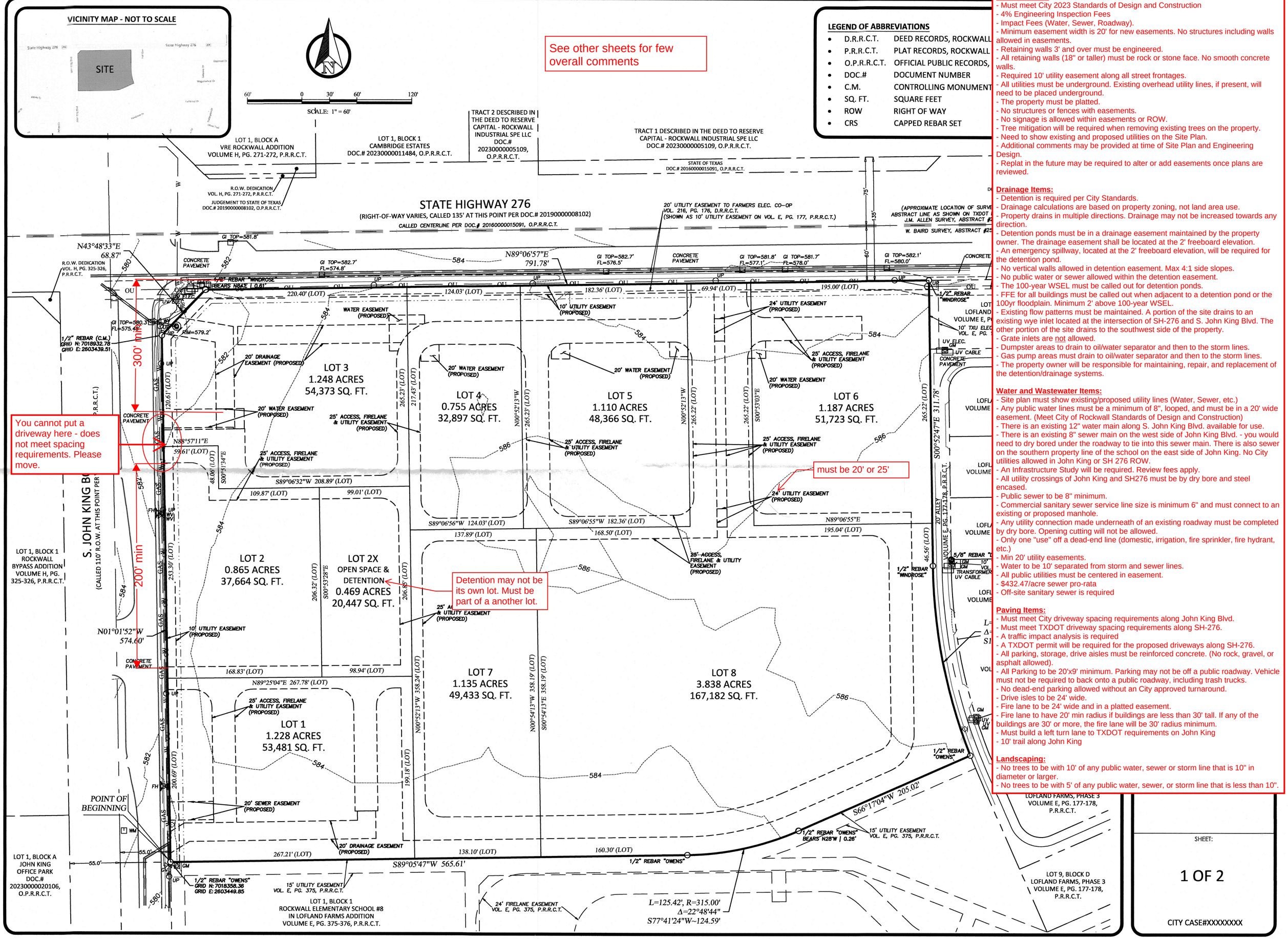
04/23/2025: Please send cad (.dwg) file so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments



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- Impact Fees (Water, Sewer, Roadway).
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- The property must be platted.
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- No signage is allowed within easements or ROW.
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- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
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- No public water or sewer allowed within the detention easement.
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- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required

Paving Items:
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- 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.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King

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".

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE PLAN KEY	
1	PROP. METER (DOMESTIC)
2	PROP. DCDC (FIRE SERVICE)
3	PROP. METER (IRRIGATION)

No grate inlets allowed
Not fully reviewed

811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

STATE HIGHWAY 276
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT CN VOL. E, PG. 177, P.R.R.C.T.)

PROP 15' LANDSCAPE SETBACK
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 20' WATER EASEMENT
PROP WATER EASEMENT
PROP 10' UTILITY EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 24' UTILITY EASEMENT
PROP 20' SEWER EASEMENT
PROP 15' BUILDING SETBACK

LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS

LOT 2
0.85 AC
CAR WASH
22 PARKS

LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS

LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS

LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL

LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL

LOT 7
4.97 AC

DETENTION
0.45 AC

TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
DOC.# 20220000021793, O.P.R.R.C.T.
11.84 ACRES | 515575 SQUARE FEET

LOT 1, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 2, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 3, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 4, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 5, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 6, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL ELEMENTARY SCHOOL #6 IN LOFLAND FARMS CAB. E, SLIDE 375 P.R.R.C.T.

LEGEND

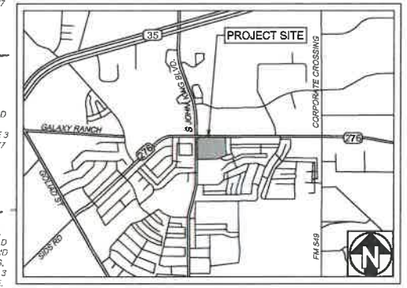
- PROPOSED SIGN
- FIRE LANE STRIPING (FIRELANE)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

SITE PLAN DATA TABLE

EXISTING ZONING	PD
PROPOSED ZONING	COMMERCIAL
LOT AREA (SF) / (ACRES)	513,137 / 11.78
TOTAL BUILDING AREA (SF)	31,850
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	6.21% / 0.062:1

PARKING DATA TABLE

RETAIL/GAS STATION/LIMITED RESTAURANT PARKING REQUIREMENT	1 SPACE PER 250 SF
FULL RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL/GAS/LIMITED REST.	94% / 29929 SF
PORTION OF BUILDING FULL RESTAURANT	6% / 1921 SF
RETAIL/GAS/LIMITED REST. PARKING SPACES REQUIRED	120 SPACES
FULL RESTAURANT PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES REQUIRED	139 SPACES
TOTAL PARKING SPACES PROVIDED	155 SPACES
REQUIRED ADA PARKING	6 SPACES (4 VAN)
PROVIDED ADA PARKING	8 SPACES (8 VAN)



VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
11.78 ACRES
LOT 1-8, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000570)
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARATION DATE: April 17, 2025

OWNER/APPLICANT
SLATE COMMERCIAL
5726 LEBANON RD, #144589
FRISCO, TX 75034
PH: 214-208-6650
CONTACT: MATT BODZY

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 344
MARIETTA, OKLAHOMA 73448
PH: 979-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

ROCKWALL RETAIL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV.	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010
ISSUE DATE:

PRELIMINARY SITE PLAN

SHEET:
V1.0

FULL PATH: K:\Work\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\Work\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\V3.0 SITE PLAN_KRJ24010

FILENAME: CV1.0 SITE PLAN_KRJ24010.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 4/17/2025

Utilities not fully reviewed

No dead end water lines. All water to be looped (min. 8")

No dumpster in easement. Water, sewer, and public storm lines to be centered in a 20' easement. Water, sewer, and drainage to be 10' separate from each other

STATE HIGHWAY 276
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER MARKINGS (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)
EX. 12" WATER
TSP
EX. WTR
EX. 24" RCP
EX. OHE
PROP. 15' LANDSCAPE SETBACK
PROP. GRATE INLET
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 20' WATER EASEMENT
CONNECT TO EX. 12" WATER
INSTALL: 1-12"X8" TAPPING SLEEVE AND VALVE
INSTALL: 2-45° HORIZ. BEND
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
34 LF FIRE LINE
LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS
PROP. 8" WATER
PROP. 8" SEWER
EX. 12" WATER
EX. FH
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 2
0.85 AC
CAR WASH
22 PARKS
DETENTION
0.45 AC
PROP. 8" SEWER
PROP. 8" WATER
PROP WATER EASEMENT
PROP 10' UTILITY EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
30 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
30 LF WATER LINE
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
29 LF FIRE LINE
LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS
INSTALL: 2-45° HORIZ. BEND
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
31 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
31 LF WATER LINE
PROP. 12" RCP
PROP 20' WATER EASEMENT
LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL
INSTALL: 1-8" X 8" TEE
CONNECT TO PROP. 6" WATER LINE
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
37 LF FIRE LINE
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP. 8" WATER
PROP. 8" SEWER
PROP. GRATE INLET
INSTALL: 2-45° HORIZ. BEND
PROP 20' SEWER EASEMENT
PROP 25' UTILITY EASEMENT
PROP 15' BUILDING SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
32 LF WATER LINE
1-CAP AND PLUG
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
32 LF WATER LINE
LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL
LOT 7
4.97 AC
LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 20' SEWER EASEMENT
PROP. 27" RCP
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.
LOT 1, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 2, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 3, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 4, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 5, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 6, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER MARKINGS) (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS CAB. E, SLIDE 375 P.R.R.C.T.

811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

LEGEND

- EXISTING SANITARY SEWER — EX SS
- PROPOSED SANITARY SEWER — SS
- EXISTING WATER — EX WTR
- PROPOSED WATER — W — W
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT — FH
- PROPOSED GAS — GAS
- EXISTING GAS — EX GAS
- PROPOSED UNDERGROUND ELECTRIC — UGE — UGE — UGE
- EXISTING UNDERGROUND ELECTRIC — EX UGE
- PROPOSED OVERHEAD ELECTRIC — OHE — OHE — OHE
- EXISTING OVERHEAD ELECTRIC — EX OHE
- PROPOSED TELEPHONE — TELE — TELE — TELE
- EXISTING TELEPHONE — EX UGE
- PROPERTY BOUNDARY

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER CITY OF ROCKWALL STANDARDS UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE TO CONTRACTOR - FRANCHISE UTILITIES

FRANCHISE UTILITIES ARE SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR SHALL COORDINATE ALL FRANCHISE UTILITY DESIGN AND INSTALLATION WITH THE SPECIFIC UTILITY PROVIDER AND DESIGNER. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT EXISTING AND PROPOSED UTILITY CROSSINGS.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

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PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

SHOPS AT CROWLEY
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

REV: | DESCRIPTION: | DATE:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24008
ISSUE DATE:

PRELIMINARY UTILITY PLAN

SHEET: V1.0

PLOT PATH: K:\Work\KRJ24008_Rockwall\Drawings\02_ENGR\03 - Products\Civil\Utility\KRJ24008_RockwallUTILITY PLAN.dwg
PLOTTED BY: PATRICK FILSON
PLOTTED DATE: 4/17/2025
FILENAME: C1.0 UTILITY PLAN_KRJ24012.dwg

Not fully reviewed

Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

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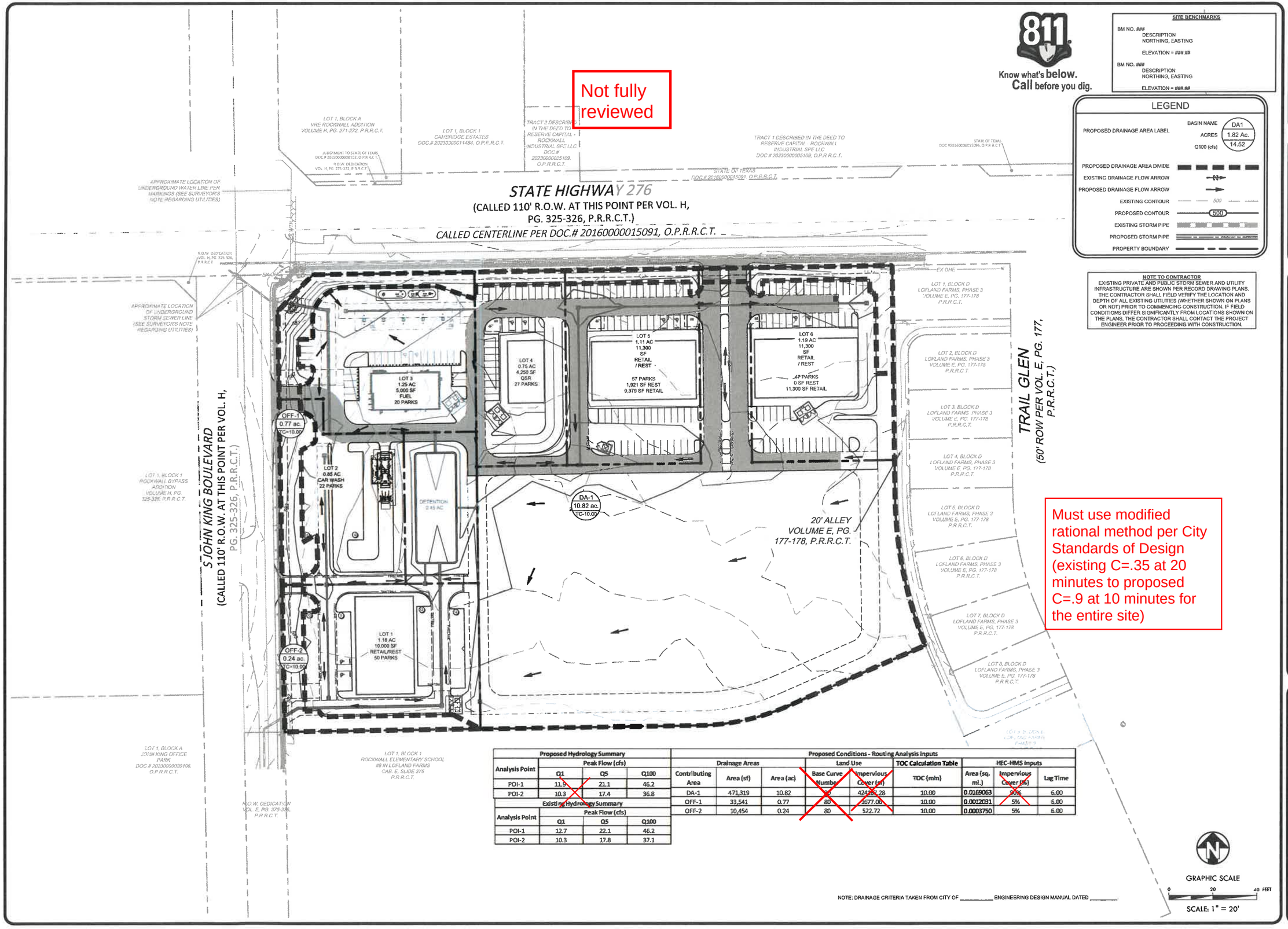
PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

LEGEND

- PROPOSED DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 1.82 Ac.; Q100 (cfs): 14.52
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)

Proposed Hydrology Summary

Analysis Point	Peak Flow (cfs) Q1	Q5	Q100
POI-1	11.9	21.1	46.2
POI-2	10.3	17.4	36.8

Existing Hydrology Summary

Analysis Point	Peak Flow (cfs) Q1	Q5	Q100
POI-1	12.7	22.1	46.2
POI-2	10.3	17.8	37.1

Proposed Conditions - Routing Analysis Inputs

Drainage Areas: Contributing Area	Area (sf)	Area (ac)	Land Use: Base Curve Number	Land Use: Impervious Cover (sf)	TOC Calculation Table: TOC (min)	HEC-HMS Inputs: Area (sq. mi.)	HEC-HMS Inputs: Impervious (%)	HEC-HMS Inputs: Lag Time
DA-1	471,319	10.82	80	424267.28	10.00	0.0169063	90%	6.00
OFF-1	33,541	0.77	80	1677.06	10.00	0.0012031	5%	6.00
OFF-2	10,454	0.24	80	522.72	10.00	0.0003750	5%	6.00

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF _____ ENGINEERING DESIGN MANUAL DATED _____

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

ROCKWALL RETAIL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010
ISSUE DATE:

PRELIMINARY DRAINAGE PLAN

SHEET:
V1.0

FILENAME: C6.1 PROPOSED CHANGE AREA MAP_KRJ24010.dwg
NOTTED BY: Patrick Filson
NOTTED DATE: 4/17/2025
FULL PATH: K:\Work\KRJ24010_Rockwall\Drawings\02_ENGR\01 - Production\Work\KRJ24010_Rockwall\Drawings\02_ENGR\01 - Production\02\6.1 PROPOSED DRAINAGE AREA MAP_KRJ24010

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	HWY 276 AND HWY 205 BYPASS				
SUBDIVISION	EAST OF DOWNTOWN ROCKWALL	LOT	1-8	BLOCK	1
GENERAL LOCATION	SE CORNER OF HWY 276 AND S JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	UNDEVELOPED
PROPOSED ZONING	COMMERCIAL/RETAIL	PROPOSED USE	COMMERCIAL/RETAIL
ACREAGE	11.78	LOTS [CURRENT]	8
		LOTS [PROPOSED]	7

☐ ***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	ZENNIAL ROCKWALL, LLC	☑ APPLICANT	KIRKMAN ENGINEERING, LLC
CONTACT PERSON	MATT BODZY	CONTACT PERSON	JOSHUA INCE
ADDRESS	5729 LEBANON RD #144589	ADDRESS	1500 ARROW POINT DR. SUITE 804
CITY, STATE & ZIP	FRISCO, TX, 75034	CITY, STATE & ZIP	CEDAR PARK, TX 78613
PHONE	214-208-6650	PHONE	254-205-9369
E-MAIL	matt@slatecommercial.com	E-MAIL	joshua.ince@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Bodzy [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 15 DAY OF APRIL, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

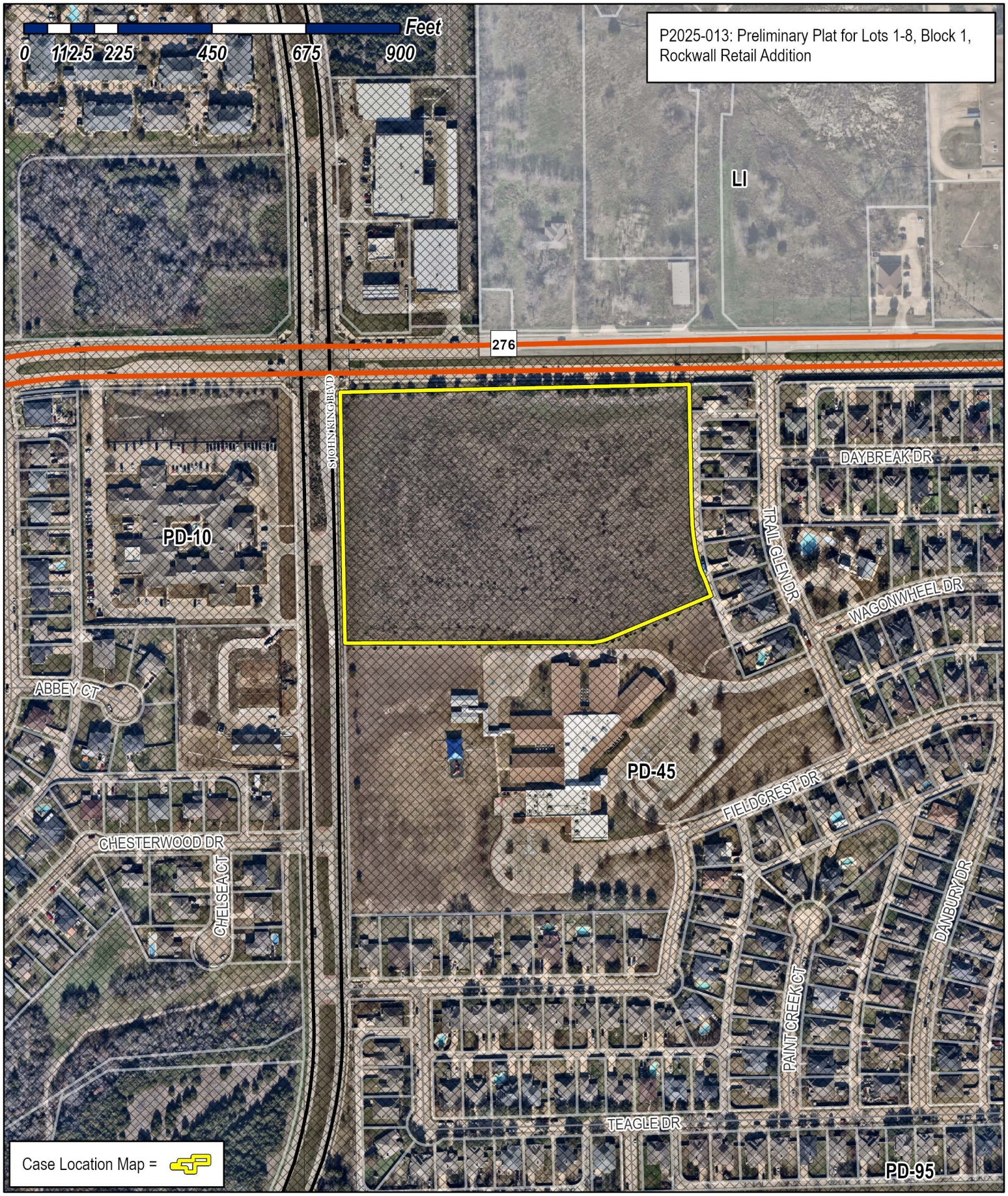
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF APRIL, 2025.

OWNER'S SIGNATURE Matt Bodzy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anum Hassan

ANUM HASSAN
Notary ID #130862636
My Commission Expires
December 6, 2028

MY COMMISSION EXPIRES

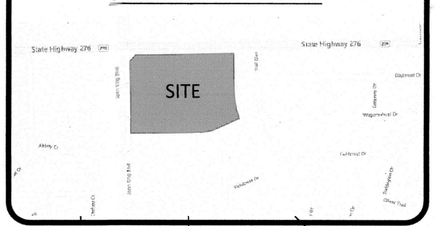


City of Rockwall

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

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

VICINITY MAP - NOT TO SCALE



N

60' 0 30' 60' 120'

SCALE: 1" = 60'

LEGEND OF ABBREVIATIONS

•	D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
•	P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
•	O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
•	DOC.#	DOCUMENT NUMBER
•	C.M.	CONTROLLING MONUMENT
•	SQ. FT.	SQUARE FEET
•	ROW	RIGHT OF WAY
•	CRS	CAPPED REBAR SET

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

STATE OF TEXAS DOC.# 20160000015091, O.P.R.R.C.T.

STATE OF TEXAS DOC.#20160000015096, O.P.R.R.C.T.

R.O.W. DEDICATION VOL. H, PG. 271-272, P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS DOC.# 20190000008102, O.P.R.R.C.T.

STATE HIGHWAY 276

(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 20190000008102)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE AS SHOWN ON TXDOT MAPS) J.M. ALLEN SURVEY, ABSTRACT #2 W. BAIRD SURVEY, ABSTRACT #25

10' SCREENING, LANDSCAPE & SIDEWALK E. VOL. E, PG. 177, P.R.R.C.T.

75' 135' 60'

N43°48'33"E 68.87'

N89°06'57"E 791.78'

GI TOP=581.8'

GI TOP=582.7' FL=574.8'

GI TOP=582.7' FL=576.5'

GI TOP=581.8' FL=577.1'

GI TOP=581.7' FL=578.0'

GI TOP=582.1' FL=580.0'

CONCRETE PAVEMENT

CONCRETE SIDEWALK

RIM=584.0'

1/2" REBAR "WINDROSE" BEARS N84°E | 0.61'

1/2" REBAR "WINDROSE"

220.40' (LOT) 124.03' (LOT) 182.36' (LOT) 69.94' (LOT) 195.00' (LOT)

WATER EASEMENT (PROPOSED)

10' UTILITY EASEMENT (PROPOSED)

24' UTILITY EASEMENT (PROPOSED)

1/2" REBAR (C.M.) GRID N: 7018932.78 GRID E: 2603439.51

GI TOP=580.3' FL=575.48'

RIM=579.2'

10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.

UV ELEC. UV CABLE CONCRETE PAVEMENT 5/8" REBAR

20' DRAINAGE EASEMENT (PROPOSED)

20' WATER EASEMENT (PROPOSED)

25' ACCESS, FIRELANE & UTILITY EASEMENT (PROPOSED)

LOT 1, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 3
1.248 ACRES
54,373 SQ. FT.

LOT 4
0.755 ACRES
32,897 SQ. FT.

LOT 5
1.110 ACRES
48,366 SQ. FT.

LOT 6
1.187 ACRES
51,723 SQ. FT.

120.61' (LOT) 265.23' (LOT) 217.43' (LOT) N00°52'13"W 265.23' (LOT) N00°52'13"W 265.22' (LOT) S00°53'03"E 265.22' (LOT) 265.22' (LOT) S00°52'47"E 311.78'

LOT 2, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 3, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 4, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 5, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 6, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 7, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 8, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 9, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

20' ALLEY VOLUME E, PG. 177-178, P.R.R.C.T.

5/8" REBAR "DOWDY" GM 10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T. TRANSFORMER UV CABLE

1/2" REBAR "WINDROSE" 46.56' (LOT)

L=211.95', R=585.00' Δ=20°45'33" S11°15'33"E~210.80'

1/2" REBAR "OWENS"

S66°17'04"W 205.02'

1/2" REBAR "OWENS" BEARS N28°W | 0.26'

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

1/2" REBAR "OWENS"

S89°05'47"W 565.61'

TRAIL GLEN (50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)

S. JOHN KING BOULEVARD (CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

LOT 2
0.865 ACRES
37,664 SQ. FT.

LOT 2X
OPEN SPACE & DETENTION
0.469 ACRES
20,447 SQ. FT.

LOT 7
1.135 ACRES
49,433 SQ. FT.

LOT 8
3.838 ACRES
167,182 SQ. FT.

LOT 1
1.228 ACRES
53,481 SQ. FT.

N88°57'11"E 59.61' (LOT) 48.06' (LOT) S00°51'34"E

S89°06'32"W 208.89' (LOT) 109.87' (LOT) 99.01' (LOT)

S89°06'56"W 124.03' (LOT) 137.89' (LOT) S89°06'55"W 182.36' (LOT) 168.50' (LOT) N89°06'55"E 195.04' (LOT)

25' ACCESS, FIRELANE & UTILITY EASEMENT (PROPOSED)

N01°01'52"W 574.60'

10' UTILITY EASEMENT (PROPOSED)

253.30' (LOT) 206.32' (LOT) S00°53'28"E 206.85' (LOT)

168.83' (LOT) 98.94' (LOT)

N89°25'04"E 267.78' (LOT)

N00°52'13"W 358.24' (LOT) N00°54'13"W 358.19' (LOT) S00°54'13"E 358.19' (LOT)

200.69' (LOT) 199.18' (LOT)

POINT OF BEGINNING

20' SEWER EASEMENT (PROPOSED)

20' DRAINAGE EASEMENT (PROPOSED)

55.0' 55.0' 267.21' (LOT) 138.10' (LOT) 160.30' (LOT)

1/2" REBAR "OWENS" GRID N: 7018358.36 GRID E: 2603449.85

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

24' FIRELANE EASEMENT VOL. E, PG. 375, P.R.R.C.T.

L=125.42', R=315.00' Δ=22°48'44" S77°41'24"W~124.59'

LOT 1, BLOCK 1 ROCKWALL BYPASS ADDITION VOLUME H, PG. 325-326, P.R.R.C.T.

LOT 1, BLOCK A JOHN KING OFFICE PARK DOC.# 20230000020106, O.P.R.R.C.T.

LOT 1, BLOCK 1 ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS ADDITION VOLUME E, PG. 375-376, P.R.R.C.T.

ENGINEER

kirkman ENGINEERING

Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
3601 NE. LOOP 820, FORT WORTH TX, 76137
(817) 864-1957
JACK@BCSDFW.COM

OWNER
BALLOUT 5, LLC
1910 OAK POINT DRIVE, ALLEN TX 75013

PRELIMINARY PLAT
LOTS 1-8 & 2X, BLOCK 1 ROCKWALL RETAIL

11.836 ACRES OUT OF THE W.H. BAIRD SURVEY, ABSTRACT #25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

1 OF 2

CITY CASE#XXXXXXXX

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS BALLOUT 5, LLC is the owner of a tract of land out of the W.H. Baird Survey, Abstract Number 25, in the City of Rockwall, Rockwall County, Texas, and being that same tract described by deed to **BALLOUT 5, LLC** as recorded under Document Number 20220000021793, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found fort the southwest corner of said Ballout 5 tract and the herein described tract;

THENCE with the perimeter and to the corners of said Ballout 5 tract, the following calls:

1. North 01 degrees 01 minutes 52 seconds West, a distance of 574.60 feet to a 1/2 inch rebar found;
2. North 43 degrees 48 minutes 33 seconds East, a distance of 68.87 feet to a point from which a 1/2 inch rebar with cap stamped, "WINDROSE" found bears North 84 degrees East, a distance of 0.61 feet;
3. North 89 degrees 06 minutes 57 seconds East, a distance of 791.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found;
4. South 00 degrees 52 minutes 47 seconds East, a distance of 311.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found at the beginning of a tangent curve to the left, having a radius of 585.00 feet, with a delta angle of 20 degrees 45 minutes 33 seconds, whose chord bears South 11 degrees 15 minutes 33 seconds East, a distance of 210.80 feet;
5. Along said tangent curve to the left, an arc length of 211.95 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;
6. South 66 degrees 17 minutes 04 seconds West, a distance of 205.02 feet to the beginning of a tangent curve to the right, having a radius of 315.00 feet, with a delta angle of 22 degrees 48 minutes 44 seconds, whose chord bears South 77 degrees 41 minutes 24 seconds West, a distance of 124.59 feet;
7. Along said tangent curve to the right, an arc length of 125.42 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;
8. South 89 degrees 05 minutes 47 seconds West, a distance of 565.61 feet, returning to the **POINT OF BEGINNING** and enclosing 11.836 acres (515,575 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BALLOUT 5, LLC, the undersigned, owner of the land shown on this plat and designated as **ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1,** subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

Ballout 5, LLC (authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, 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.

Date of Plat/Map: **April 17, 2025**

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____

Notary Public in and for

the State of Texas

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.0001461.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT 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. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
5. The subject property is zoned PD-45.

_____ _____

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of_____, 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

ENGINEER

kirkman ENGINEERING

Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
3601 NE. LOOP 820, FORT WORTH TX, 76137
(817) 864-1957
JACK@BCSDFW.COM

OWNER
BALLOUT 5, LLC
1910 OAK POINT DRIVE, ALLEN TX 75013

PRELIMINARY PLAT
LOTS 1-8 & 2X, BLOCK 1
ROCKWALL RETAIL

11.836 ACRES OUT OF THE
W.H. BAIRD SURVEY,
ABSTRACT #25
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SHEET:

2 OF 2

CITY CASE#XXXXXXXX

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE PLAN KEY	
1	PROP. METER (DOMESTIC)
2	PROP. DCDC (FIRE SERVICE)
3	PROP. METER (IRRIGATION)

811 Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

STATE HIGHWAY 276
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

20' ALLEY VOLUME E, PG. 177-178, P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT CN VOL. E, PG. 177, P.R.R.C.T.)

PROP 15' LANDSCAPE SETBACK
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 20' WATER EASEMENT
PROP WATER EASEMENT
PROP 10' UTILITY EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP 24' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP 20' SEWER EASEMENT
PROP 15' BUILDING SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK

LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS

LOT 2
0.85 AC
CAR WASH
22 PARKS

LOT 3
1.25 AC
5,000 SF
FUEL
20 PARKS

LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS

LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL

LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL

LOT 7
4.97 AC

DETENTION
0.45 AC

TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
DOC.# 20220000021793, O.P.R.R.C.T.
11.84 ACRES | 515575 SQUARE FEET

LOT 1, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 2, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 3, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 4, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 5, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 6, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.

10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

LOT 1, BLOCK 1 ROCKWALL ELEMENTARY SCHOOL #6 IN LOFLAND FARMS CAB. E, SLIDE 375 P.R.R.C.T.

LEGEND

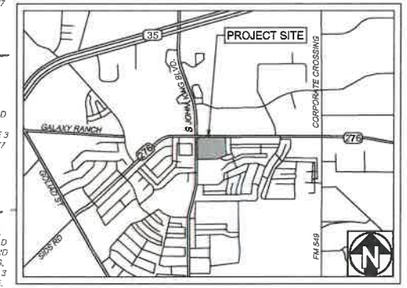
- PROPOSED SIGN
- FIRE LANE STRIPING (FIRELANE)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED SANITARY MANHOLE (SS)
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT (10)
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

SITE PLAN DATA TABLE

EXISTING ZONING	PD
PROPOSED ZONING	COMMERCIAL
LOT AREA (SF) / (ACRES)	513,137 / 11.78
TOTAL BUILDING AREA (SF)	31,850
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	6.21% / 0.062:1

PARKING DATA TABLE

RETAIL/GAS STATION/LIMITED RESTAURANT PARKING REQUIREMENT	1 SPACE PER 250 SF
FULL RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL/GAS/LIMITED REST.	94% / 29929 SF
PORTION OF BUILDING FULL RESTAURANT	6% / 1921 SF
RETAIL/GAS/LIMITED REST. PARKING SPACES REQUIRED	120 SPACES
FULL RESTAURANT PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES REQUIRED	139 SPACES
TOTAL PARKING SPACES PROVIDED	155 SPACES
REQUIRED ADA PARKING	6 SPACES (4 VAN)
PROVIDED ADA PARKING	8 SPACES (8 VAN)



VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
11.78 ACRES
LOT 1-8, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000570)
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARATION DATE: April 17, 2025

OWNER/APPLICANT
SLATE COMMERCIAL
5726 LEBANON RD, #144589
FRISCO, TX 75034
PH: 214-208-6650
CONTACT: MATT BODZY

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 344
MARIETTA, OKLAHOMA 73448
PH: 979-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON PM, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

ROCKWALL RETAIL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010
ISSUE DATE:

PRELIMINARY SITE PLAN

SHEET:
V1.0

FILE PATH: K:\Work\KRJ24010_Rockwall\Drawings\02_ENGR\03 - Production\KRJ24010_Rockwall_ENGR03 - Production\V2.0 SITE PLAN_KRJ24010

FILENAME: CVL SITE PLAN_KRJ24010.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 4/17/2025

Know what's below. Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING

ELEVATION = ###.##

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

STATE HIGHWAY 276
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

S JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER MARKINGS (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
EX. 12" WATER
APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
23' UTILITY EASEMENT TO FARMERS ELEC. CO-OP VOL. 216, PG. 176, D.R.R.C.T. (SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)
EX. 24" RCP
EX. 30" RCP
PROP 15' LANDSCAPE SETBACK
PROP. GRATE INLET
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP 20' WATER EASEMENT
CONNECT TO EX. 12" WATER
INSTALL: 1-12"X8" TAPPING SLEEVE AND VALVE
INSTALL: 2-45° HORIZ. BEND
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
34 LF FIRE LINE
INSTALL: 2-45° HORIZ. BEND
LOT 3
1.25 AC
5,000 SF FUEL
20 PARKS
PROP. 8" WATER
PROP. 8" SEWER
PROP. GRATE INLET
EX. 12" WATER
EX. FH
PROP 20' DRAINAGE EASEMENT
PROP. 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 2
0.85 AC
CAR WASH
22 PARKS
DETENTION
0.45 AC
PROP. 8" SEWER
PROP. 8" WATER
PROP. GRATE INLET
INSTALL: 2-45° HORIZ. BEND
CONNECT TO EX. 12" WATER
INSTALL: 1-12"X8" TAPPING SLEEVE AND VALVE
PROP. 8" SEWER
PROP. 8" WATER
PROP. GRATE INLET
INSTALL: 2-45° HORIZ. BEND
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
EX. FH
PROP 20' SEWER EASEMENT
PROP. 8" SEWER
PROP. 12" RCP
LOT 1
1.18 AC
10,000 SF
RETAIL/REST
50 PARKS
PROP. GRATE INLET
PROP. 27" RCP
EX. 27" RCP
PROP 15' BUILDING SETBACK
PROP 20' DRAINAGE EASEMENT
PROP. GRATE INLET
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP WATER EASEMENT
PROP 10' UTILITY EASEMENT
PROP. GRATE INLET
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP. 8" WATER
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
30 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
30 LF WATER LINE
PROP 20' WATER EASEMENT
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
29 LF FIRE LINE
LOT 4
0.75 AC
4,250 SF
QSR
27 PARKS
PROP. 12" RCP
PROP 20' WATER EASEMENT
PROP 20' WATER EASEMENT
LOT 5
1.11 AC
11,300 SF
RETAIL / REST
57 PARKS
1,921 SF REST
9,379 SF RETAIL
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
INSTALL: 1-8" X 8" TEE
CONNECT TO PROP. 8" WATER LINE
INSTALL: 1-8" X 6" TEE
1-FIRE HYDRANT ASSEMBLY
37 LF FIRE LINE
PROP. 8" WATER
PROP. 8" SEWER
PROP. GRATE INLET
INSTALL: 2-45° HORIZ. BEND
PROP 20' SEWER EASEMENT
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
31 LF WATER LINE
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
31 LF WATER LINE
PROP. GRATE INLET
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
PROP. 8" WATER
PROP 24' UTILITY EASEMENT
PROP 15' BUILDING SETBACK
PROP 10' UTILITY EASEMENT
PROP 15' LANDSCAPE SETBACK
PROP. GRATE INLET
PROP. 12" RCP
INSTALL: 1-8" X 2" TEE
1- 2" METER (DOM.)
32 LF WATER LINE
1-CAP AND PLUG
INSTALL: 1-8" X 2" TEE
1- 2" METER (IRR.)
32 LF WATER LINE
10' TXU ELECTRIC EASEMENT VOL. E, PG. 177, P.R.R.C.T.
PROP 20' WATER EASEMENT
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
LOT 6
1.19 AC
11,300 SF
RETAIL / REST
47 PARKS
0 SF REST
11,300 SF RETAIL
LOT 7
4.97 AC
PROP 25' ACCESS, FIRELANE, AND UTILITY EASEMENT
10' TXU TRANSFORMER EASEMENT VOL. E, PG. 177, P.R.R.C.T.
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.
LOT 1, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 2, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 3, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 4, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 5, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
LOT 6, BLOCK D LOFLAND FARMS, PHASE 3 CAB. E, PG. 177 P.R.R.C.T.
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE (PER MARKINGS) (SEE SURVEYOR'S NOTE REGARDING UTILITIES)
15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL ELEMENTARY SCHOOL #8 IN LOFLAND FARMS CAB. E, SLIDE 375 P.R.R.C.T.

LEGEND

EXISTING SANITARY SEWER	EX SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	EX W/R
PROPOSED WATER	W — W
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	SS
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	FH
PROPOSED GAS	GAS
EXISTING GAS	EX GAS
PROPOSED UNDERGROUND ELECTRIC	UGE — UGE — UGE
EXISTING UNDERGROUND ELECTRIC	EX UGE
PROPOSED OVERHEAD ELECTRIC	OHE — OHE — OHE
EXISTING OVERHEAD ELECTRIC	EX OHE
PROPOSED TELEPHONE	TELE — TELE — TELE
EXISTING TELEPHONE	EX UGE
PROPERTY BOUNDARY	

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER CITY OF ROCKWALL STANDARDS UNLESS OTHERWISE NOTED.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE TO CONTRACTOR - FRANCHISE UTILITIES

FRANCHISE UTILITIES ARE SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR SHALL COORDINATE ALL FRANCHISE UTILITY DESIGN AND INSTALLATION WITH THE SPECIFIC UTILITY PROVIDER AND DESIGNER. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT EXISTING AND PROPOSED UTILITY CROSSINGS.

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'

SHOPS AT CROWLEY
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

REV:	DESCRIPTION:	DATE:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24008
ISSUE DATE:

PRELIMINARY UTILITY PLAN

SHEET:
V1.0

FILE PATH: K:\Job\KRJ24018_Rockwall\Drawings\02_ENGR\03 - Products\K:\Job\KRJ24018_Rockwall\Drawings\02_ENGR\03 - Products\01_XREFS\C7-0 UTILITY PLAN_XREF.dwg
FILENAME: C7-0 UTILITY PLAN_KRJ24018.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 4/17/2025

811
Know what's below.
Call before you dig.

SITE BENCHMARKS

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

BM NO. ###
DESCRIPTION
NORTHING, EASTING
ELEVATION = ###.##

PRELIMINARY FOR REVIEW ONLY
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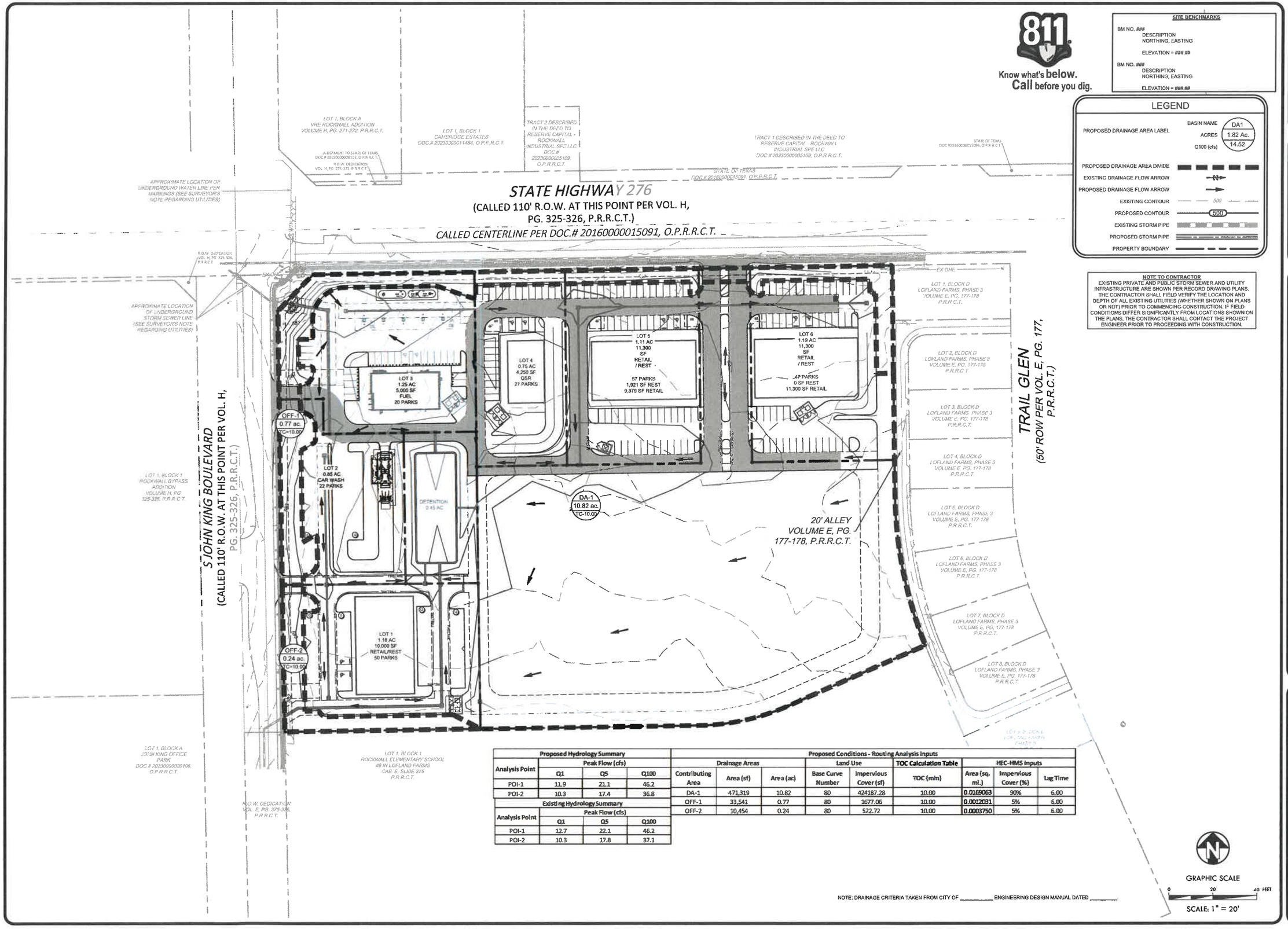
PATRICK C. FILSON
P.E.# 108577
DATE: April 17, 2025

LEGEND

- PROPOSED DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 1.82 Ac.; Q100 (cfs): 14.52
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPERTY BOUNDARY

NOTE TO CONTRACTOR
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



Proposed Hydrology Summary

Analysis Point	Peak Flow (cfs) Q1	Q5	Q100
POI-1	11.9	21.1	46.2
POI-2	10.3	17.4	36.8

Existing Hydrology Summary

Analysis Point	Peak Flow (cfs) Q1	Q5	Q100
POI-1	12.7	22.1	46.2
POI-2	10.3	17.8	37.1

Proposed Conditions - Routing Analysis Inputs

Drainage Areas: Contributing Area	Area (sf)	Area (ac)	Land Use: Base Curve Number	Impervious Cover (sf)	TOC Calculation Table: TOC (min)	HEC-HMS Inputs: Area (sq. mi.)	Impervious Cover (%)	Lag Time
DA-1	471,319	10.82	80	424187.28	10.00	0.0169063	90%	6.00
OFF-1	33,541	0.77	80	1677.06	10.00	0.0012031	5%	6.00
OFF-2	10,454	0.24	80	522.72	10.00	0.0003750	5%	6.00

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF _____ ENGINEERING DESIGN MANUAL DATED _____

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

ROCKWALL RETAIL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010
ISSUE DATE:

PRELIMINARY DRAINAGE PLAN

SHEET:
V1.0

FILE PATH: K:\Work\KRJ\KRJ-3_Rockwall\Drawings\02_ENGR\03 - Production\Work\Work\KRJ\KRJ-3_Rockwall\Drawings\02_ENGR\03 - Production\02\5.1 PROPOSED DRAINAGE AREA MAP_KRJ24010.dwg

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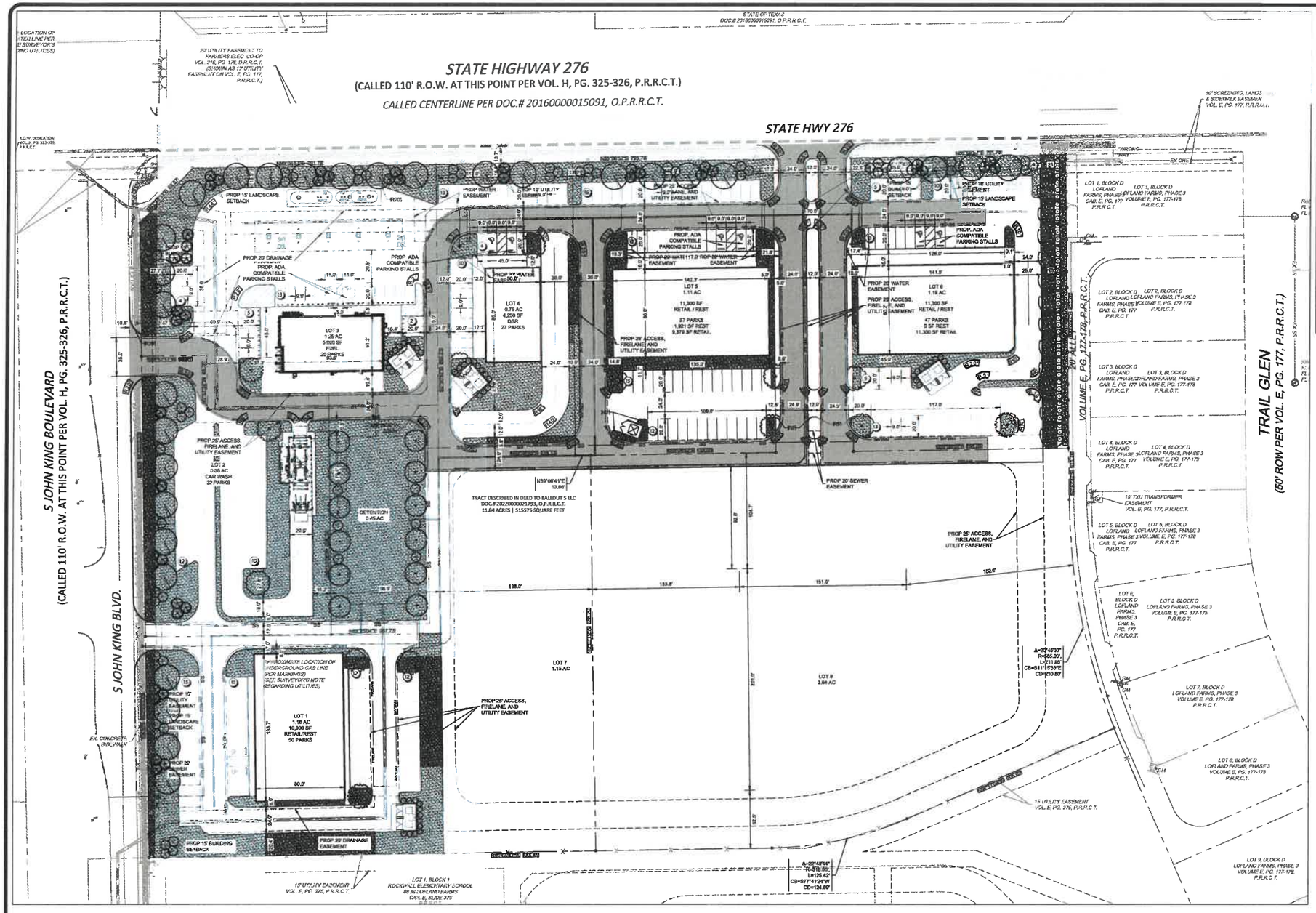
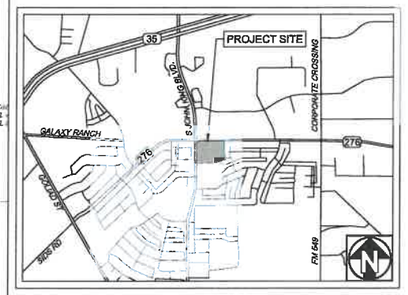
PLOTTED BY: Patrick Filson
PLOTTED DATE: 4/17/2025



LONDON LANDSCAPES
P.O. Box 344 Marietta, Oklahoma 73448
PHONE: 972-800-0876



VICINITY MAP
N.T.S.

4/7/25

REV:	DATE:	DESCRIPTION:

RIVER'S EDGE NEIGHBORHOOS SHOPS-1PRC

CITY OF FORT WORTH
DENTON, TEXAS

LANDSCAPE TABULATIONS

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
USE	RETAIL / RESTAURANT	CAR WASH	GAS STATION	QSR	RETAIL / RESTAURANT	RETAIL / RESTAURANT
BUILDING AREA (TOTAL)	10,000 SF	1,650 SF	5,000 SF	4,250 SF	11,300 SF	11,300 SF
LOT	1.15 AC (41,821 SF)	0.85 AC (37,026 SF)	1.25 AC (54,455 SF)	0.75 AC (32,670 SF)	1.11 AC (48,352 SF)	1.19 AC (51,836 SF)
BUFFER YARD (+30' BSTM)	15'	15'	15'	15'	15'	15'
LANDSCAPE AREA REQUIRED (15%)	6,210 SF	5,554 SF	8,168 SF	4,901 SF	7,253 SF	7,775 SF
LANDSCAPE AREA PROVIDED	16,861 SF (40%)	15,441 SF (42%)	11,457 SF (21%)	7,346 SF (23%)	7,866 SF (16%)	13,107 SF (25%)
FRONT YARD REQUIRED (50% IN FRONT)	3,105 SF	2,777 SF	4,084 SF	2,451 SF	3,627 SF	3,888 SF
FRONT YARD PROVIDED	4,263 SF (52%)	5,159 (52%)	10,284 SF (120%)	3,002 SF (51%)	3,843 SF (50%)	3,906 SF (50%)
STREET YARD TREES REQUIRED (2 CANOPY TREES, 4 ACCENT TREES / 100 LF)						
STATE HIGHWAY 276	N/A	N/A	256.29 LF / 50	124.03 LF / 50	152.36 LF / 50	196.00 LF / 50
SOUTH JOHN KING BLVD	200.89 LF / 50	253.30 LF / 50	156.47 LF / 50	N/A	N/A	N/A
STREET YARD TREES PROVIDED						
STATE HIGHWAY 276	N/A	N/A	6 TREES, 12 ACCENT	4 TREES, 10 ACCENT	6 TREES, 16 ACCENT	4 TREES, 10 ACCENT
SOUTH JOHN KING BLVD	4 TREES, 16 ACCENT	6 TREES, 24 ACCENT	4 TREES, 10 ACCENT	N/A	N/A	N/A
PARKING LOT TREES REQUIRED (ONE 4" TREE / 20 SPACES)	50 SPACES = 3 TREES	22 SPACES = 2 TREES	24 SPACES = 2 TREES	27 SPACES = 2 TREES	47 SPACES = 3 TREES	48 TREES = 3 TREES
PARKING LOT TREES PROVIDED	3 TREES	2 TREES	2 TREES	2 TREES	3 TREES	3 TREES
RESIDENTIAL ADJACENCY REQUIRED (20' BUFFER, 6' HT. WROUGHT IRON FENCE, 1 CANOPY TREE PER 30' LF, 1 ROW LARGE SHRUBS, 1 ROW SMALL SHRUBS	N/A	N/A	N/A	N/A	N/A	281.23 LF
RESIDENTIAL ADJACENCY PROVIDED	N/A	N/A	N/A	N/A	N/A	20' BUFFER, 6' WROUGHT IRON FENCE, 13 CANOPY TREES, 1 ROW LARGE SHRUBS, 1 ROW SMALL SHRUBS

DETENTION POND

SIZE	8,697 SF
CANOPY TREES REQUIRED	12
CANOPY TREES PROVIDED	8
ACCENT TREES REQUIRED	12
ACCENT TREES PROVIDED	6

LANDSCAPE KEY

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.	B&B, 12' HT., 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	QUERCUS VIRGINIANA	LIVE OAK	4" CAL.	CONTAINER GROWN, 12' HT., 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	QUERCUS SHUMARDII	RED OAK	4" CAL.	CONTAINER GROWN, 12' HT., 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL.	CONTAINER GROWN, 12' HT., 5' SPREAD, 6' CLEAR STRAIGHT TRUNK
	ILEX VOMITORIA	YAUPON HOLLY	2" CAL.	CONTAINTER GROWN, 8' HT., 3' SPREAD, TREE FORM
	CERCIS CANADENSIS	RED BUD	2" CAL.	CONTAINTER GROWN, 8' HT., 3' SPREAD, TREE FORM
SHRUBS				
	ILEX CORNUTA 'NANA'	DWARF BURFORD HOLLY	7 GAL.	CONTAINER, 30" HT., 24" SPREAD
	MYRICA CERIFERA	DWARF WAX MYRTLE	3 GAL.	CONTAINER, 24" HT., 20" SPREAD
	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7 GAL.	CONTAINER, 36" HT., 24" SPREAD
GROUNDCOVERS				
	CYNODON DACTYLON '419'	'419 BERMUDA GRASS	SOLID SOD	REFER TO NOTES

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

GRAPHIC SCALE
0 50 100 FEET
SCALE: 1" = 50'

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUT HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN — DIRECTOR OF PLANNING AND ZONING

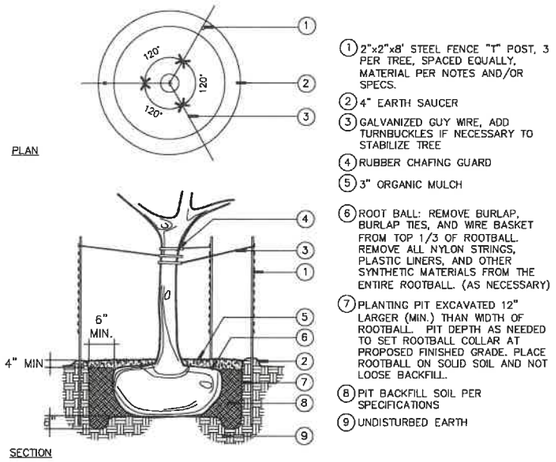
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24006

ISSUE DATE: 4/7/25

LANDSCAPE PLAN

SHEET:
L1.00

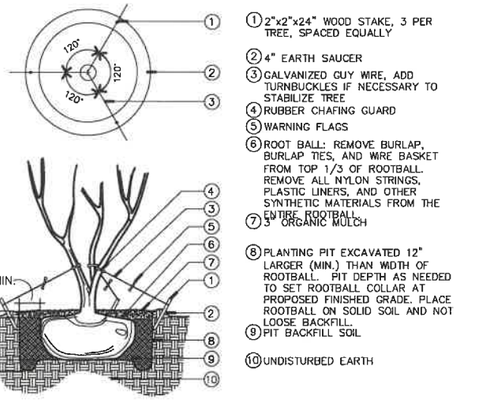


1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY. MATERIAL PER NOTES AND/OR SPECS.
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

A TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

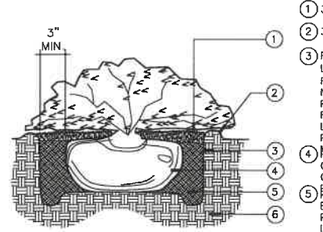


1. 2"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" ORGANIC MULCH
8. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. PIT BACKFILL SOIL
10. UNDISTURBED EARTH

B MULTI–TRUNK TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

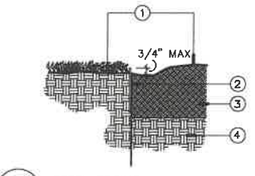


1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

C SHRUB PLANTING

N.T.S.

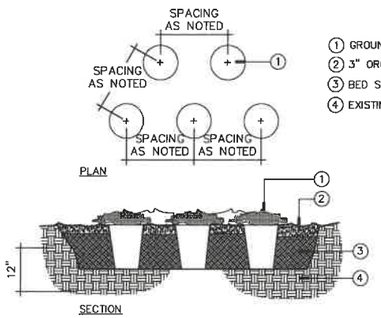


1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

E GROUNDCOVER PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.

LONDON LANDSCAPES
P.O. Box 344 Marietta, Oklahoma 73448
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
R.S. LONDON
STATE OF TEXAS

4/7/25

ROCKWALL RETAIL

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE: 4/7/25

LANDSCAPE DETAILS

SHEET:

L1.01

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: P2025-014
PROJECT NAME: Replat for Peachtree Meadows
SITE ADDRESS/LOCATIONS: Southwest of Intersection Mims Road & National DRive

CASE CAPTION: Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Replat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2025	Needs Review

04/24/2025: 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 the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

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 (P2025-014) in the lower right-hand corner of all pages on future submittals.

M.4 Given that there will be a sidewalk from the subdivision to the Rise to the east, please include a pedestrian access easement.

I.5 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.

I.6 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: April 29, 2025 & May 13, 2025
Parks Board: May 6, 2025
City Council: May 19, 2025

I.7 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.

I.8 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need

to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Update owner and Doc. No. City of Rockwall.
2. Need filing information
3. Title and call out (curve and line data) SE and WE and the LS Buffer & SB
4. What is this?
5. 20' SE & WE
6. Call out as "Open Space & private drainage easement"
7. What are these?
8. Call out as "Open Space & Private drainage easement"
9. What is this?
10. What is this?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

Update owner and Doc. No.

Need filing information

Title and call out (curve and line data) SE and WE and the LS Buffer & SB

What is this?

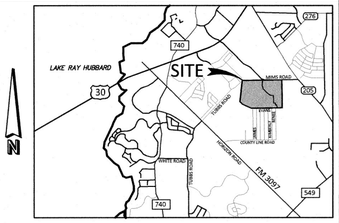
What is this?

Call out as "Open Space & private drainage easement"

What are these?

Call out as "Open Space & Private drainage easement"

What is this?



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
SF	Square Feet
BL	Building Line
C1	Curve No.
L1	Line No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
WE	Water Easement
SSE	Sanitary Sewer Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

N

180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
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

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	Mims Rd, TX		
SUBDIVISION	A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)	LOT	BLOCK
GENERAL LOCATION	Southwest of Intersection Mims Rd & National Dr		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-101	CURRENT USE	Single Family
PROPOSED ZONING		PROPOSED USE	
ACREAGE	140.494	LOTS [CURRENT]	147
		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	Qualico Developments (US), Inc.	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 $ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April 2025 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."

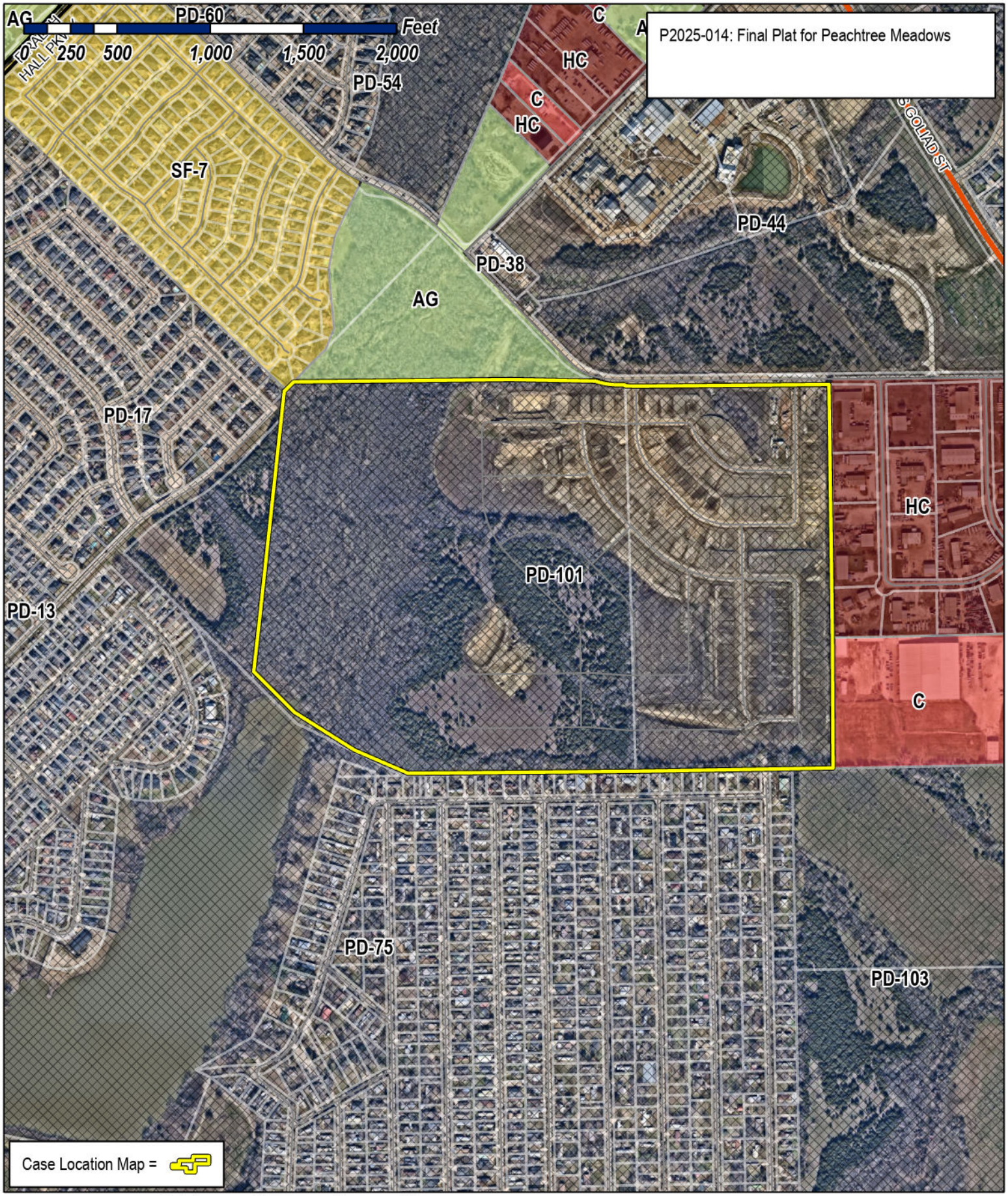
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April 2025.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

MY COMMISSION EXPIRES 6-15-2027

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



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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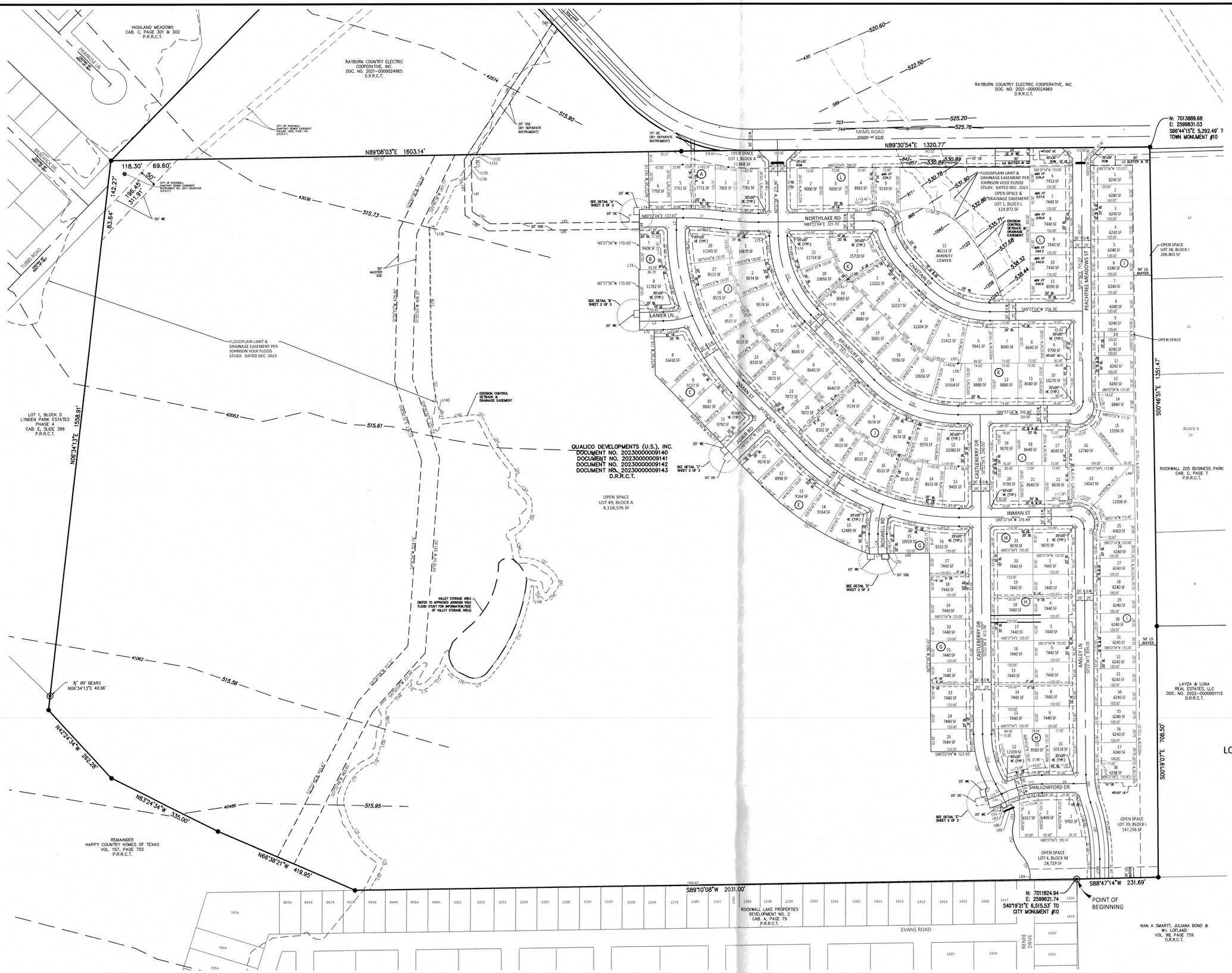
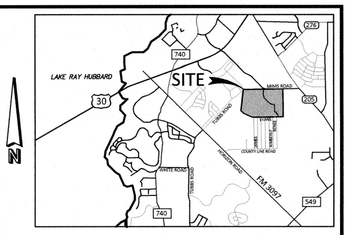




VICINITY MAP
N.T.S.

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
SF	Square Feet
BL	Building Line
C1	Curve No.
L1	Line No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
WE	Water Easement
SSE	Sanitary Sewer Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
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

LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;
N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

1. SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND *CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE*, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PEACHTREE MEADOWS** 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 **PEACHTREE MEADOWS** 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.

Signature _____

Name _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 _____, 2025.

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

Signature _____

Name _____

Title _____

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.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano TX 75074 | 972.201.3102

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S01° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N00° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	125.22	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N00° 37' 56"W
L15	4.64	S00° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W

Line Table		
Line	Length	Direction
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S01° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S00° 22' 56"E
L39	15.06	S00° 22' 56"E
L40	23.00	S00° 22' 56"E
L41	20.80	S00° 22' 56"E
L42	14.64	S00° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S00° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W

Line Table		
Line	Length	Direction
L64	10.02	N00° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	120.00	S89° 37' 04"W
L70	1.41	S00° 22' 56"E
L71	50.00	S89° 37' 04"W
L72	40.10	S89° 22' 04"W
L73	3.20	N89° 22' 04"E
L74	27.18	N89° 22' 04"E
L75	15.00	S89° 22' 04"W
L76	20.00	N00° 37' 56"W
L77	42.18	N89° 22' 04"E
L78	5.50	S00° 37' 56"E
L79	27.18	S89° 22' 04"W
L80	14.50	S00° 37' 56"E
L81	27.93	S89° 22' 04"W
L82	20.00	N00° 37' 56"W
L83	27.93	N89° 22' 04"E
L84	20.00	S00° 37' 56"E
L85	425.42	S89° 22' 04"W
L86	77.67	N55° 20' 07"W
L87	157.65	N00° 37' 56"W
L88	455.52	N32° 57' 40"E
L89	20.61	S43° 04' 39"E
L90	444.51	S32° 57' 40"W
L91	141.27	S00° 37' 56"E
L92	60.96	S55° 20' 07"E
L93	419.06	N89° 22' 04"E
L94	20.00	S00° 37' 56"E

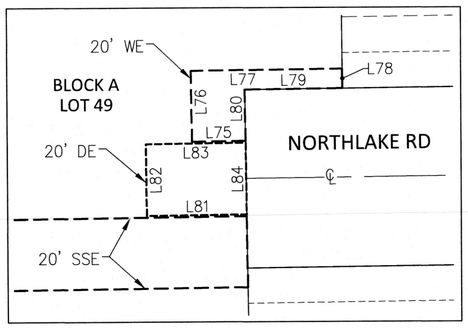
Line Table		
Line	Length	Direction
L97	15.00	S89° 22' 04"W
L98	20.00	N00° 37' 56"W
L99	15.00	N89° 22' 04"E
L100	20.00	S00° 37' 56"E
L101	20.00	N43° 59' 40"W
L102	15.00	S46° 00' 20"W
L103	20.00	S43° 59' 40"E
L104	15.00	N46° 00' 20"E
L105	20.00	S43° 59' 40"E
L106	26.30	N46° 00' 20"E
L107	20.00	N43° 59' 40"W
L108	26.30	S46° 00' 20"W
L109	14.50	S89° 37' 04"W
L110	5.84	N70° 40' 35"W
L111	16.97	S00° 22' 56"E
L112	20.00	N89° 37' 04"E
L113	15.00	N00° 22' 56"W
L114	20.00	N89° 37' 04"E
L115	16.41	N00° 22' 56"W
L116	5.50	S89° 37' 04"W
L117	1.41	S00° 22' 56"E
L118	14.50	S89° 37' 04"W
L119	15.00	S00° 22' 56"E
L120	14.50	N17° 17' 24"W
L121	20.00	S13° 32' 42"E
L122	7.11	N21° 27' 06"E
L123	20.18	S17° 17' 24"E
L124	35.17	S80° 24' 51"W
L125	20.00	N09° 35' 09"W
L126	32.47	N80° 24' 51"E
L127	6.43	S24° 13' 16"E

Line Table		
Line	Length	Direction
L128	12.41	S00° 37' 56"E
L129	20.00	N89° 22' 04"E
L130	8.23	S00° 37' 56"E
L131	3.28	S24° 13' 16"E
L132	3.33	S01° 08' 38"W
L133	20.60	S71° 38' 13"W
L134	25.67	S02° 40' 47"E
L135	13.88	S89° 22' 04"W
L136	12.51	S00° 37' 56"E
L137	123.48	S25° 24' 57"W
L138	18.07	S89° 22' 04"W
L139	367.86	S00° 37' 56"E
L140	6.32	N75° 31' 46"E
L141	28.73	S11° 59' 01"W
L142	97.92	N83° 13' 10"E
L143	67.86	S41° 21' 16"E
L144	65.46	S12° 26' 30"E
L145	41.77	S41° 41' 24"W
L146	16.74	N83° 56' 13"W
L147	24.57	N64° 34' 51"W
L148	110.72	S41° 30' 26"W
L149	48.80	S00° 37' 56"E
L150	83.43	S15° 22' 09"W
L151	73.95	S28° 48' 35"W
L155	55.35	N00° 06' 25"E

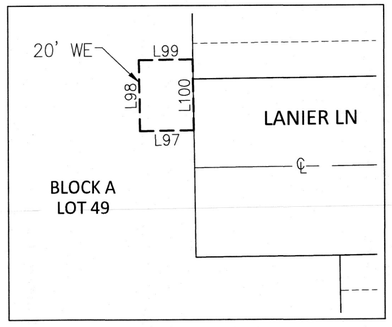
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	7°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	7°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	73°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	26°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	46°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	18°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	45°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	46°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	19°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	90°00'00"	49.50	N45° 22' 56"W
C12	116.77	250.00	26°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	9°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	28°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	43°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	46°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	90°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	2°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	1°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	1°32'52"	21.61	S83° 25' 43"E
C21	4.11	10.00	23°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	15°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	26°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	63°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	5°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	23°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	32°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C29	53.74	50.00	61°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	23°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	23°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	1°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	27°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	23°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	42°33'45"	36.29	N25° 55' 02"W
C44	16.49	275.00	3°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	2°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	9°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	2°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	1°48'14"	29.12	N89° 43' 49"W
C51	63.06	87.51	41°17'02"	61.70	N21° 28' 29"W
C52	103.50	105.19	56°22'36"	99.37	N13° 22' 00"W
C53	47.35	62.50	43°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	22°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	6°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	18°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	26°54'07"	353.57	N57° 26' 44"W
C58	15.65	239.50	3°44'41"	15.65	N74° 34' 57"E
C59	18.80	219.50	4°54'22"	18.79	N74° 00' 06"E
C60	20.03	276.35	4°09'11"	20.03	S68° 43' 04"W
C61	63.90	98.80	37°03'09"	62.79	S47° 57' 20"W
C62	150.95	625.00	13°50'18"	150.59	S07° 33' 05"E

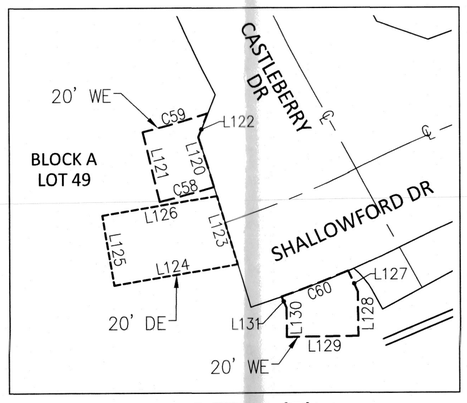
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C63	37.88	30.00	72°20'43"	35.41	S60° 36' 29"E
C64	150.15	570.97	15°04'01"	149.71	S31° 58' 08"E
C65	43.03	39.22	62°52'11"	40.91	S08° 04' 53"E
C66	121.28	89.01	78°03'52"	112.11	S23° 45' 17"W
C67	124.39	118.45	60°10'11"	118.75	S61° 57' 49"E
C68	38.52	30.00	73°34'08"	35.93	S04° 54' 20"W
C69	50.24	48.24	59°39'39"	48.00	N32° 39' 12"W
C70	284.75	472.73	34°30'45"	280.46	S24° 07' 21"W
C71	77.53	60.00	74°02'25"	72.25	S78° 23' 56"W
C72	50.07	86.82	33°02'34"	49.38	N43° 00' 04"W
C73	78.16	192.55	23°15'28"	77.63	S36° 56' 23"W
C74	39.38	43.94	51°20'35"	38.07	S81° 34' 04"W
C75	33.54	19.83	96°56'09"	29.68	N19° 21' 49"W
C76	35.14	40.00	50°20'10"	34.02	S40° 32' 14"W
C77	137.41	131.64	59°48'22"	131.26	S35° 48' 08"W
C78	194.04	248.11	44°48'33"	189.13	S33° 15' 11"E
C79	29.48	20.00	84°28'03"	26.89	S13° 25' 26"E
C80	52.67	250.00	12°04'19"	52.58	S06° 25' 05"E
C81	162.26	500.00	18°35'37"	161.55	N09° 11' 23"W



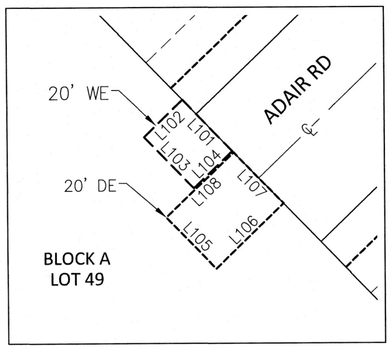
DETAIL 'A'
SCALE: 1"=30'



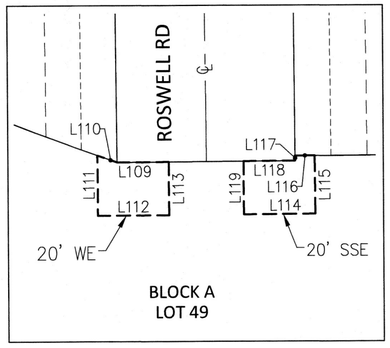
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'



DETAIL 'D'
SCALE: 1"=30'

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
   - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
   - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS

FINAL PLAT

PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
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

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: SP2025-014
PROJECT NAME: Site Plan for a Retail/Office Building
SITE ADDRESS/LOCATIONS: 2351 HARBOR HEIGHTS DR

CASE CAPTION: Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/24/2025	Needs Review

04/24/2025: SP2025-014 Site Plan for 2351 Harbor Heights Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 2351 Harbor Heights Drive.
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.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements. All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted.

M.4 For reference, include the case number (SP2025-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan

(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
(2) The maximum parking required for this lot is 186 parking spaces according to the updated shared parking calculation attached. This lot is short 25 parking spaces.
(3) The maximum square footage for this building is 4,000 SF according to the PD Development Plan [Ordinance No. 19-25]. This will be a variance to the PD Development Plan.
M.6 Photometric Plan
(1) 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, of the UDC)
(2) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. 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. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.
(2) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, of the UDC)
(3) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing walls. (Subsection 04.01, of Article 05, of the UDC)
(4) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
(5) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
(6) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02.5, of Article 05, of the UDC and Planned Development District 32 [Ordinance 19-25]). This will require a variance from the Planning and Zoning Commission.

M.8 Landscape Plan
1) Provide evergreen shrubs screening the existing transformer. (Subsection 01.05.C, Article 05, of the UDC)

M.9 Based on the materials submitted staff has identified the following exceptions and variances for this project:
(1) Four-sided Architecture. According to Article 05, General Overlay District 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. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades.
(2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building has a flat roof and therefore does not meet this standard.

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, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

(1) Additional landscaping.
(2) Increased building articulation.
(3) Increased architectural elements.

M.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 2, 2023; 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 May 9, 2023 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on April 29, 2025
(2) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025

I.13 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. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. New construction to meet the utility, drainage, and grading requirements as constructed with the Harbor Heights Restaurant and Retail as-built plans.
2. All drainage is required to drain to existing drop inlet. No drainage allowed to Harbor Heights.
3. Ex. 8' water will need to be relocated away from patio or any other structures including walls. Existing easement to be abandoned, and new easement dedicated. No structures, including stairs, within easement or over water main.

General Comments:
General Items:
- Must meet City 2023 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 18" and taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Will be required to replat due to moving the water line

Drainage Items:
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- Dumpsters must drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Drive isles to be minimum 24' wide.

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	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: * NEED TO SEE ADA PARKING AND ACCESS TO THE BUILDING

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved w/ Comments

04/24/2025: Fire department connection (FDC) will need to be coordinated with the fire department to ensure proper access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved w/ Comments

04/23/2025: Assigned address is 2351 HARBOR HEIGHTS DR, ROCKWALL, TEXAS 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments

Shared Parking Calculation

Case No. SP2025-014

Land Use	SF	UDC SF Requirement	Parking Required
Restaurant	18,519	100	185
Retail	7,600	200	38
Office	12,600	300	42
		Required Parking	265
		Parking Provided	142
		Total Required	123
		City Parking Available	19
		Parking Deficiency	104

Time of Day	Office	Restaurant	Total Required	Provided	Deficiency	City Parking	Total Deficiency
6:00 AM-12:00 PM	42	92.6	135	142	(7)	19	(26)
12:00 PM-1:00 PM	37.80	129.6	167	142	25	19	6
1:00 PM-4:00 PM	40.74	111.1	152	142	10	19	(9)
4:00 PM-6:00 PM	19.74	166.7	186	142	44	19	25
6:00 PM-8:00 PM	2.94	167	170	142	28	19	9
8:00 PM-12:00 AM	1.26	185	186	142	44	19	25

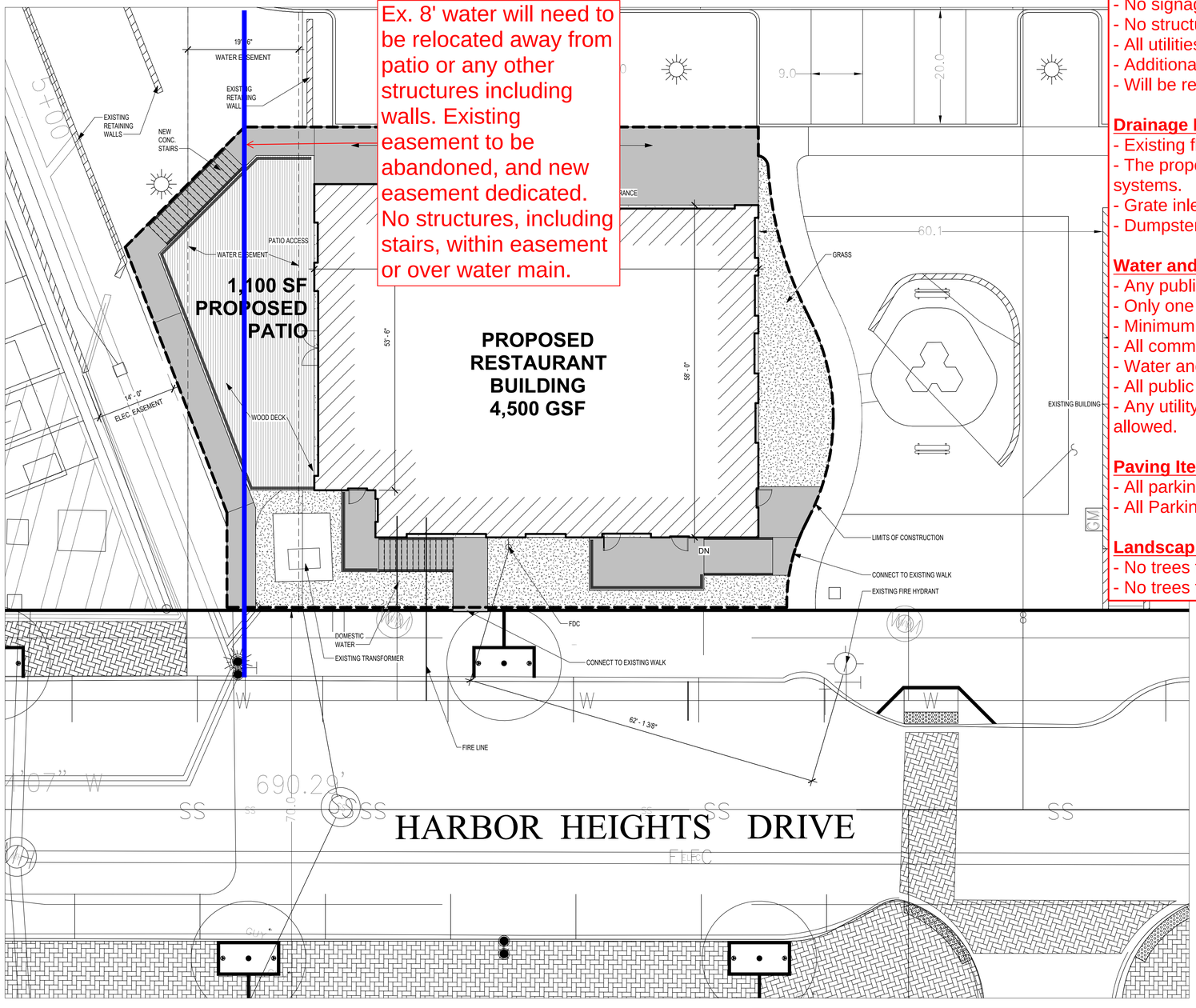
Square Footages

Finch	5,604	SF
Viddora (Includes Patio)	7,315	SF
Retail (1st Floor)	7,600	SF
Office (2nd Floor)	10,100	SF
Office (Bank - 1st Floor)	2,500	SF
Restaurant (Includes Patio)	5,600	SF
	38,719	SF

New construction to meet the utility, drainage, and grading requirements as constructed with the Harbor Heights Restaurant and Retail as-built plans.

All drainage is required to drain to existing drop inlet. No drainage allowed to Harbor Heights

Ex. 8' water will need to be relocated away from patio or any other structures including walls. Existing easement to be abandoned, and new easement dedicated. No structures, including stairs, within easement or over water main.



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- No structures or fences within easements.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
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- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Drive isles to be minimum 24' wide.

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".

SS	EXISTING SEWER LINE		EXISTING FIRE HYDRANT
W	EXISTING WATER LINE		
GAS	EXISTING GAS LINE		
TELE	EXISTING TELEPHONE DUCT BANK		
ELEC	EXISTING ELECTRICAL DUCT BANK		



LOCATION MAP

OWNER INFORMATION:

HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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 _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LEGAL DESCRIPTION:

LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION RECORDED AS INSTRUMENT NO. 2020000019318 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.893 ACRES SITUATED IN THE M.M. BARKSDALE

1 **SITE PLAN**
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30 40

PLAN NORTH
TRUE NORTH

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

© 2025 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
SITE PLAN

A101

4/17/2025 12:21:40 PM
Autodesk Docs://HHRR BLDG #4/ARCH_BLDG 4 HHRR.rvt

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	2600 SUNSET RIDGE				
SUBDIVISION	HARBOR DISTRICT ADDITION	LOT	2	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	RESTAURANT/RETAIL/OFFICE	
PROPOSED ZONING	PD-32		PROPOSED USE	RESTAURANT/RETAIL/OFFICE	
ACREAGE	2.893 ACRES	LOTS [CURRENT]	2	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	HH RETAIL CENTER, LP	☒ APPLICANT	STROHMEYER ARCHITECTS INC.
CONTACT PERSON	DAN BOBST	CONTACT PERSON	JIMMY STROHMEYER
ADDRESS	2701 SUNSET RIDGE., STE 610	ADDRESS	2701 SUNSET RIDGE., STE 601
CITY, STATE & ZIP	ROCKWALL, TX, 75032	CITY, STATE & ZIP	ROCKWALL, TX, 75032
PHONE	214-553-5505	PHONE	214-497-2057
E-MAIL	DWBOBST@TRENDHR.COM	E-MAIL	JIMMY@STROHMEYERARCHITECTS.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [*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 $ 307.86 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11TH *DAY OF* April *, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

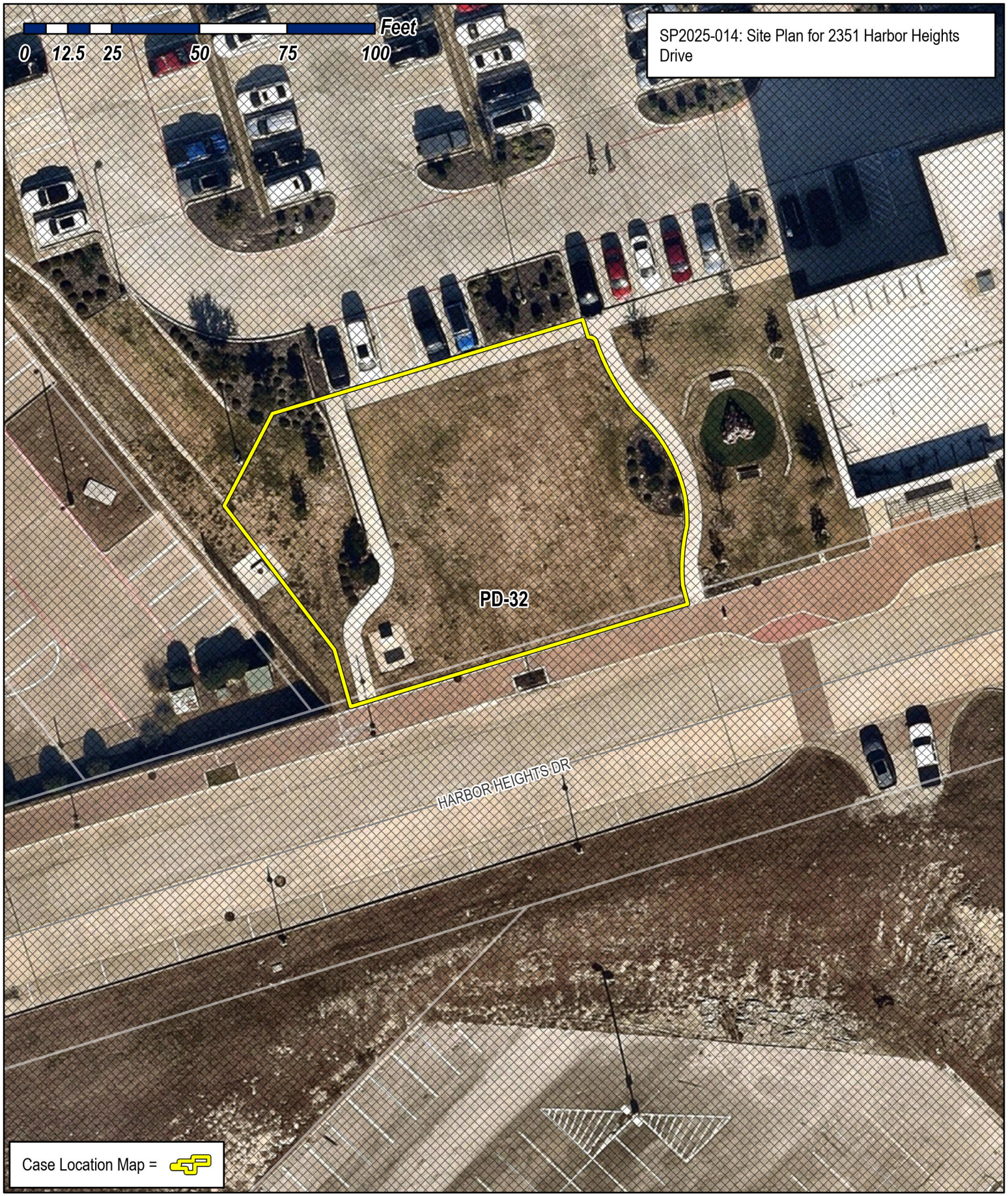
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11TH *DAY OF* April *, 2025.*

OWNER'S SIGNATURE Daniel W Bobst

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. Broyles

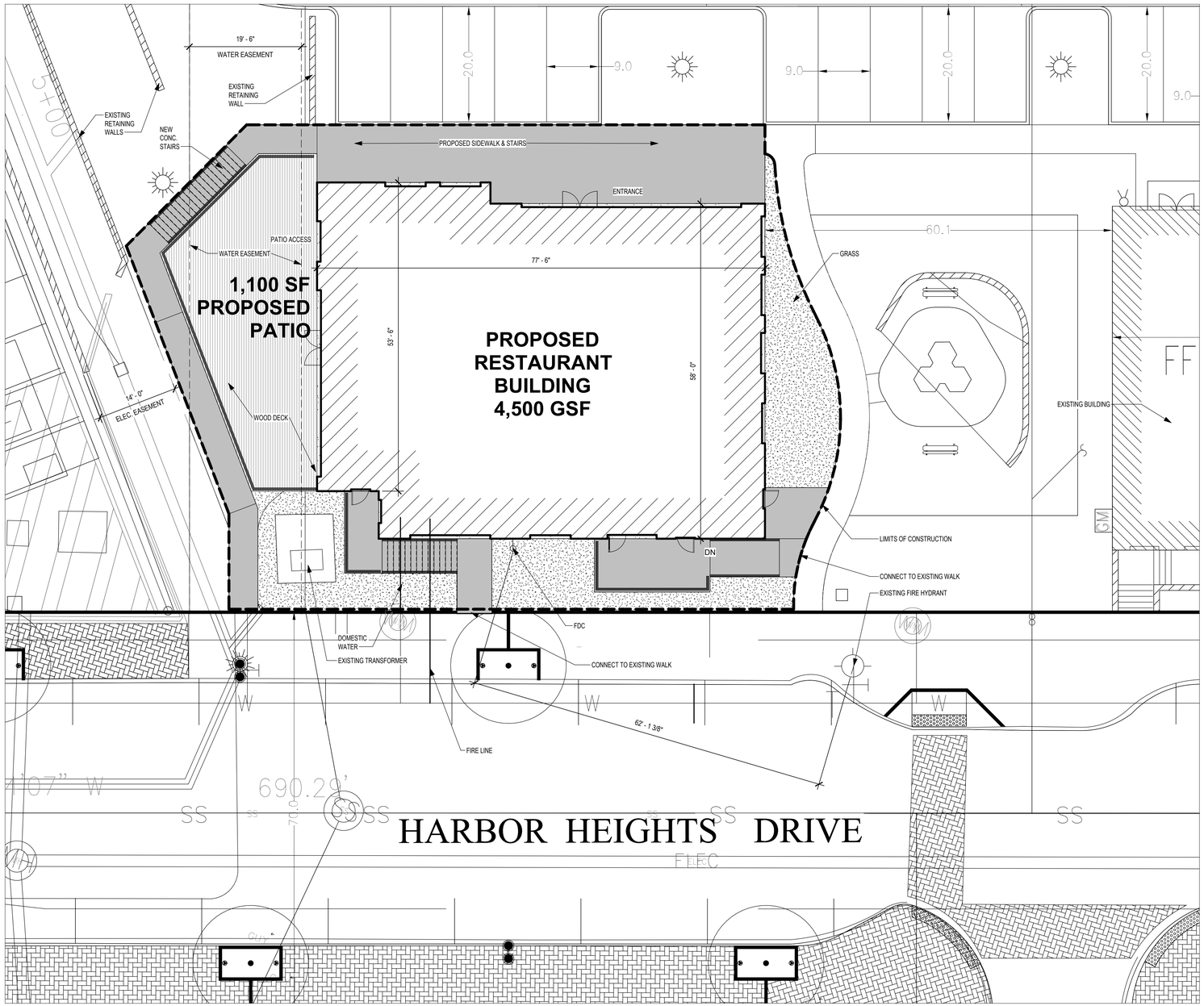
MARLENA BROYLES
Notary ID #135030641
My Commission Expires
August 7, 2028

MY COMMISSION EXPIRES 8/7/28



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

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



1 **SITE PLAN**
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30 40

PLAN NORTH

TRUE NORTH

LEGAL DESCRIPTION:

LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION RECORDED AS INSTRUMENT NO. 2020000019318 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.893 ACRES SITUATED IN THE M.M. BARKSDALE

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	RESTAURANT/RETAIL/OFFICE
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	15,030 S.F. RESTAURANT 12,600 S.F. OFFICE 7,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,230 / 126,018 = .279 → 27.9%
BUILDING HEIGHT:	VARIABLE (25–35 FEET)
*BUILDING REQUIRED PARKING:	192 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES) REQUESTING 31 CITY ADJACENT SPACES 31 TOTAL PROVIDED 192
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM–1PM AS WELL AS 4PM–6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQ'D
12PM–1PM	37.80	46.40	108	192
4PM–6PM	19.74	41.76	130	192

SITE NOTES:

1. PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR SHALL CONFIRM THE ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
3. DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- GRASS
- WOOD DECK
- EXISTING TREE WELL W/ UPLIGHTS
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- TELE — EXISTING TELEPHONE DUCT BANK
- ELEC — EXISTING ELECTRICAL DUCT BANK
- (TEL) EXISTING AT&T MANHOLE
- (WM) EXISTING WATER METER
- (MH) EXISTING ELECTRICAL MANHOLE
- (SS) EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT



LOCATION MAP

OWNER INFORMATION:

HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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 _____,2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

STROHMEYER ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

NOT FOR CONSTRUCTION PERMITTING OR REGULATORY APPROVAL

HARBOR HEIGHTS BLDG. #4

2600 SUNSET RIDGE DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

SITE PLAN

A101

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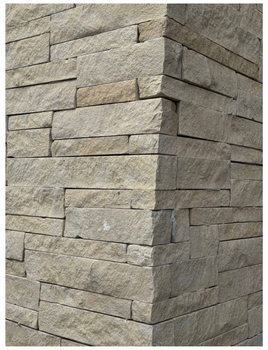
MATERIAL CALCULATIONS

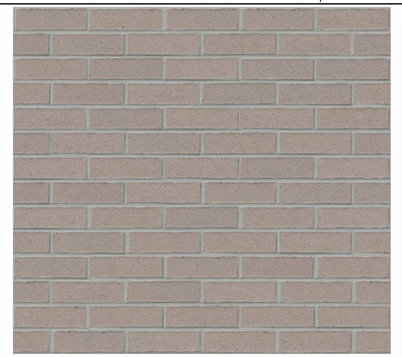
NORTH ELEVATION		%
TOTAL AREA	1699	
STONE	480	28%
BRICK	1014	60%
STUCCO	205	12%
SOUTH ELEVATION		
TOTAL AREA	1699	
STONE	761	45%
BRICK	485	29%
STUCCO	453	27%
EAST ELEVATION		
TOTAL AREA	1351	
STONE	433	32%
BRICK	740	55%
STUCCO	178	13%
WEST ELEVATION		
TOTAL AREA	1351	
STONE	269	20%
BRICK	725	54%
STUCCO	357	26%

MATERIALS:

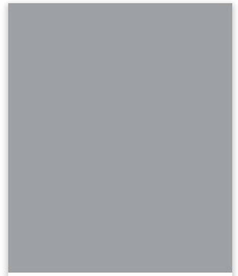
ROOFING: TPO WHITE
BRICK VENEER: ACME MARBLE GRAY - KING SIZE
NATURAL STONE VENEER: LEDGESTONE - MATCH EXIST.
STUCCO CAP: DRYVIT 3 PART - COLOR 133 DRIFTWOOD
STUCCO WALL: DRYVIT 3 PART - COLOR 152 ANTHRICITE COAL.
METAL AWNING: PAINT SW 6258 TRICORN BLACK

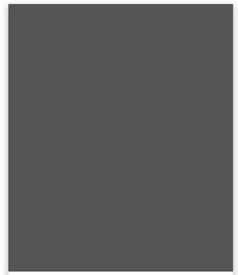


NATURAL STONE VENEER

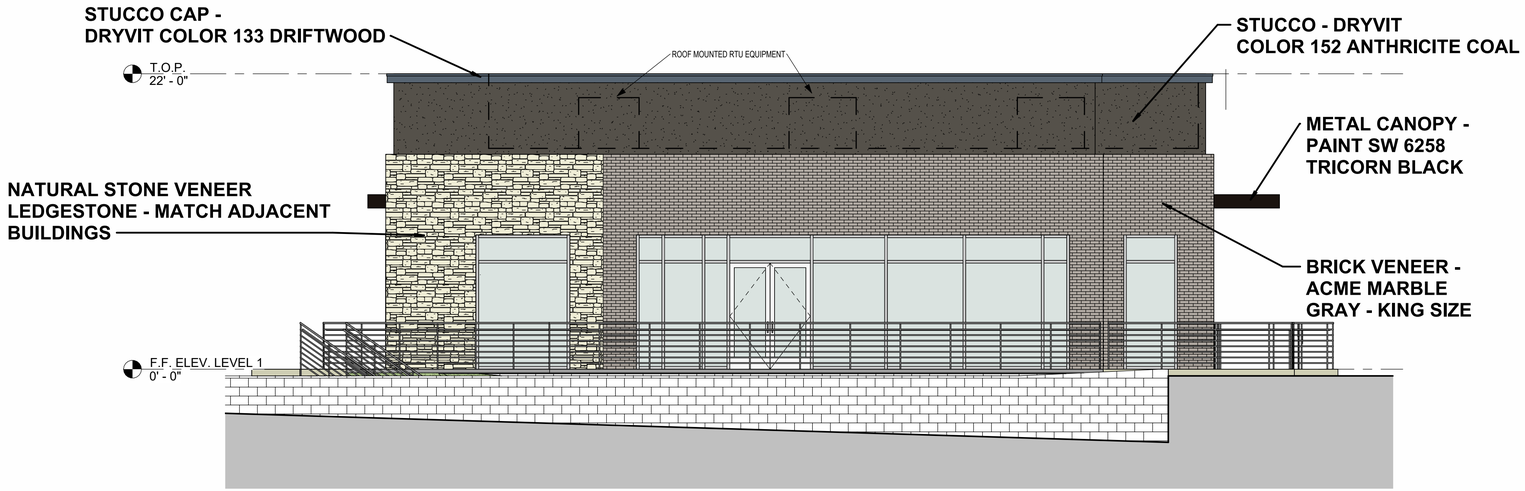


BRICK VENEER

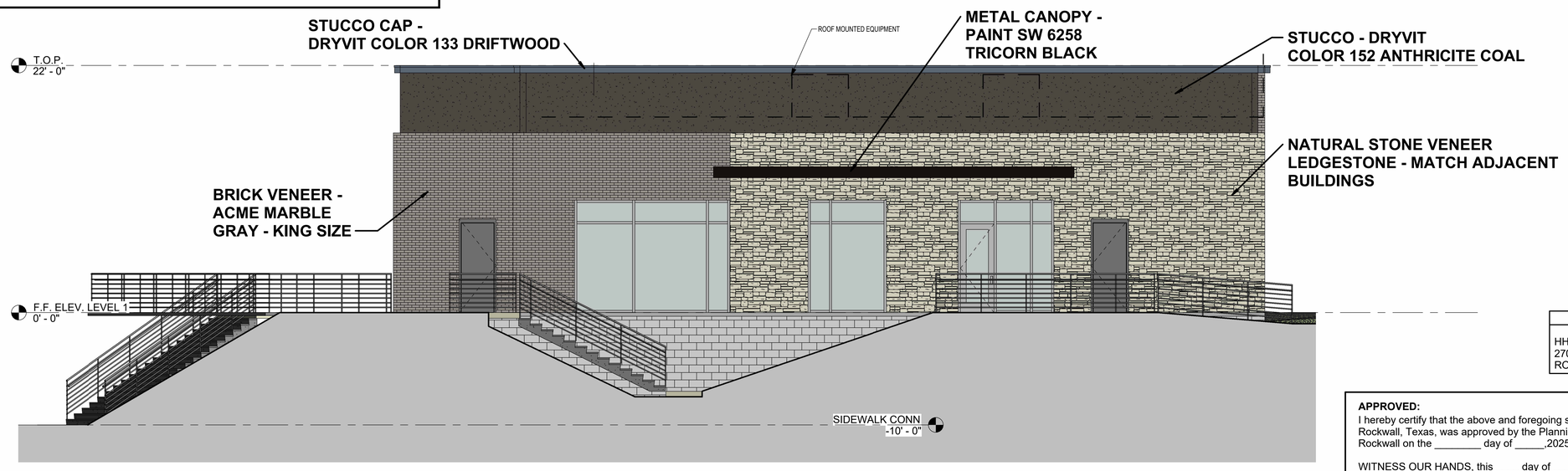








2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

OWNER INFORMATION:

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ROCKWALL, TX 75032

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WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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ARCHITECT
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JIMMY STROHMEYER, AIA

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HARBOR HEIGHTS BLDG. #4

2600 SUNSET RIDGE DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

EXTERIOR ELEVATIONS

A400

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MATERIAL CALCULATIONS

NORTH ELEVATION		%
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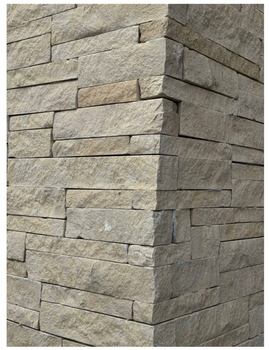
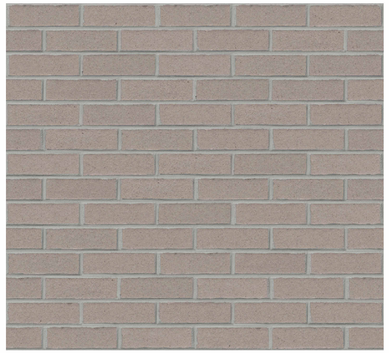
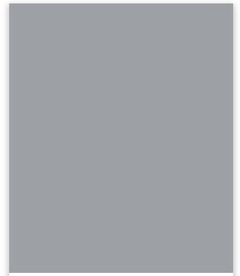
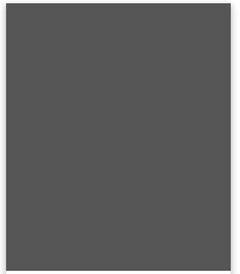


NATURAL STONE VENEER

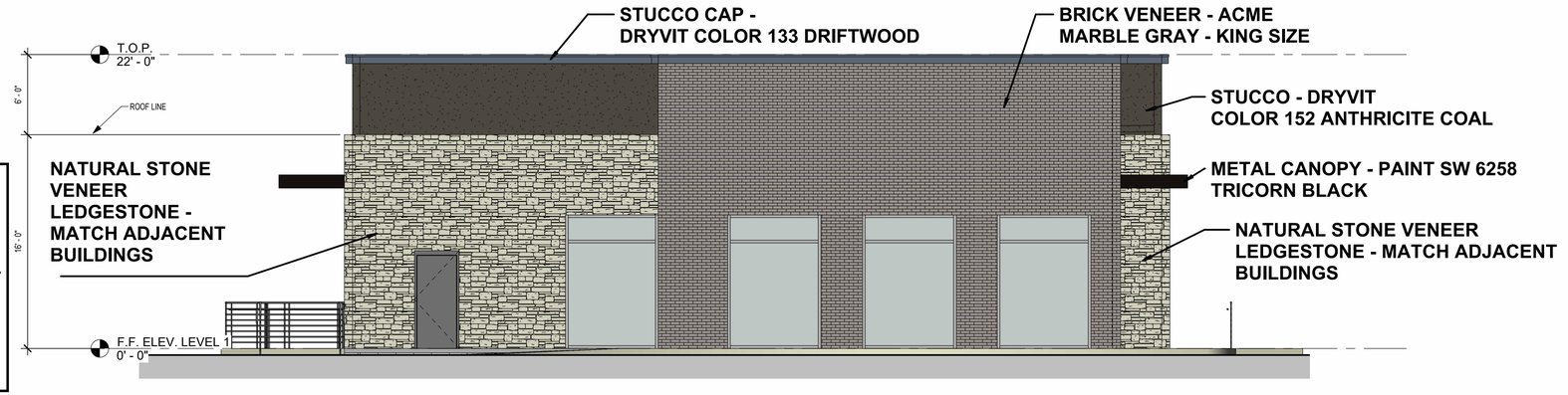


BRICK VENEER









2 EAST ELEVATION

3/16" = 1'-0"



1 NORTH ELEVATION

3/16" = 1'-0"

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_____ Director of Planning and Zoning

STROHMEYER ARCHITECTS inc.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

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HARBOR HEIGHTS BLDG. #4

2600 SUNSET RIDGE DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: Author
Checked: Checker
Scale: As indicated

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

EXTERIOR ELEVATIONS

A401

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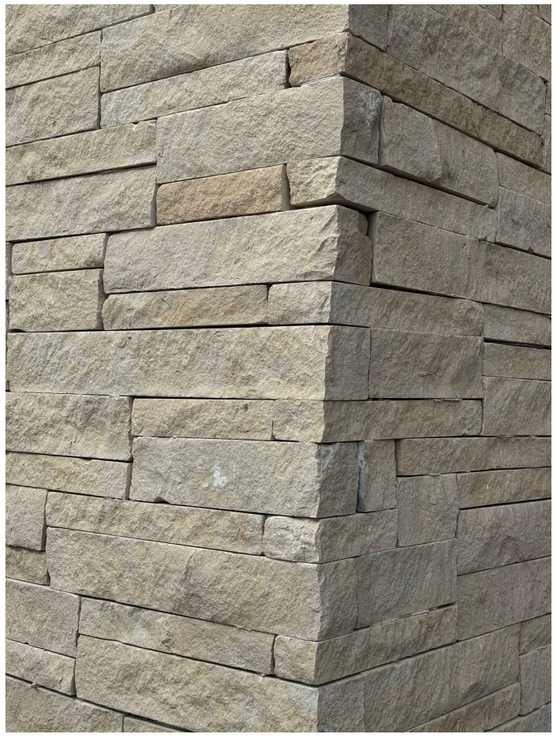
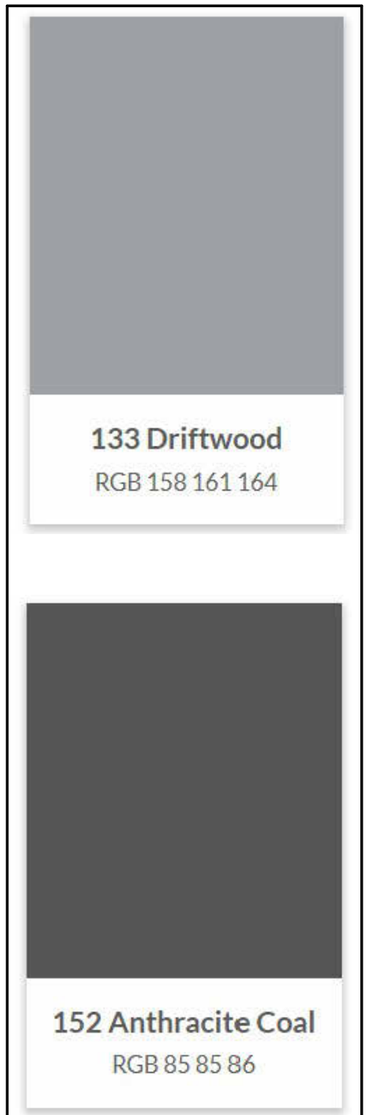


NATURAL STONE VENEER

BRICK VENEER



METAL AWNING



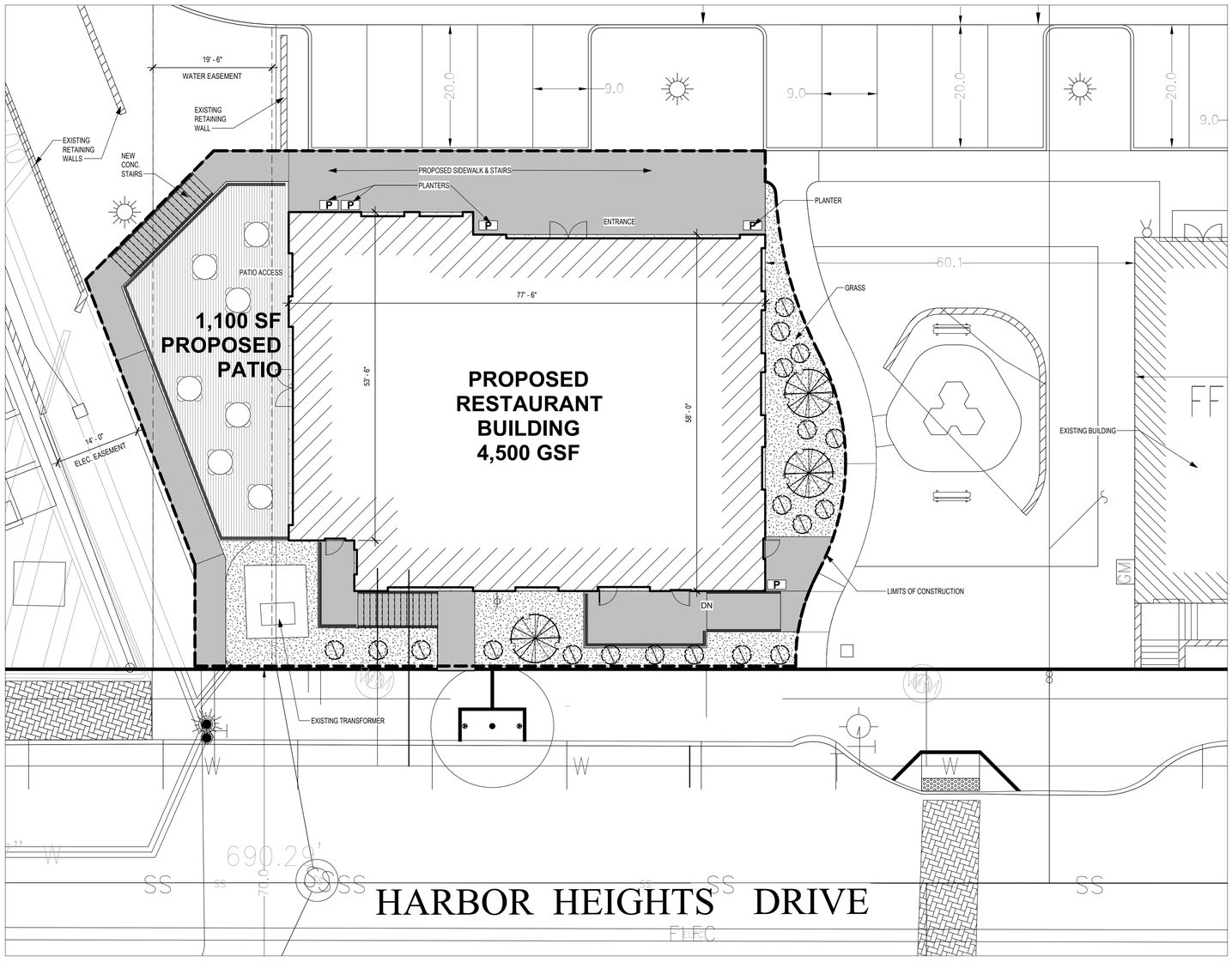
3 PART STUCCO

HARBOR HEIGHTS BLDG. #4

STROHMEYER
ARCHITECTS INC.

LEGEND

QTY	P	STONEWARE GRECIAN SERIES - EQUAL PLANTING BOX
19		SHRUB DWARF YAUPON HOLLY 5 GAL. 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING DWARF BURFORD HOLLY 5 GAL. 38" O.C. MAX, 30" HIGH AT TIME OF PLANTING
		PATIO TABLES
3		CANOPY TREE LIVE OAK, "LC" 100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 8 FT. CEDAR ELM "CA" 100 GAL, 4.0"-4.5" CAL 12-14 FT. HIGH, CLEAR TRUNK TO 8 FT.



1 **LANDSCAPE PLAN**
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30 40

PLAN NORTH
TRUE NORTH

LEGAL DESCRIPTION:

LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION RECORDED AS INSTRUMENT NO. 2020000019318 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.893 ACRES SITUATED IN THE M.M. BARKSDALE



PLANTER POT EXAMPLE

SITE INFORMATION

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EXISTING USE:	RESTAURANT/RETAIL/OFFICE
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
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BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
REQUESTING 31 CITY ADJACENT SPACES	31 TOTAL PROVIDED 192
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)

(A) General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

LANDSCAPING NOTE:
TREES SHALL BE MIN. 5'-0" FROM ALL UNDERGROUND EXISTING OR PROPOSED UTILITY LINES 10" OR SMALLER & 10'-0" AWAY FROM LINES 12" OR GREATER.

OWNER INFORMATION:

HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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ARCHITECT
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Revisions:

#	Revision Date	Revision Description

Sheet Title:

LANDSCAPE PLAN

A102

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SITE LIGHTING LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMPS NO.	LAMPS TYPE	TOTAL FIXT WATTS	VOLTS	ARRANGEMENT	INSTALLATION	MANUFACTURER MODEL#	REMARKS
WP	OVER-DOOR LED OUTDOOR EGRESS AND SECURITY LIGHT WITH CUT OFF SHEILDING	1	LED'S	33.4 W LED 4045 LUMENS	UNIV	--	WALL MOUNT	COOPER EATON IST-AF-600-LED-E1-SL2	1,3
WPE	OVER-DOOR LED OUTDOOR EGRESS EMERGENCY AND SECURITY LIGHT WITH CUT OFF SHEILDING	1	LED'S	33.4W LED 4045 LUMENS	UNIV	--	WALL MOUNT	COOPER EATON IST-AF-600-LED-E1-SL2-BBB EMERGENCY BATTERY	1,3
P1	SITE AND PARKING LIGHT POLE LED	1	LED'S	113 W	UNIV	SINGLE	POLE MOUNT	COOPER GLEON-AF-02-LED-E1-SL4-HSS GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON	ALL
P2	SITE AND PARKING LIGHT POLE LED	1	LED'S	113 W	UNIV	SINGLE	POLE MOUNT	COOPER GLEON-AF-02-LED-E1-SWQ GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON	ALL

NOTES:
1. APPROVED EQUALS ARE COOPER, COLUMBIA, PHILIPS AND LITHONIA.
2. REFER TO DETAIL SHEET FOR CONCRETE BASE.
3. FINISHES BY ARCHITECT.
4. PROVIDE 3 FT ROUND CONCRETE BASES.
5. TOTAL HEIGHT OF POLES INCLUDING BASE SHALL BE 25 FEET.
6. CUT OFF OF AT SITE BOUNDARIES SHALL BE LES THAN 0.2 FOOTCANDLES.

LIGHTING REP OF ASSISTANCE WAS CHAD HANEY AT TEXAS LIGHTING, 817-714-2444. PLEASE CALL CHAD HANEY FOR PRICING

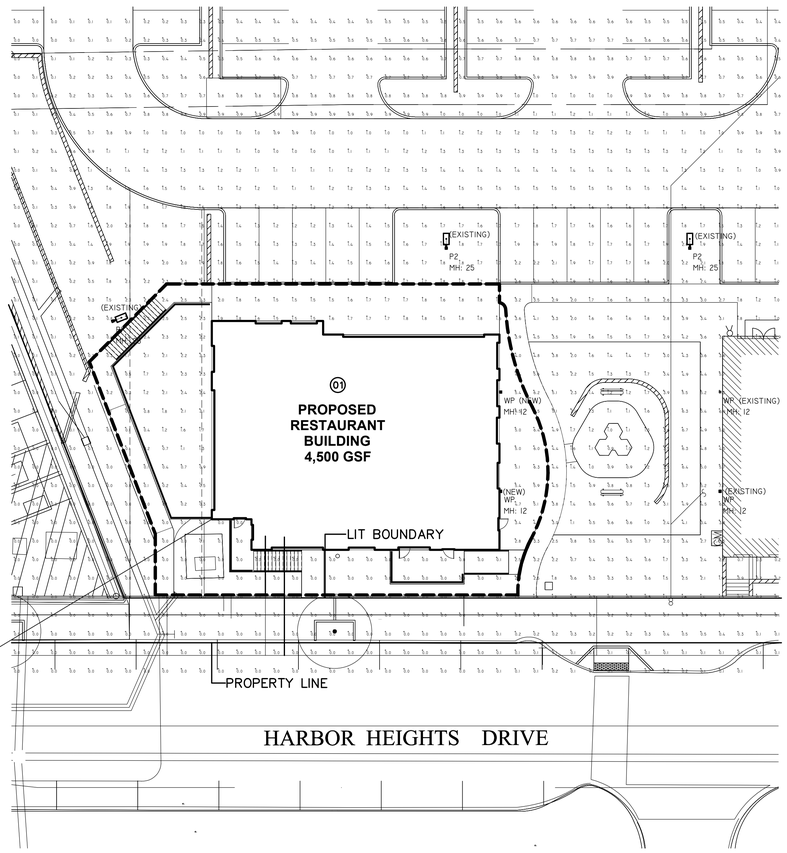
GENERAL NOTES

1. REFER TO E0.00 FOR COMPLETE LIST OF GENERAL NOTES.
2. MH IS THE MOUNTING HEIGHT OF THE LIGHT POLE OR BUILDING LIGHT FIXTURE. THE HEIGHT OF THE POLE INCLUDES ITS BASE. SEE SCHEDULES AND DETAILS.
3. PROVIDE CONCRETE BASES FOR POLE FIXTURES. REFER TO CIVIL. HEIGHT OF POLES ON EXTERIOR LIGHTING SCHEDULE INCLUDES THE 3 FOOT BASES OR AS CIVIL PROVIDES.
4. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH PHOTOCELL LIGHTING RELAY PANEL LOCATED IN A MAIN EQUIPMENT ROOM AS INDICATED.
5. ACTUAL PHOTOMETRIC WILL VARY DEPENDING ON THE COLOR OF THE WALLS, SURFACE TEXTURE, LANDSCAPING, AND OTHER SITE FEATURES.
6. ACTUAL FIXTURE LAYOUT AND PHOTOMETRICS MAY VARY BASED ON FINAL LOCATION OF FIXTURES. FIXTURES SHALL BE FIELD ADJUSTED BASED ON ACTUAL BUILDING AND SITE CONDITIONS.
7. CALCULATIONS ARE BASED ON CITY ORDINANCE: ON THE PARKING AREA SURFACE, AN AVERAGE OF AT LEAST 2 FC, INITIAL MEASUREMENT, AND A MINIMUM AVERAGE OF 1 FC ON A MAINTAINED BASIS.
8. CUT OFF AT SITE BOUNDARIES SHALL BE LESS THAT 0.2 FC.
9. PROVIDE CAULKING AROUND ALL SEAMS ON EXTERIOR LIGHTING AND POWER OUTLETS TO PREVENT MOISTURE BUILDUP.
10. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH LIGHTING RELAY PANEL.

KEYED NOTES

DESIGNATED BY "01"

1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED THRU A PHOTOCELL. REFER TO ELECTRICAL PANEL SCHEDULES FOR RELAY PANEL.



1 **SITE PLAN ELECTRICAL LIGHTING**
1/16" = 1'-0"

PLAN NORTH

TRUE NORTH

STROHMEYER ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

HES
CONSULTING ENGINEERS

HES ENGINEERS
2626 COLE AVENUE
SUITE 300
DALLAS, TEXAS 75204

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING, INC.
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

STATE OF TEXAS
JARED T. EDWARDS
99198
LICENSED PROFESSIONAL ENGINEER
4/16/2025

PERMIT

HARBOR HEIGHTS RESTAURANT & RETAIL BUILDING D

ROCKWALL, TEXAS

Project Number: 82401
Drawing Date: 03.24.25
Drawn:
Checked:

© 2024 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
SITE PLAN - ELECTRICAL LIGHTING

E1.01

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: SP2025-015
PROJECT NAME: Site Plan for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/24/2025	Needs Review

04/24/2025: SP2025-015; PD Site Plan for Quail Hollow Phase II
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 Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, and generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road.

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 (SP2025-015) 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 97 (PD-97).

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) Provide an overall fence exhibit that shows the entirety of Phase II on one (1) sheet.

(2) Update the site plan to match the Final Plat revisions.

M.7 Landscape Plan:
(1) Crape Myrtle is not a permitted accent tree. Please propose a different accent tree.
(2) Please change the colors of the basketball court to match RISD yellowjacket colors.
(3) The detention area is required to have 1 canopy tree per 1500 SF of detention and 1 accent tree per 750 SF of detention. The proposed 150,000 SF of detention would require 100 canopy trees and 200 accent trees. (Subsection 05.03(D), Article 08, Unified Development Code)
(4) Remove the street name BethPage from all plans, this is Old E. Quail Run Road. Old E Quail Run Road is required a 5' sidewalk and ten (10) foot landscape buffer along the entire adjacency. Extend the sidewalk. (Exhibit D, Density and Dimensional Standards, (7) Landscape and Hardscape Standards, (b) Landscape Buffers, (2) Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road – and Old Quail Run Road, PD-97; Ordinance No. 22-44)
(5) The landscape buffer is required along the entire adjacency of Quail Run Road. Provide the landscape buffer adjacent to the detention pond and along the adjacency between the two secondary monuments. (Exhibit D, Density and Dimensional Standards, (7) Landscape and Hardscape Standards, (b) Landscape Buffers, (2) Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road – and Old Quail Run Road, PD-97; Ordinance No. 22-44)

M.8 Hardscape Plan:
(1) Provide exhibits of secondary entry monumentation. (PD, 97; Ordinance No. 22-44)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on May 6, 2025 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.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 May 6, 2025; 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 May 13, 2025 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 29, 2025.
2) Parks Board meeting will be held on May 6, 2025.
3) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025.

I.12 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.

bold text

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Show and label NTMWD easement along Hays Lane for all sheets.
2. Min 20' for all easements.
3. This line isn't on the final plat
4. "and Detention"
5. "E. Quail Run Road"
6. "Old E. Quail Run"
7. All sheets: Label ROW line for Hays and E. Quail Run and "Old E. Quail Run"
8. Need to show the NTMWD easement and 36" water line along Hays
9. Need street names labeled for all sheets.
10. Street hasn't been named. Name it "Old E. Quail Run" for now

11. Show and label detention & drainage easement. Playground area can't be in detention easement
12. Remove. No parking allowed to back out onto a public street
13. This water line is to be abandoned
14. FYI Detention area to be irrigated

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Additional comments may be provided at time of Engineering.

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- City driveway spacing requirements must be met.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Drainage calculations are based on property zoning, not land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation.

- Detention pond is required to have an emergency spillway, located at the freeboard elevation.
- Detention ponds must be irrigated.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- The 100-year WSEL must be called out for detention ponds.
- Grate inlets are not allowed.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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".
- No berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2025	Approved w/ Comments

04/22/2025: 1. Please calculate and show required detention pond landscape
One canopy tree for every 750 sqft of detention
One accent tree for every 1500 sqft of detention

2. There are better varieties of turfgrass available that are more drought, shade, wear and cold tolerant than 419 such as Tif Tuf and Tahoma 31

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Quail Hollow Phase 2	LOT		BLOCK	
GENERAL LOCATION	Northeast Corner of Hays Lane and Quail Run Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	42.742	LOTS [CURRENT]		LOTS [PROPOSED]	111

☐ ***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	Quail Hollow SF, LTD.	☐ APPLICANT	Corwin Engineering
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Drive Ste. 900	ADDRESS	200 W. Belmont Ste. E
CITY, STATE & ZIP	Dallas, TX 75202	CITY, STATE & ZIP	Allen, Tx 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,110.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* April *, 20*25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

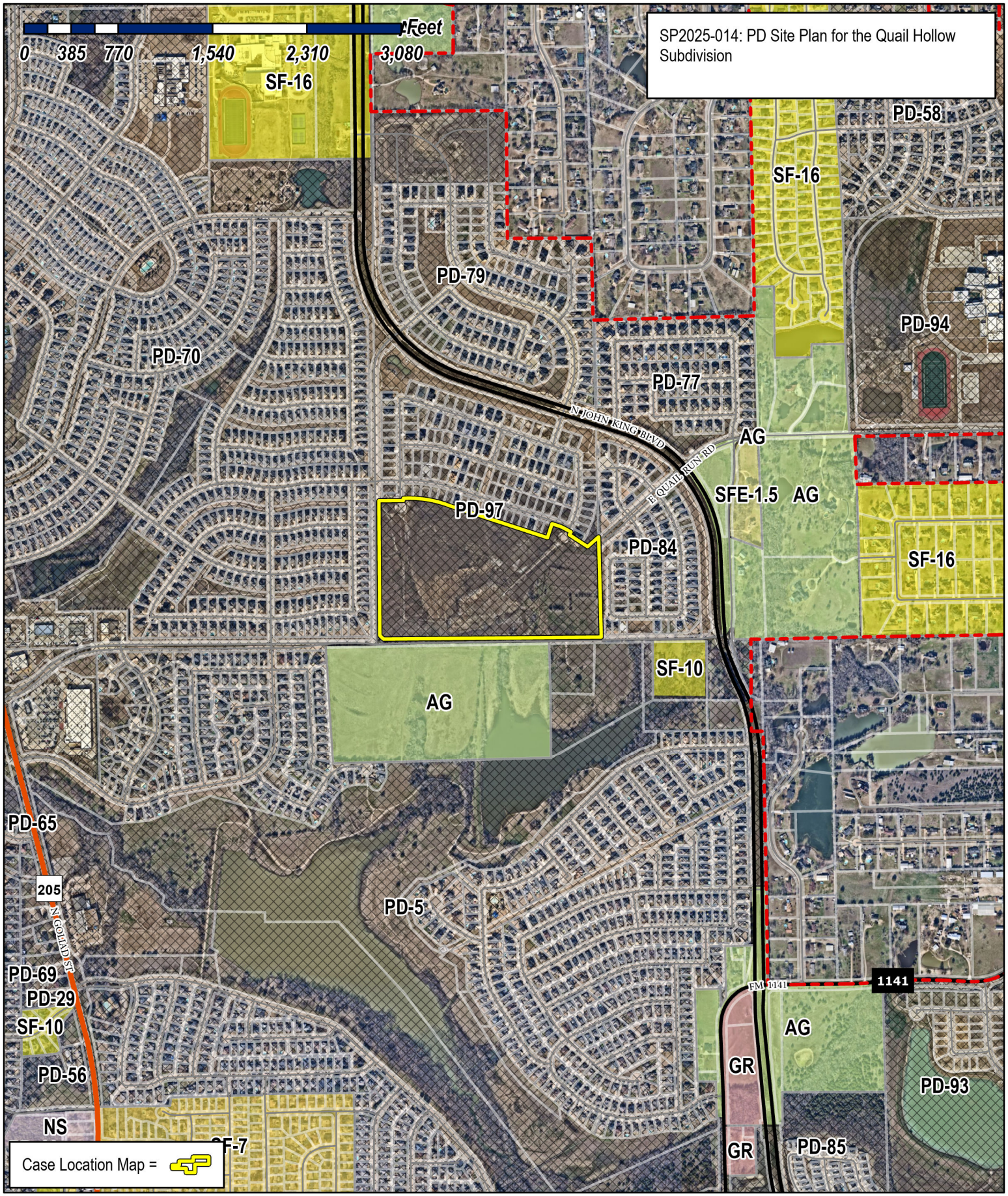
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* April *, 20*25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Ashley Van Veorhis
My Commission Expires
2/1/2028
Notary ID 134742171

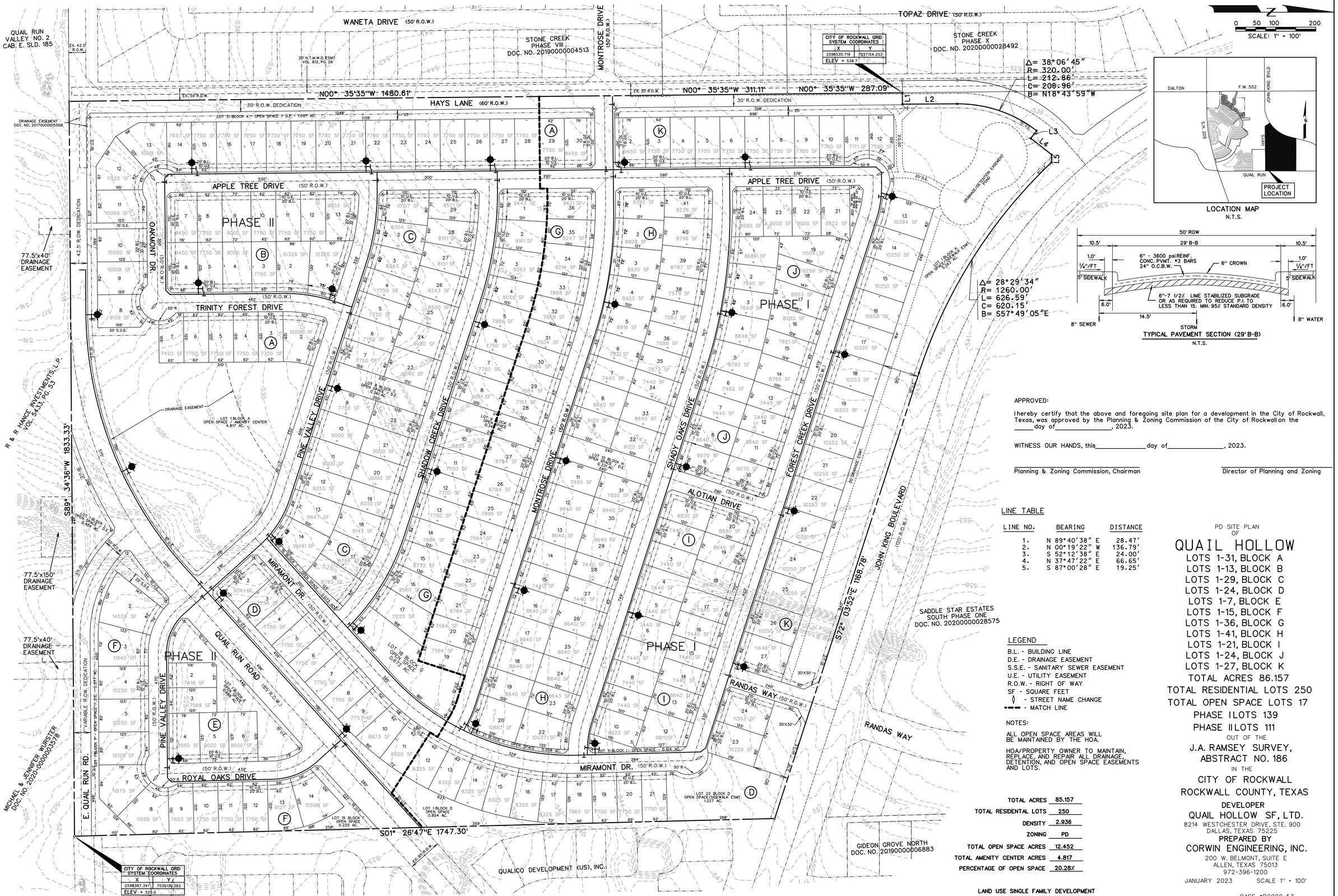
MY COMMISSION EXPIRES 2/1/2028



City of Rockwall

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

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



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 _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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	66.65'
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
◊ - STREET NAME CHANGE
▬▬ - MATCH LINE

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

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

PD SITE PLAN OF

QUAIL HOLLOW

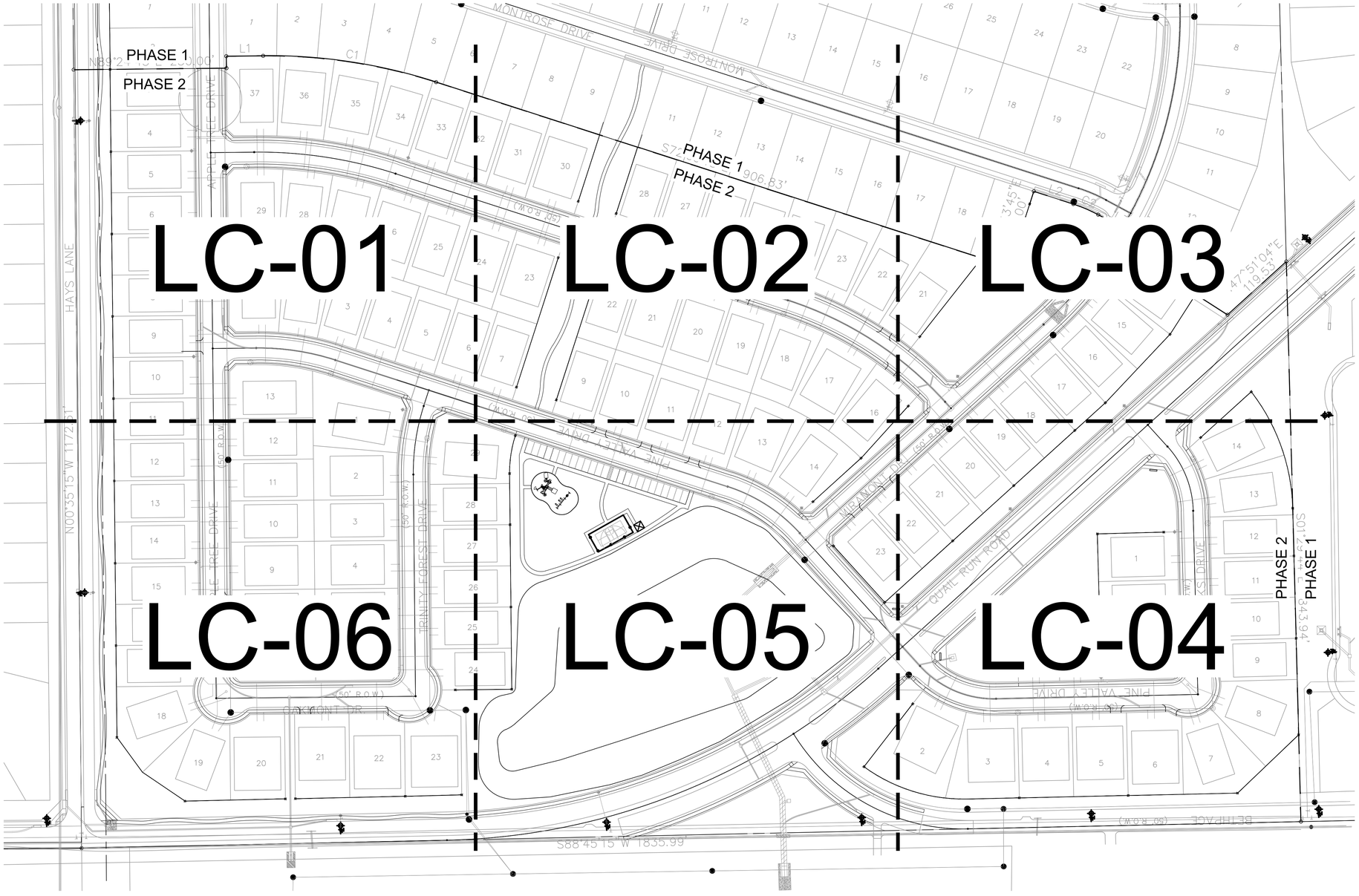
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001



NORTH

0' 40' 80' 160'

Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

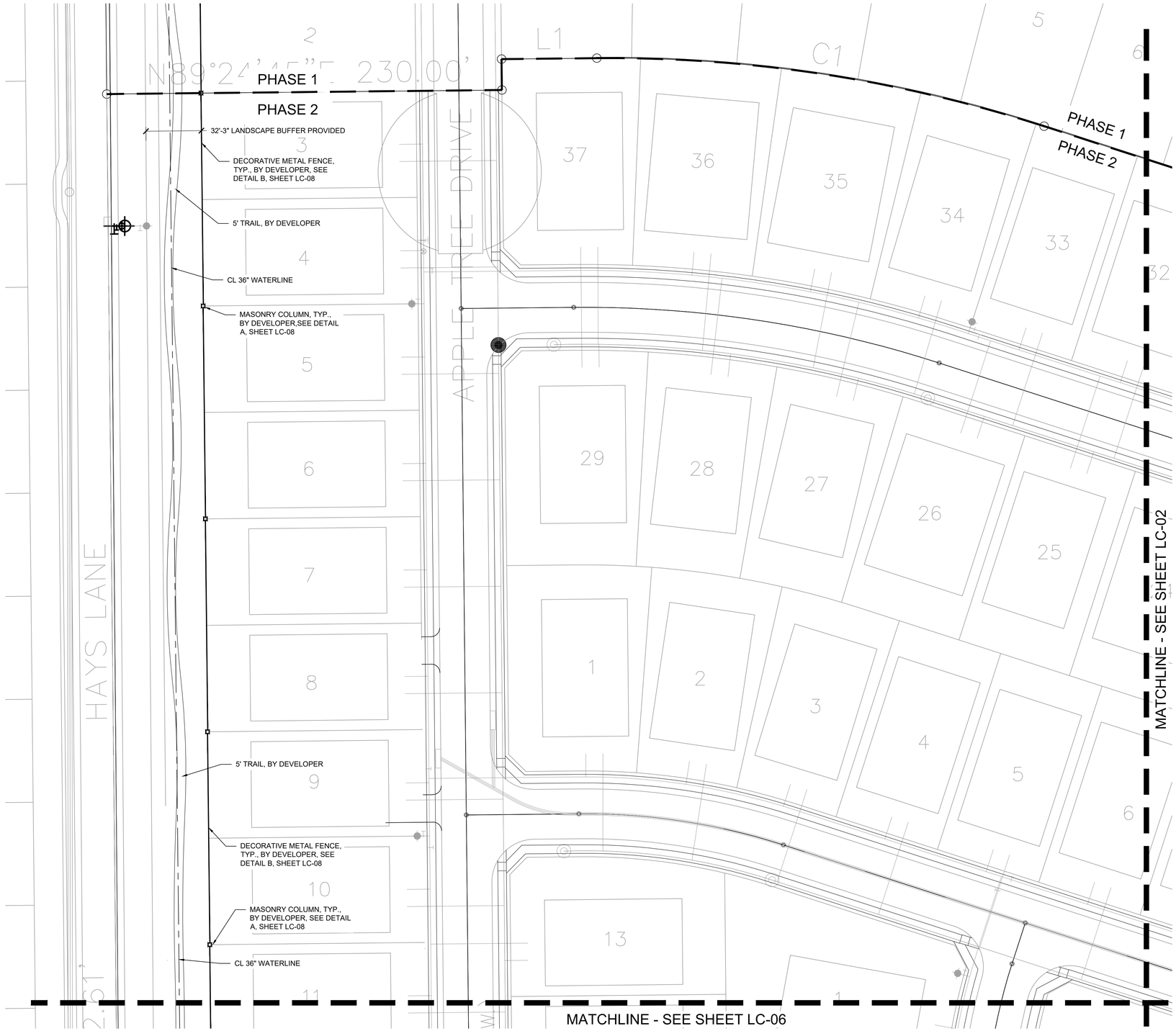
Project Name
Quail Hollow
Rockwall, TX

OVERALL HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-00



NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

CONSTRUCTION LEGEND

(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

1. 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
2. EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
3. 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
4. PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
5. PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
6. SWINGS, SEE DETAIL D, SHEET LC-08.
7. MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
8. ADA RAMP. SEE DETAIL C, SHEET LC-07.
9. PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
10. WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

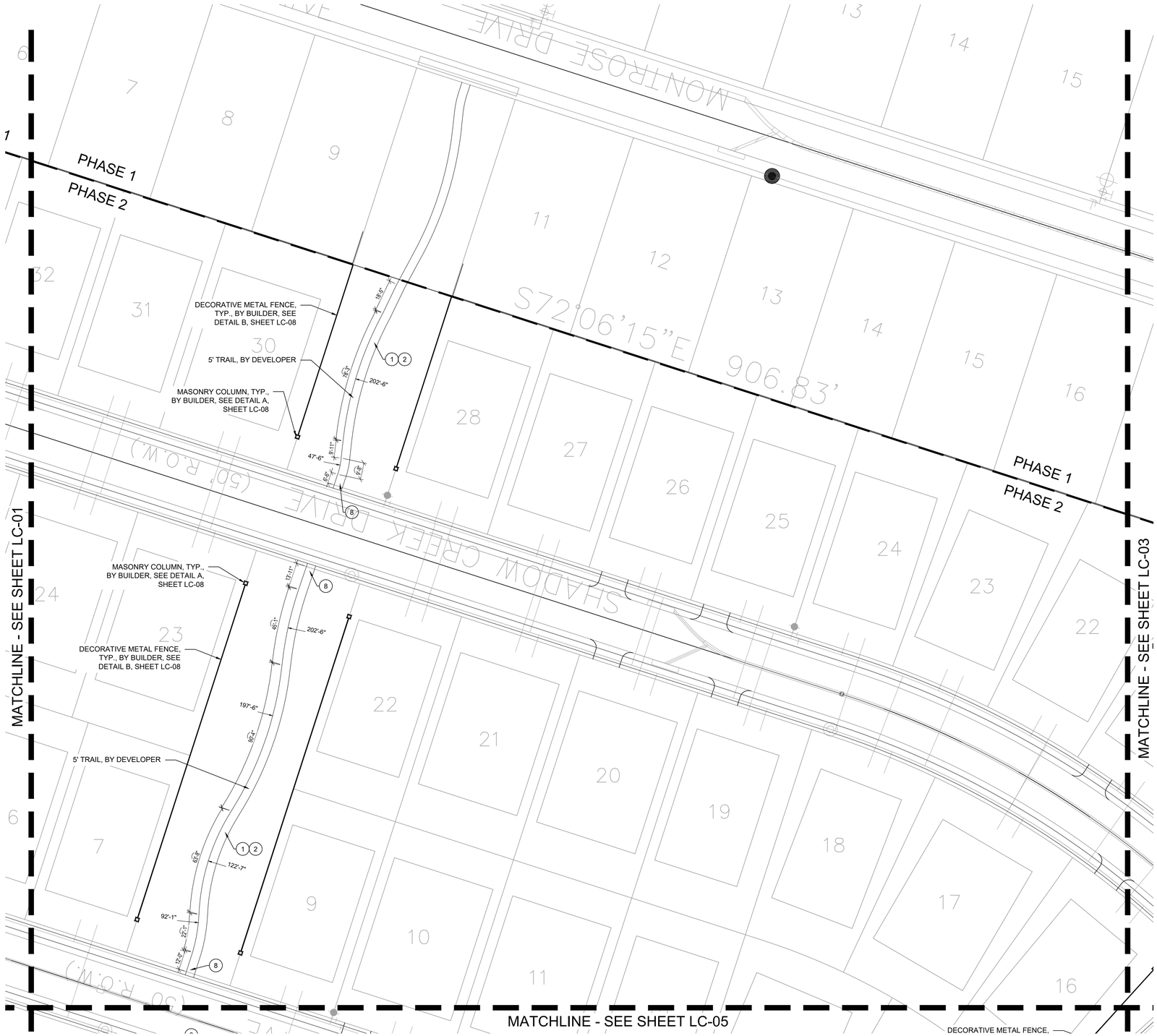
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-01



NORTH

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7. MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
8. ADA RAMP. SEE DETAIL C, SHEET LC-07.
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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

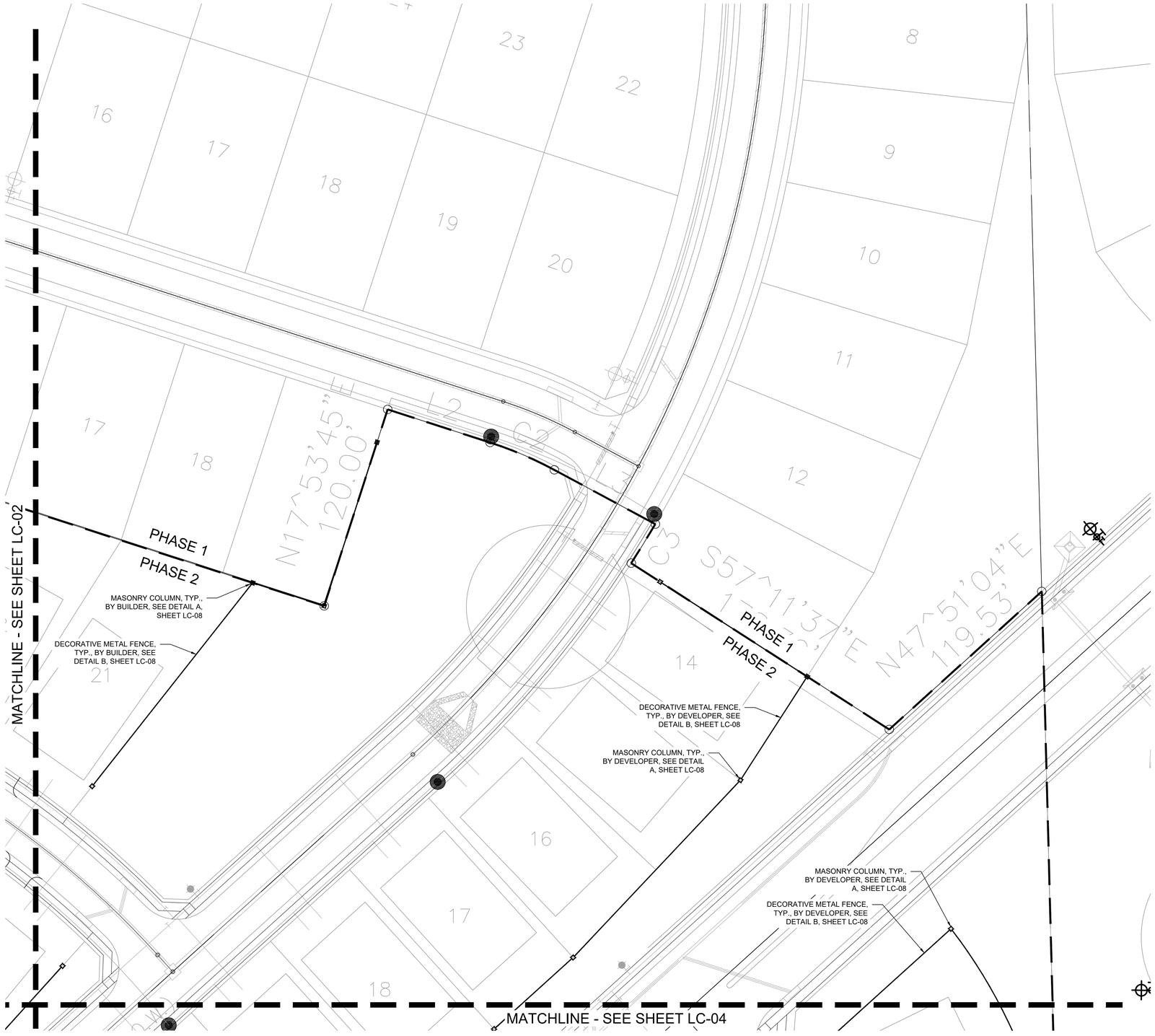
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-02



NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

CONSTRUCTION LEGEND

(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

1. 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
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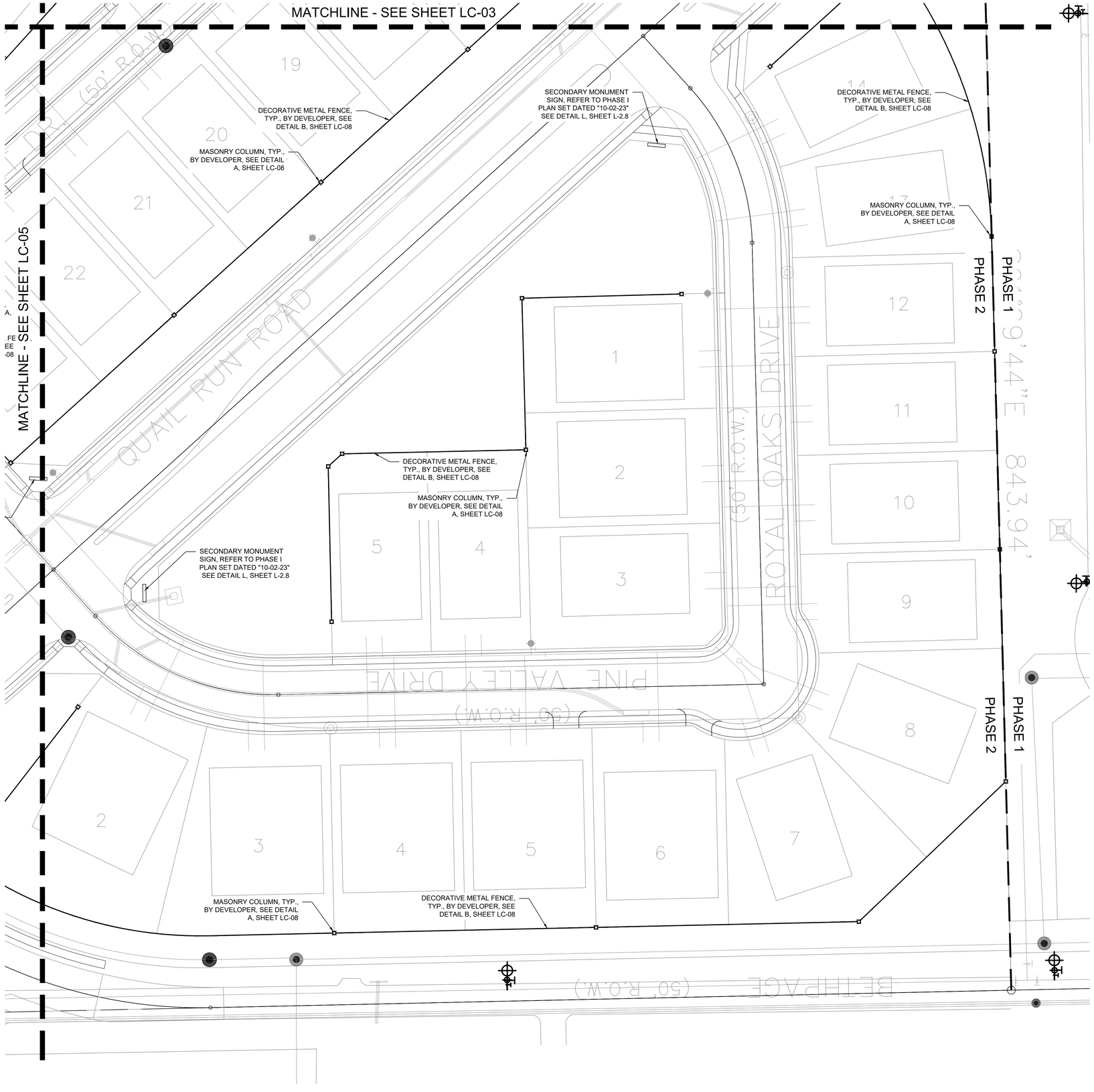

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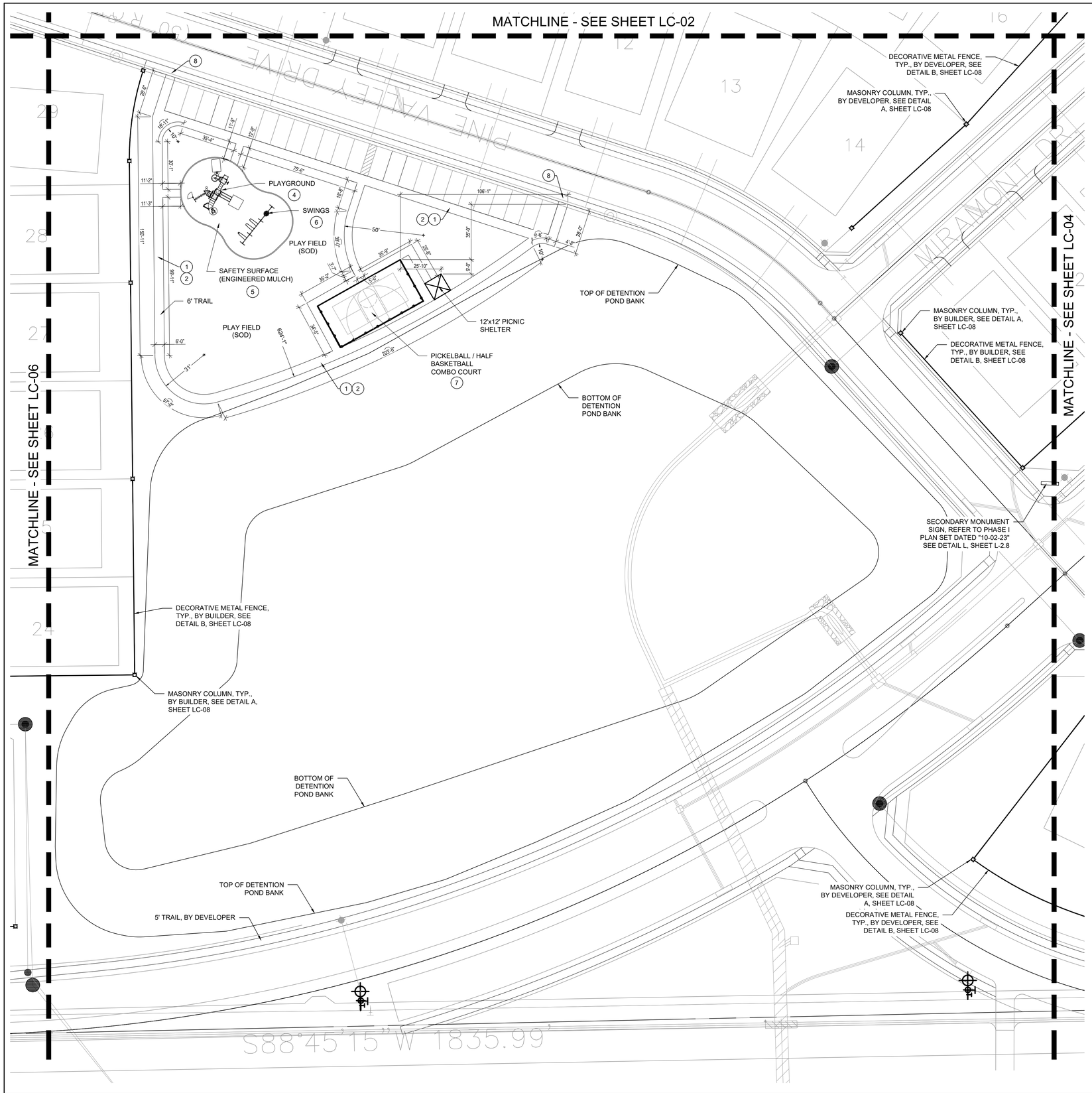

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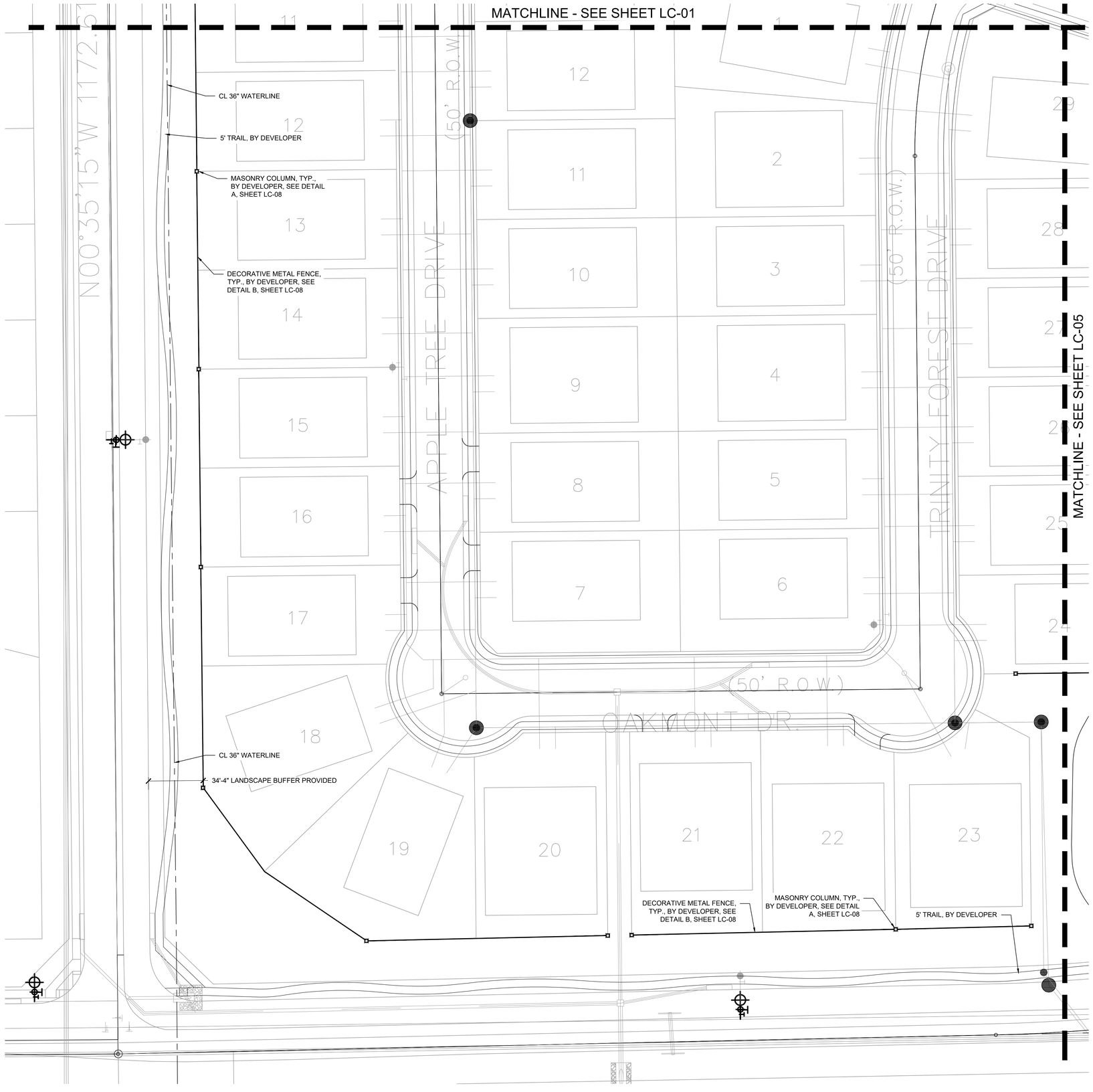

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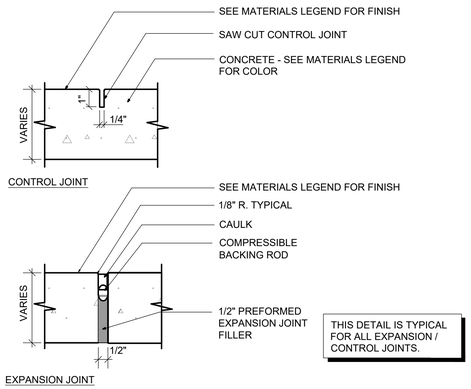
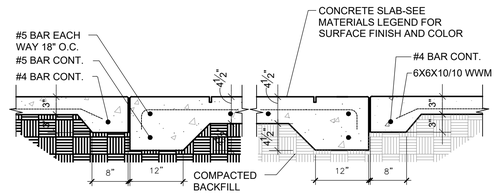
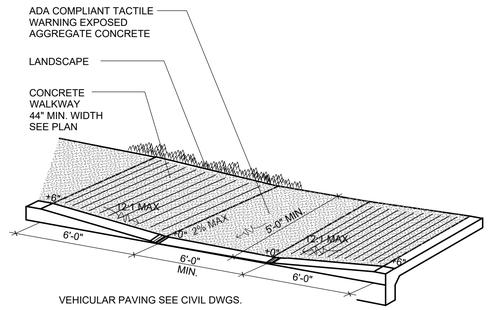


A CONCRETE JOINTING DETAILS
Scale: 3" = 1'-0"



B CONCRETE PAVEMENT - LIGHT DUTY
Scale: 3/4" = 1'-0"



C ADA RAMP
Scale: N.T.S.

SPORT COURT

COURT BUILDER™



MANUFACTURER: SPORT COURT
SUPPLIER: NEXCOURT
CONTACT: CHRIS WALKER
PHONE: 972-898-7529
COLORS: TBD
OPTIONS: 30'X60' MULTI-SPORT COURT, 1/2 BASKETBALL, PICKLEBALL, 2 SINGLE LIGHTS, FULL 3 SIDES BLACK VINYL COATED CHAIN LINK FENCE BACKSTOP

PICKLE BALL COURT FENCE NOTE:
8' HIGH FENCE AT REAR OF COURT.
4' HIGH FENCE AT SIDES OF COURT.

D MULTI-SPORT COURT
Scale: NOT TO SCALE

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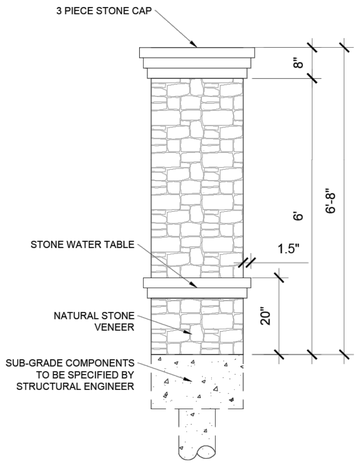
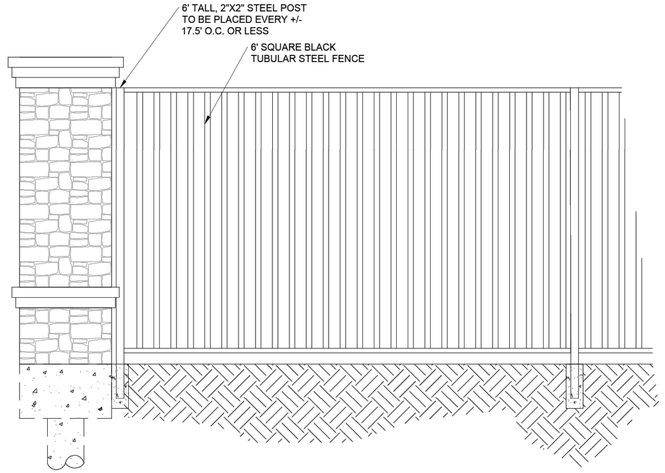
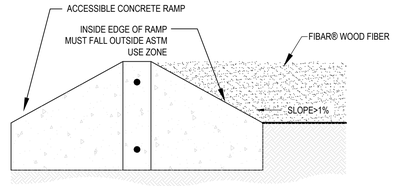
LC-07



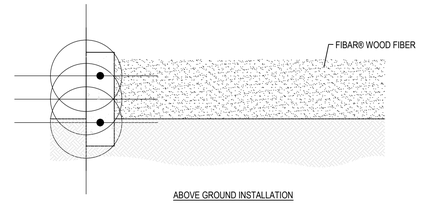
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE



NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
SCALE: NOT TO SCALE



NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
SCALE: NOT TO SCALE



NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
SCALE: NOT TO SCALE

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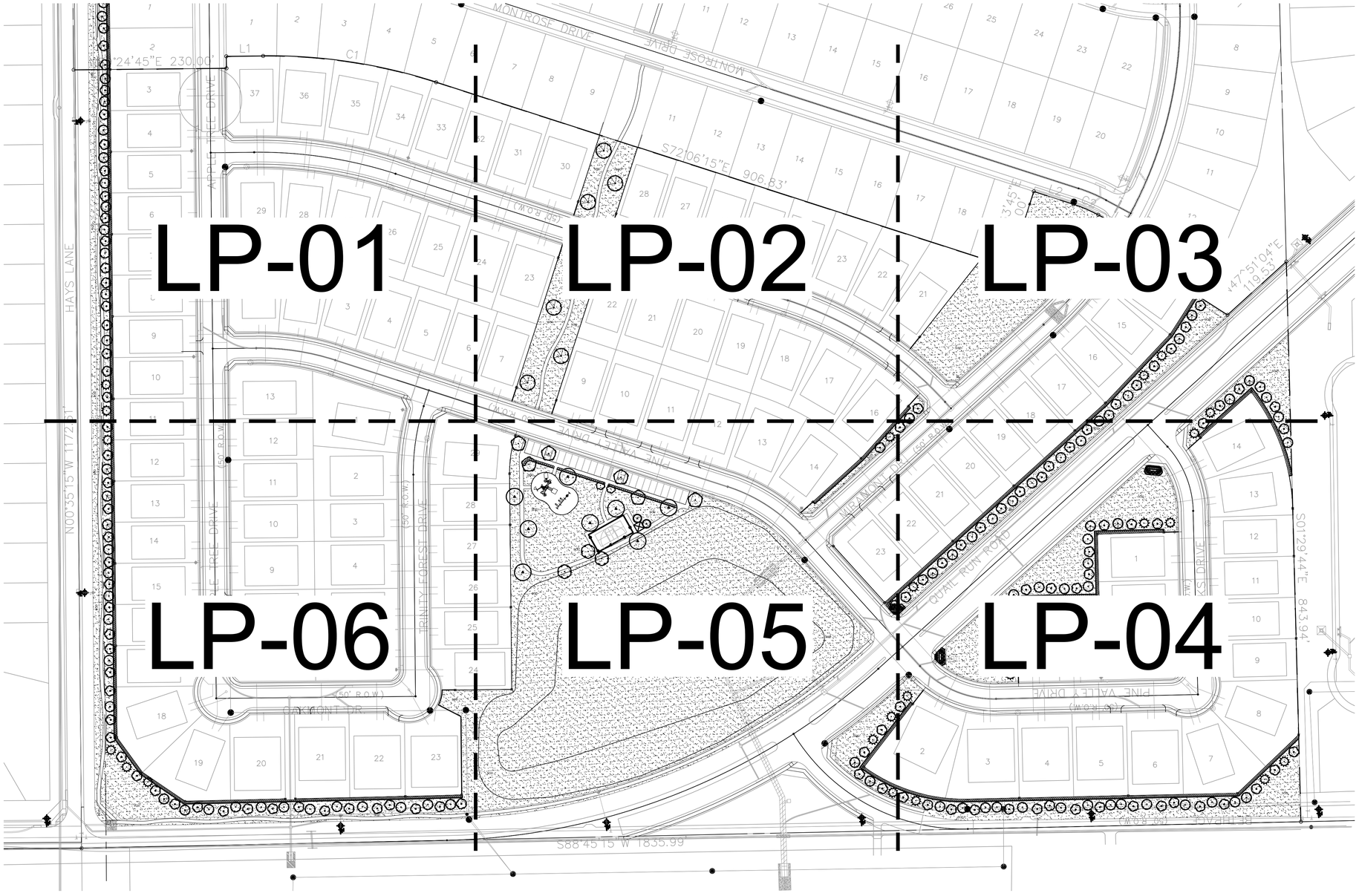
LC-08



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OVERALL HARDSCAPE PLAN

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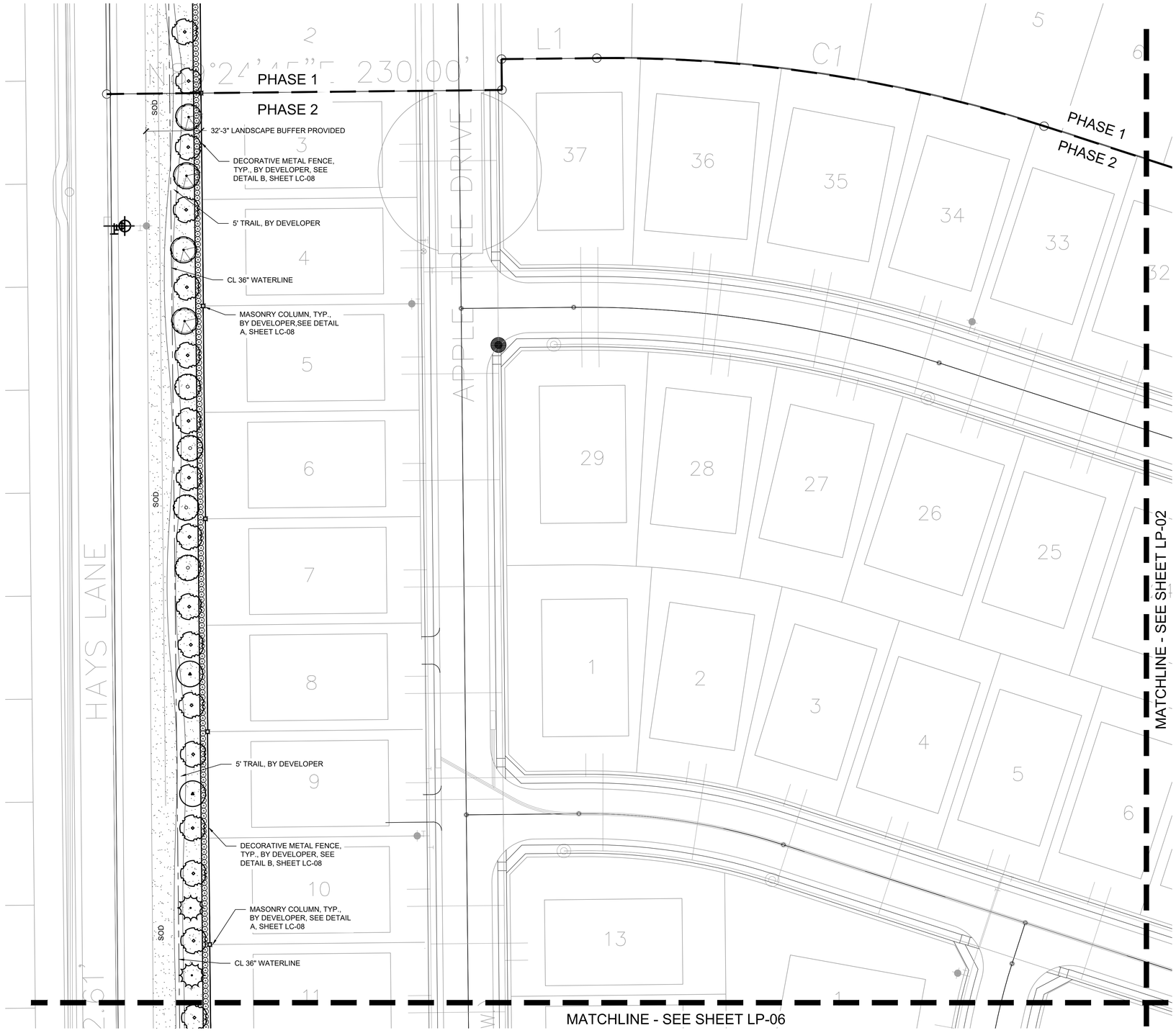
LP-00



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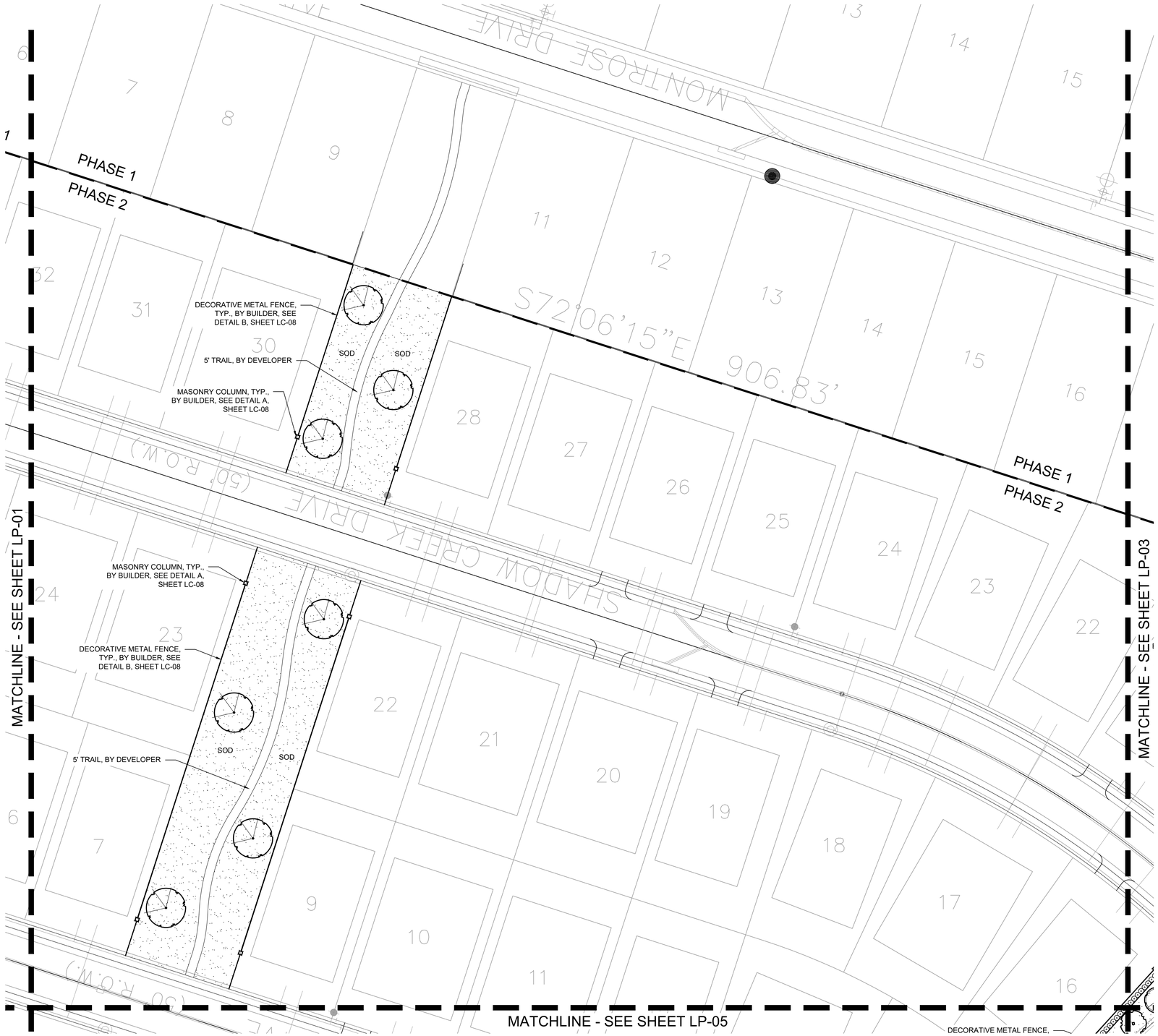
LP-01



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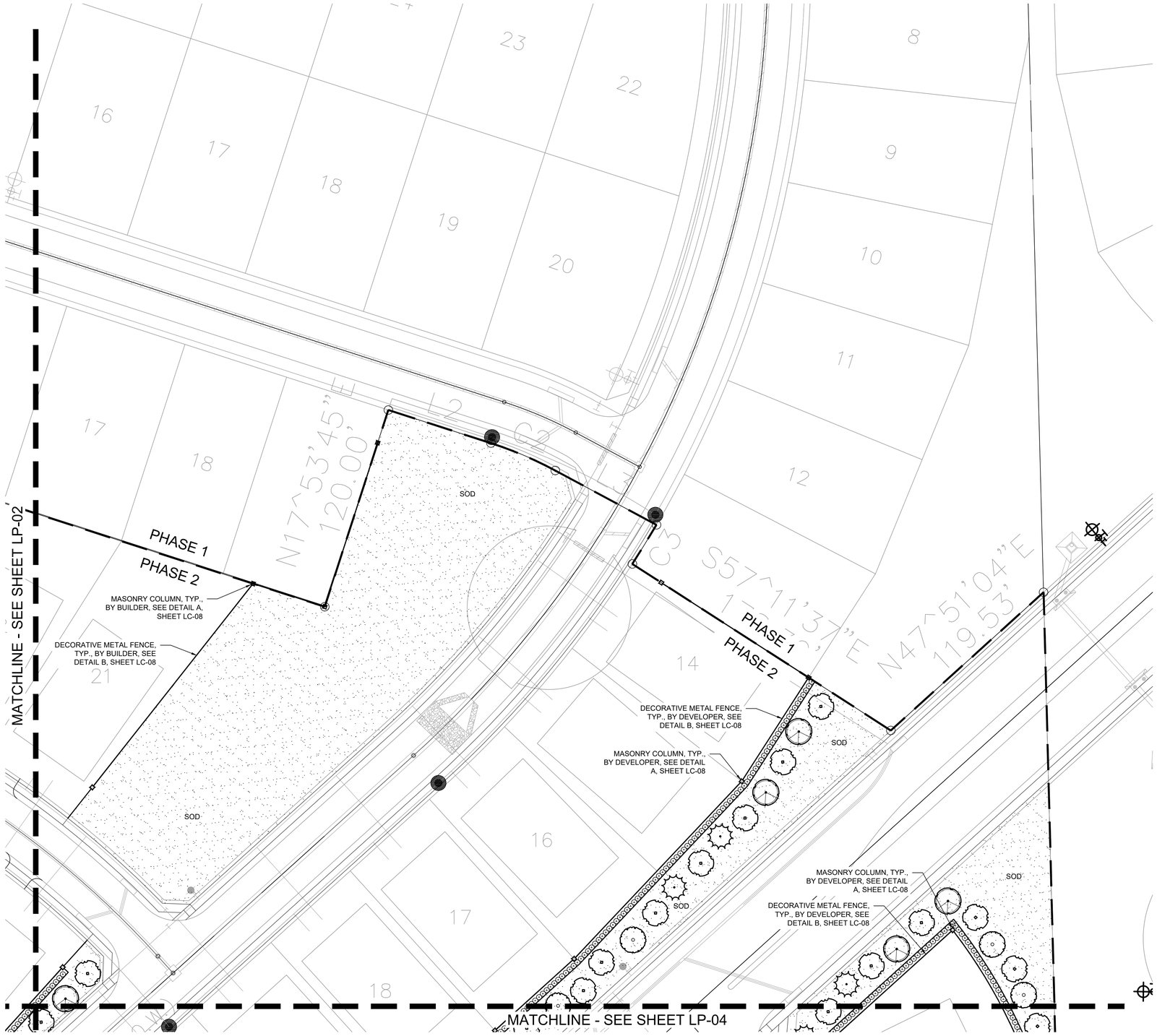

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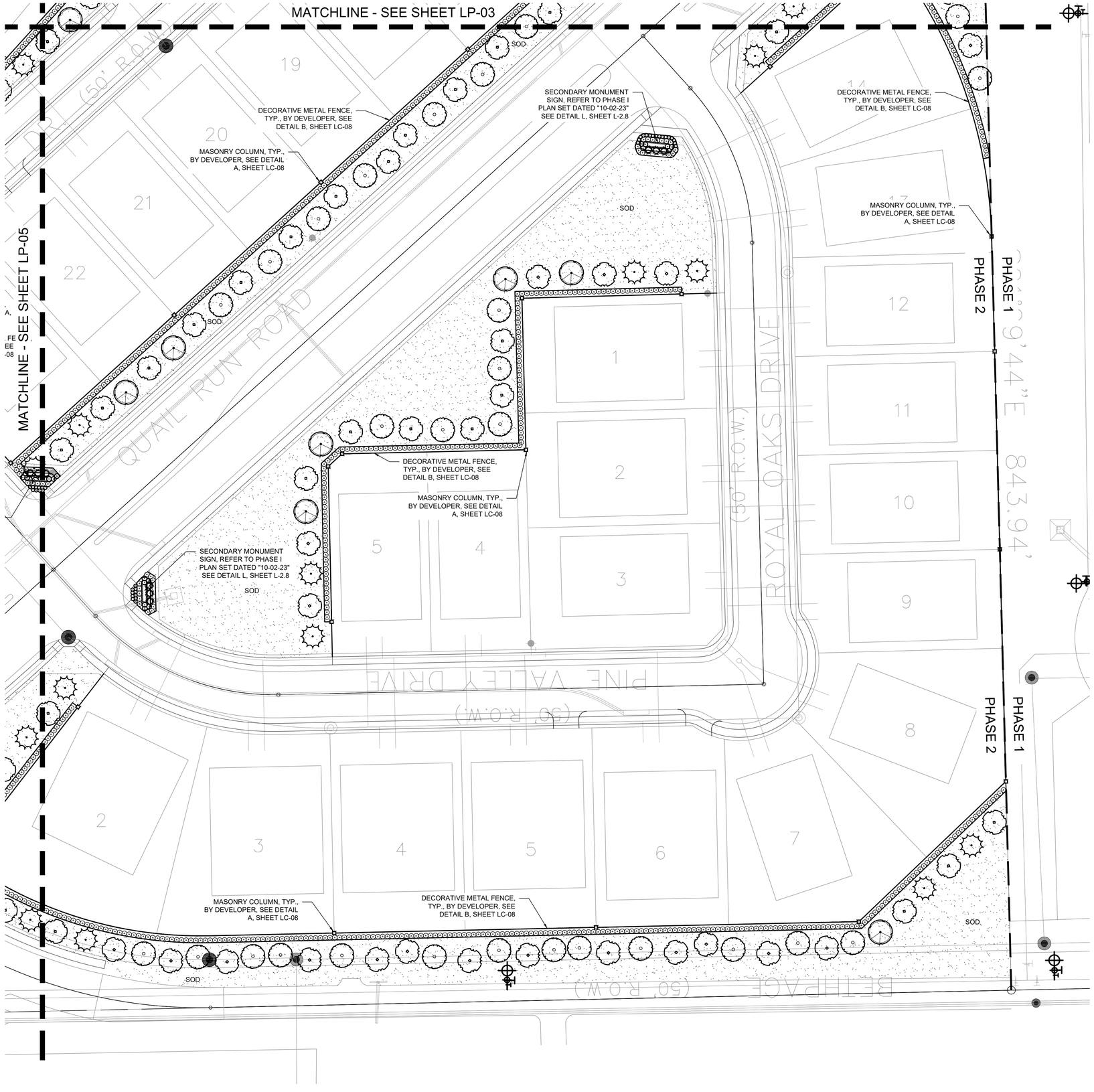

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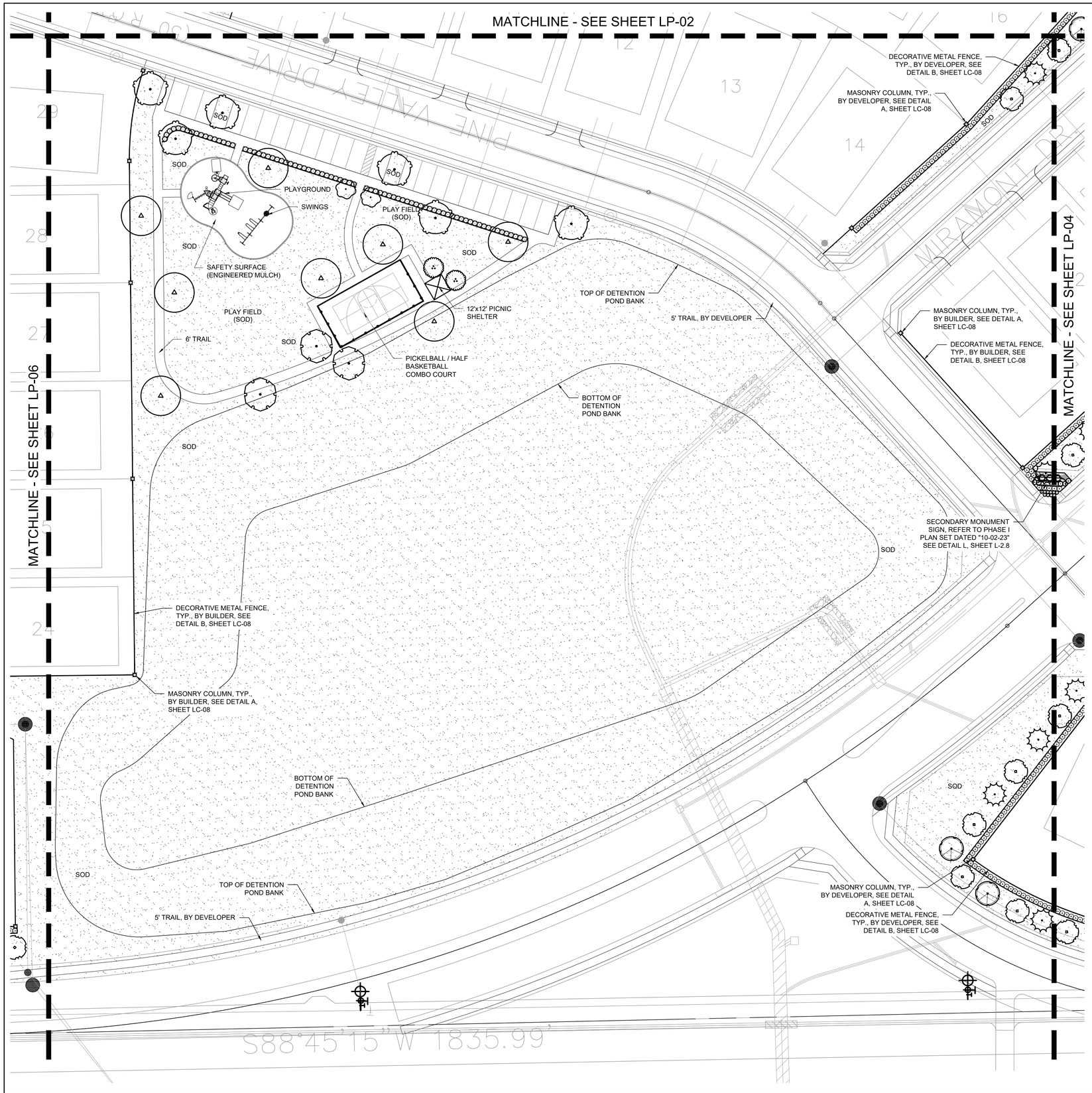

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LAND PLANNING IRRIGATION DESIGN

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

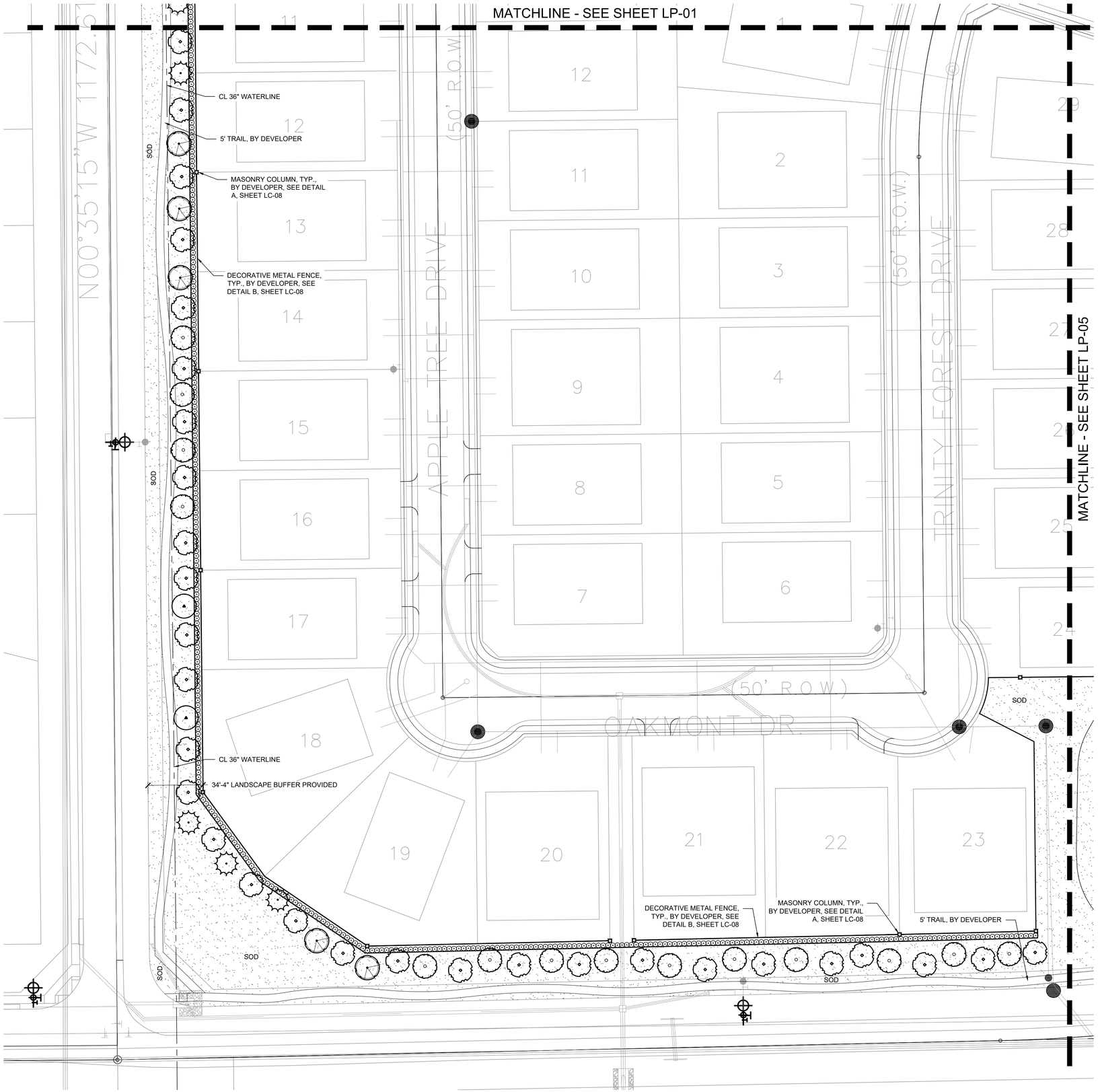
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-05



NORTH

0' 15' 30' 60'

Scale 1" = 30'

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LP-06

PLANT SCHEDULE

TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANITITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANITITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANITITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON `TIF 419`	TIF 419 BERMUDAGRASS		SOLID SOD		

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REGISTERED LANDSCAPE ARCHITECT
MARK N. BATTS
3613
STATE OF TEXAS
11/06/2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name
Quail Hollow
Rockwall, TX

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LP-07

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE, AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES — TWO STAKES PER TREE
b. 2-1/2"-4" TREES — THREE STAKES PER TREE
c. TREES OVER 4" CALIPER — GUY AS NEEDED
d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

H. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BINDER

I. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

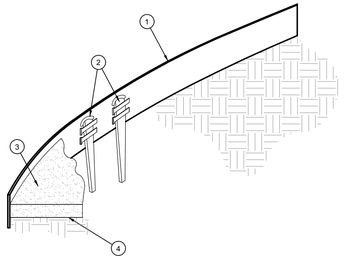
J. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

K. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

L. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 60 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE INCHES IN ANY DIRECTION SHALL BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

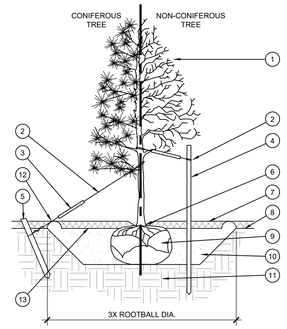
N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

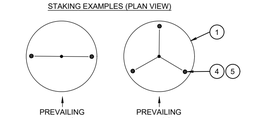
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



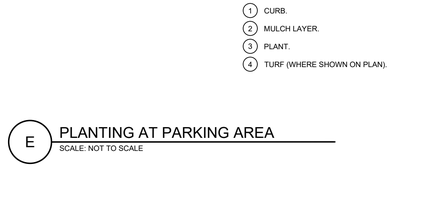
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/27 CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



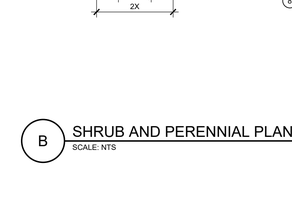
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BAL

PROJECT COMMENTS

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

DATE: 4/24/2025

PROJECT NUMBER: SP2025-016
PROJECT NAME: Site Plan for Lakepointe Church
SITE ADDRESS/LOCATIONS: 701 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2025	Needs Review

04/23/2025: SP2025-016 Site Plan for 701 E. Interstate 30
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 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.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements. All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted.

M.4 For reference, include the case number (SP2025-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan
(1) Provide an overall site plan of the entire lot.
(2) Provide locations of all food trucks.
(3) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
M.6 Photometric Plan
(1) Provide a photometric plan indicating the light intensity measured throughout the site and along the property line.
(2) 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, of the UDC)
(3) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. 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. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

(1) Provide exterior elevations of the food truck.

M. 8 Provide an explanation letter explaining the artificial turf and food trucks. 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, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC).

M.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 May 6, 2025; 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 May 9, 2023 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on April 29, 2025
(2) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025

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 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. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Approx. easement line 10' from water line
2. No artificial turf allowed in easements
3. Not within utility easement.
4. Center the water line in the drive aisle. Water line to be centered in 20' easement. If you keep it here, you'll be restricted in what will be in easement
5. No bollards allowed in easements
6. No artificial turf allowed in easements
7. Not if there is a water line easement here
8. Move water to center of drive aisle
9. No in water easement
10. No artificial turf allowed in easements
11. Must be PFAS free turf

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- 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 (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Any new easements will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Additional comments may be provided at time of Engineering.

Drainage Items:
- Existing flow patterns must be maintained.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- Drive isles to be 24' wide.
- Fire lane (if required) to be 24' wide and in a platted easement.
- Fire lane (if required) 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.

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	Craig Foshee	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved w/ Comments

04/21/2025: 1. There are better varieties of Bermudagrass that are more drought, cold, wear, shade tolerant you might want to look at such as Tif Tuf and Tahoma 31
2. Make sure to wrap trunks of Maples for first year to prevent sunscald
3. River Birch can struggle in this area after time

General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- 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 (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Any new easements will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
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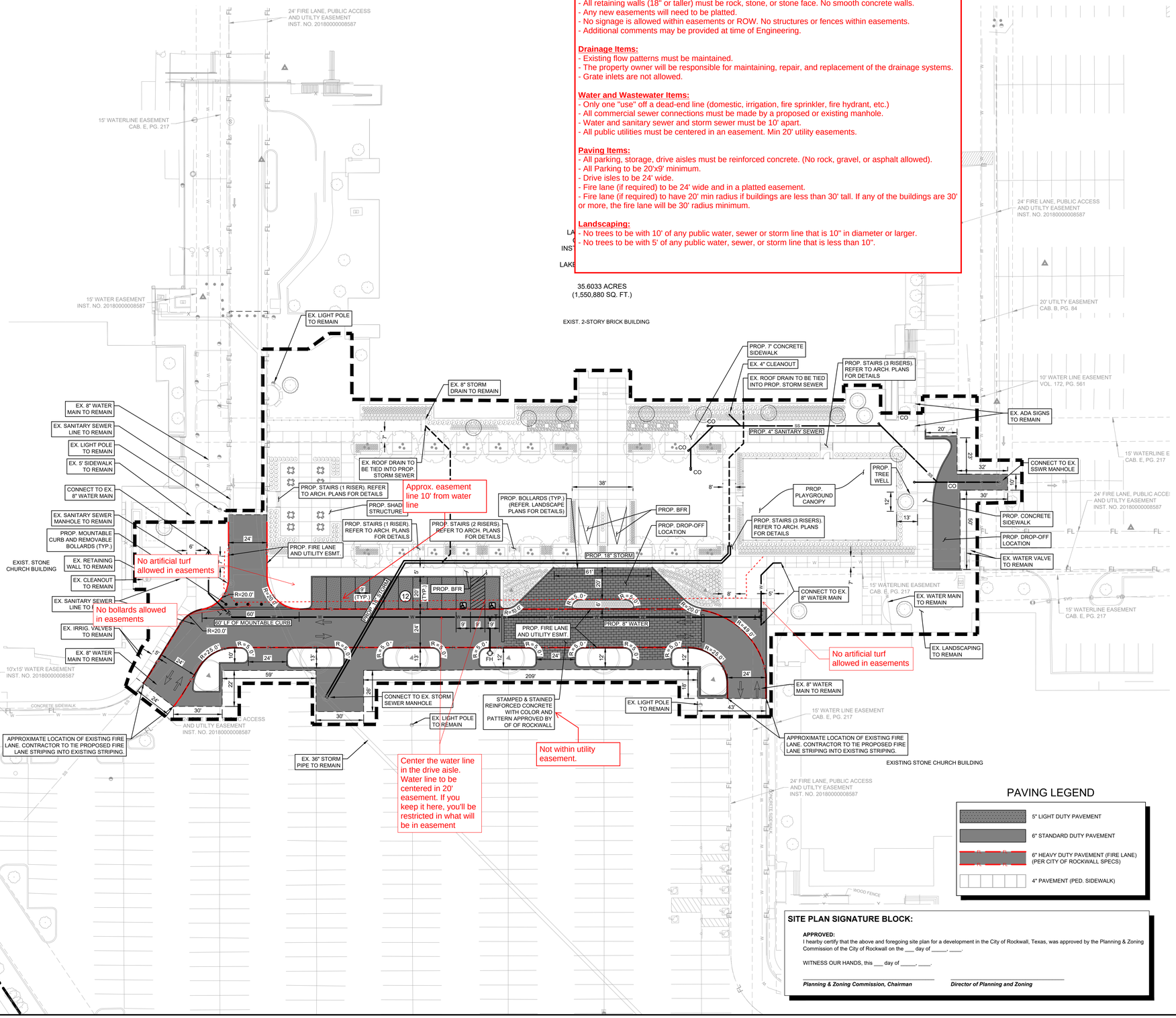


PAVING LEGEND

- 5" LIGHT DUTY PAVEMENT
- 6" STANDARD DUTY PAVEMENT
- 6" HEAVY DUTY PAVEMENT (FIRE LANE) (PER CITY OF ROCKWALL SPECS)
- 4" PAVEMENT (PED. SIDEWALK)

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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*

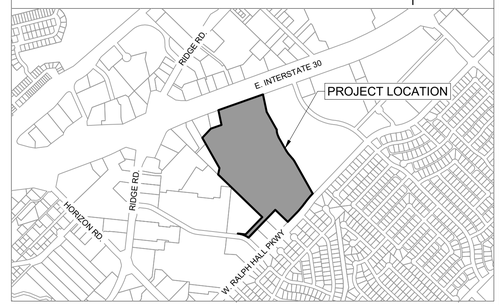
GRAPHIC SCALE IN FEET
0 15 30 60

CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.

VICINITY MAP

N.T.S.



LEGEND

- PROPERTY LINE
- PROPOSED FIRE LANE
- EXISTING FIRE LANE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM LINE
- PROPOSED 12" PVC ROOF DRAIN LINE
- LIMITS OF DISTURBANCE
- EXISTING EASEMENT LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- (TYP.) TYPICAL
- TRAFFIC FLOW ARROW
- EXISTING TREE TO BE PROTECTED

PROJECT NUMBER: SP2025-###

SITE PLAN

FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

APRIL 17, 2025

ENGINEER / SURVEYOR/ LANDSCAPE ARCHITECT/APPLICANT
Kimley»Horn
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
LAKEPOINTE CHURCH
ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

No.	REVISIONS	DATE	BY

Kimley»Horn
203 W NASH ST. SUITE 100
TERRELL, TEXAS 75160
PHONE: 469-485-2998 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENTS REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064608809	AS SHOWN	TCM	CO	TCM
DATE 04/17/2025				

LAKEPOINTE CHURCH PLAZA
PREPARED FOR
LAKEPOINTE CHURCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

SITE PLAN

SHEET NUMBER
C-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
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SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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*

LANDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

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 AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS
SITE: Commerical (C) District
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)

AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALONG THE SIDE OF THE BUILDING	7,669 SF	7,774 SF
15,338 SF * 0.5 = 7,669 SF		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO THE PARKING LOT	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

PLANT SCHEDULE PLAZA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AC	2	Acer saccharum caddo / Caddo Sugar Maple
	BD	20	Betula nigra / River Birch ‡Duraheat‡
	QC	6	Quercus virginiana ‡Cathedral‡/ Cathedral Live Oak
SHRUBS			
	ICH	194	Ilex cornuta ‡Carissa‡/ Carissa Holly
	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum
	MDT	88	Malvaviscus drummondii / Turk's Cap
	NC	194	Nepeta x 'Cat's Pa‡mas' / Cat's Pa‡mas Catmint
	SGA	172	Salvia greggii / Autumn Sage
GRASSES			
	MUH	70	Muhlenbergia capillaris / Pink Muhly
	NAS	408	Nassella tenuissima / Mexican Feather Grass
	PEH	337	Pennisetum alopecuroides ‡Hameln‡/ Hameln Dwarf Fountain Grass
GROUND COVERS			
	CDS	725	Carex divulsa / Berkeley Sedge
	SOD	3,845 sf	Cynodon dactylon / Common Bermuda Grass
	EUF	597	Euonymus fortunei ‡Coloratus‡/ Purple-leaf Winter Creeper
	LVT	998	Liriope muscari ‡Variegata‡/ Variegated Lily Turf
	SEA	82	Seasonal Color
	TRA	884	Trachelospermum asiaticum ‡Asiatic‡/ Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL/COMMON NAME
	SOD	TBD	Cynodon dactlyon / Common Bermuda
	STEEL EDGING	TBD	Steel Edging
	MULCH	TBD	Shredded Hardwood Mulch
	EXISTING TREE	TBD	Ref. Tree Preservation Plan

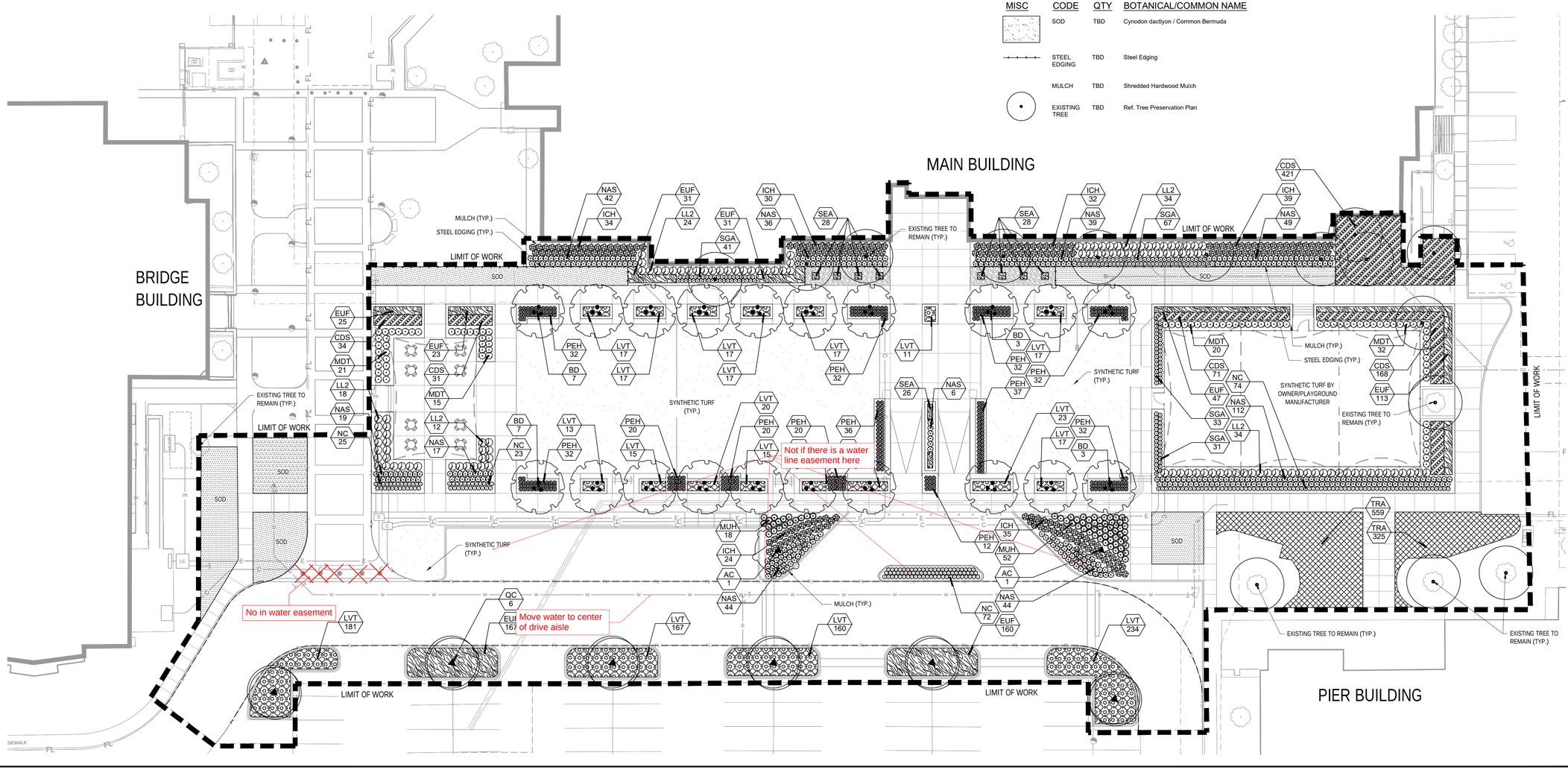
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: TREE TRUNKS TO BE WRAPPED FOR THE FIRST YEAR FOLLOWING INSTALLATION TO PREVENT SUN SCALD.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 4/17/2025

No.	REVISIONS	DATE	BY

KHA PROJECT

DATE: 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA,AKR
CHECKED BY: NBA

LANDSCAPE PLAN

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LP 1.01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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***

HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

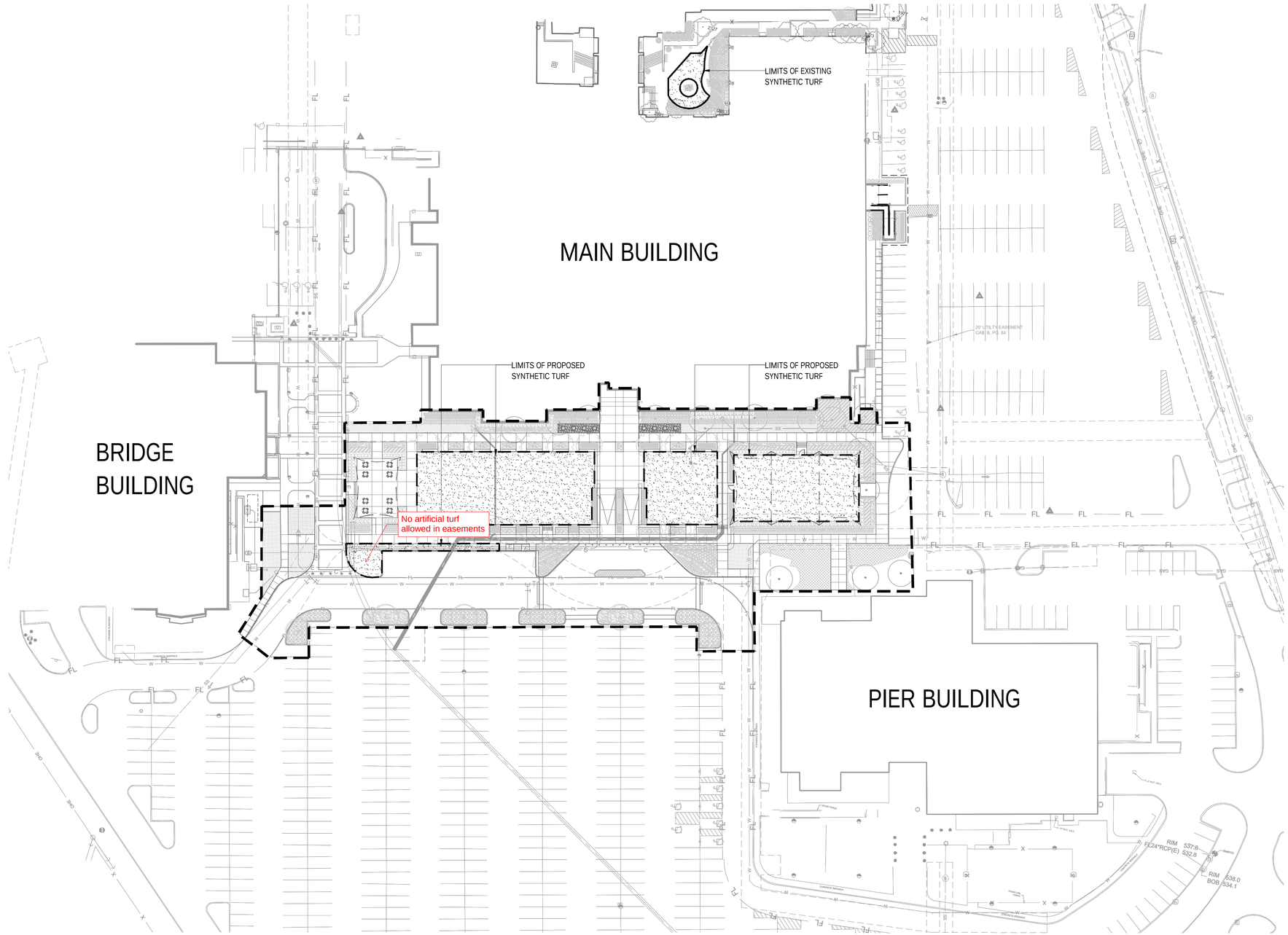
OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811
Know what's **below.**
Call before you dig.



No.	REVISIONS	DATE	BY

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P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 4/17/2025

KHA PROJECT
DATE 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA, AKR
CHECKED BY: NBA

SYNTHETIC TURF EXHIBIT

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LP 1.02

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SITE PLAN SIGNATURE BLOCK:

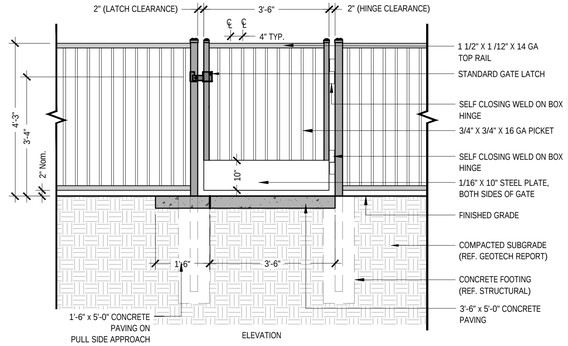
APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

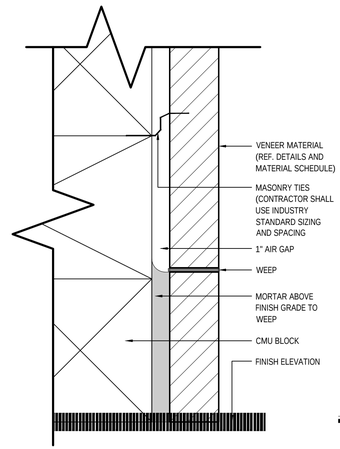
Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

NOTE:
1. STRUCTURAL ENGINEERING BY OTHERS.
3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

NOTE:
THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.

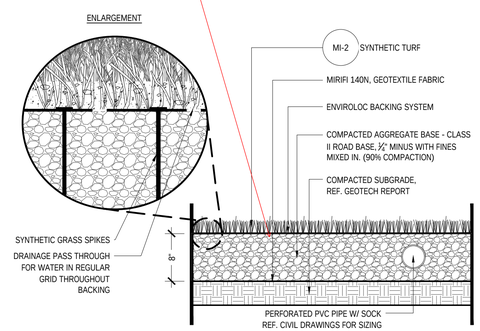


4' - 0" ORNAMENTAL IRON FENCE GATE (NON POOL GATE) K
Scale: 1/2" = 1'-0"

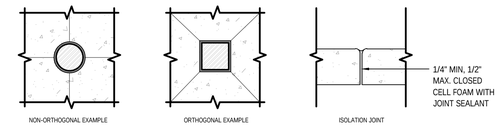


MASONRY TIE, AIR GAP, AND WEEP DETAIL H
Scale: 3"=1'-0"

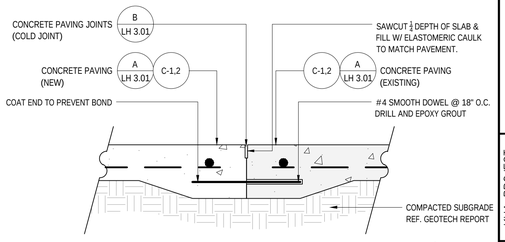
Must be PFAS free turf



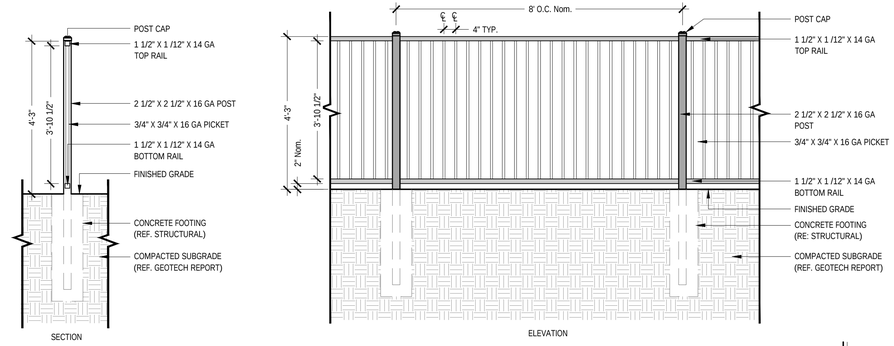
SYNTHETIC TURF D
Scale: 1" = 1' - 0"



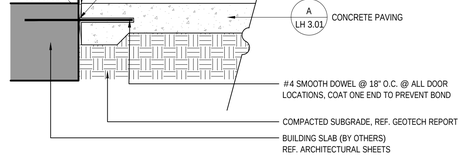
ISOLATION JOINT G
Scale: 1-1/2" = 1'-0"



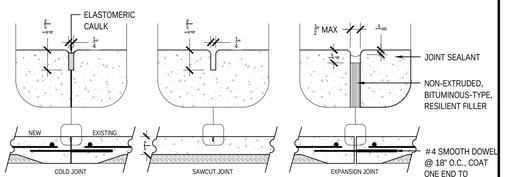
CONCRETE TO EXISTING CONCRETE TRANSITION C
Scale: 1 1/2" = 1'-0"



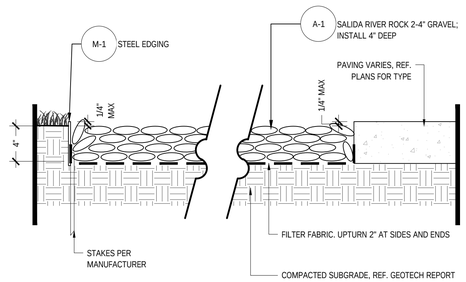
4'- 0" ORNAMENTAL IRON FENCE J
Scale: 1/2" = 1'-0"



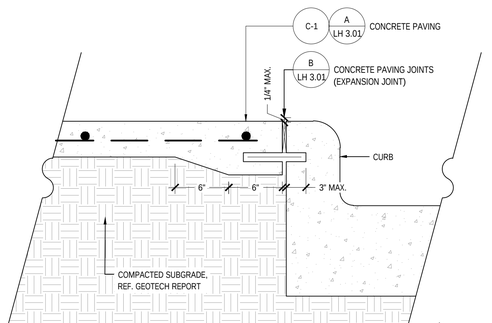
CONCRETE PAVING AT DOOR F
Scale: 1" = 1'-0"



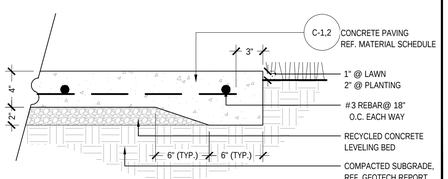
CONCRETE PAVING JOINTS B
Scale: 3/4" = 1'-0"



DECORATIVE STONE I
Scale: 1 1/2" = 1'-0"



CONCRETE PAVING AT CURB E
Scale: 1 1/2" = 1'0"



CONCRETE PAVING (TYP.) A
Scale: 1 1/2" = 1'-0"

No.	REVISIONS	DATE	BY

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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Kimley»Horn
P.E.# ____ NIKOLAUS B. ADAMS
L.A. No. 5404 Date 4/17/2025

KHA PROJECT			
DATE 4/17/2025	SCALE: AS SHOWN	DESIGNED BY: NBA	DRAWN BY: NBA,AKR	CHECKED BY: NBA

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 3.01

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	701 E INTERSTATE 30, ROCKWALL, TX 75087				
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	A
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL		CURRENT USE	CHURCH PLAZA	
PROPOSED ZONING	N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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

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

☒ OWNER	LAKEPOINTE CHURCH	☐ APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rod Cadenhead [*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 $ 250.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April *, 20* 25 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

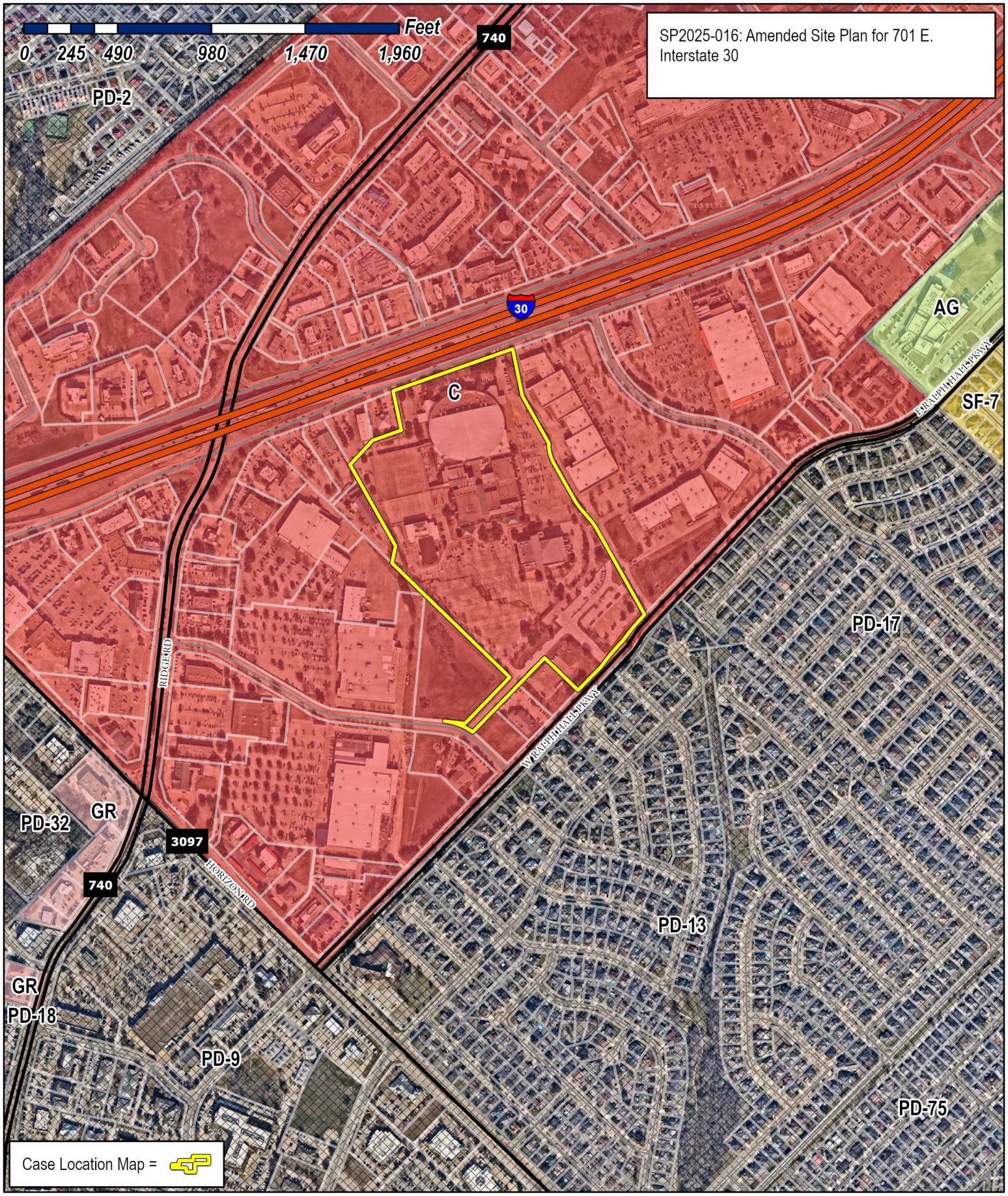
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *, 20* 25 *.*

OWNER'S SIGNATURE Rod Cadenhead

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy

KRISTI DONAGHY
Notary ID #132211284
My Commission Expires
October 15, 2027

MY COMMISSION EXPIRES 10/15/2027



City of Rockwall

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

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

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IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME

BECK KH - Lakepointe
J:\Projects\Lakepointe_Eas\Entry - Ex\Base - Ex\Ent - Ex\Civ - Ixtech - Ixsm - xDH - Ixtxty - Ixtxt - xPlant - xDoc - xXrXR
4/17/2025 11:05 AM
MARTIN, TODD,4172025 11:05:28 AM
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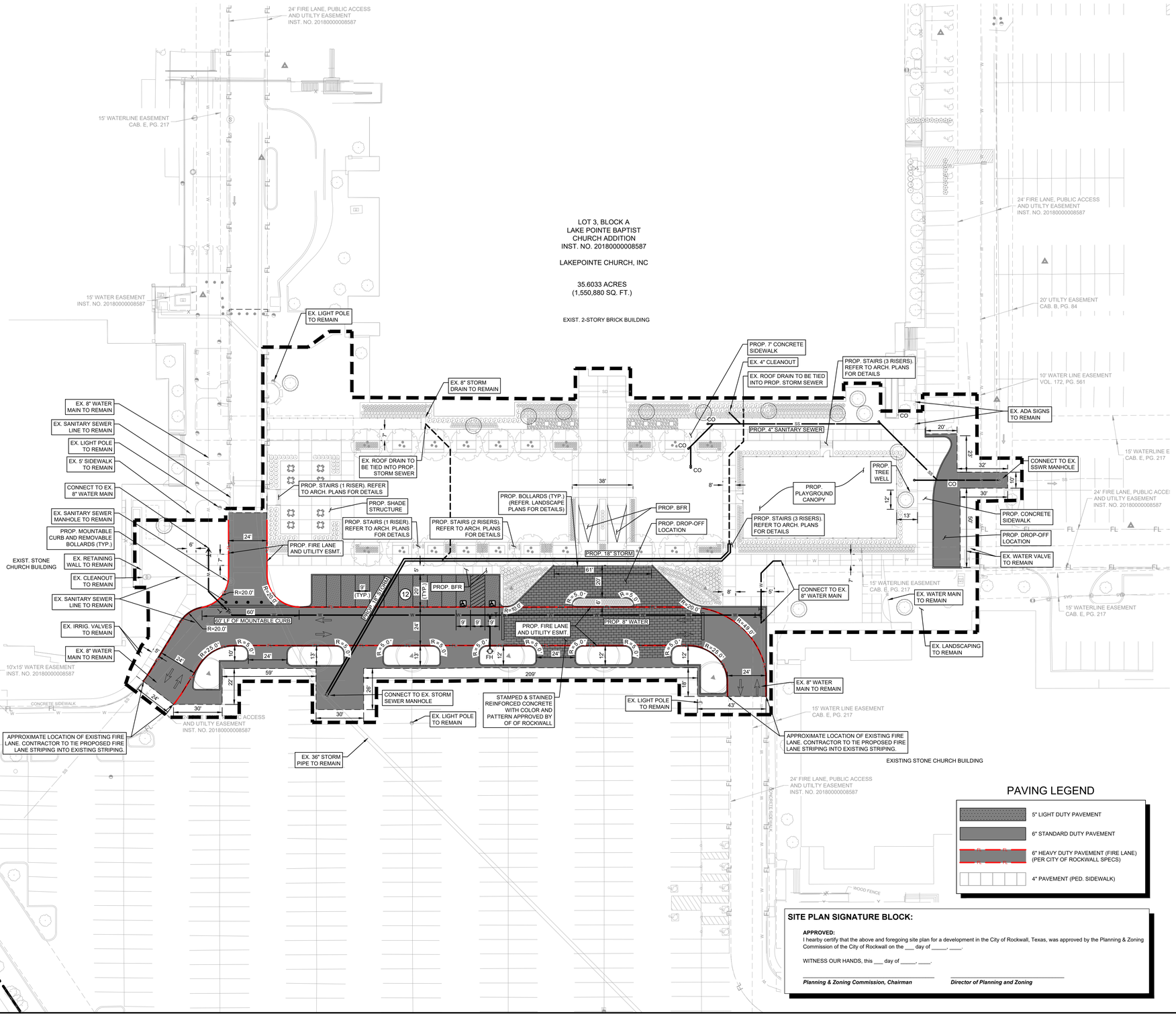
C-CITY SITE PLAN (VWS) (1)

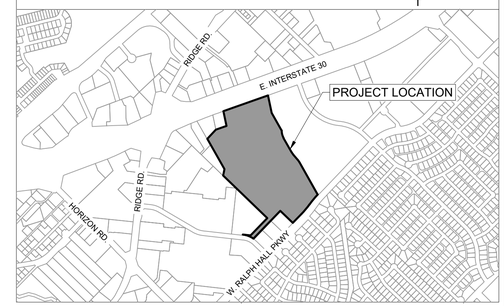


CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. ALL CURBS TO BE 6" IN HEIGHT UNLESS SPECIFIED OTHERWISE.

VICINITY MAP

N.T.S.



LEGEND

- PROPERTY LINE
- PROPOSED FIRE LANE
- EXISTING FIRE LANE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM LINE
- PROPOSED 12" PVC ROOF DRAIN LINE
- LIMITS OF DISTURBANCE
- EXISTING EASEMENT LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- (TYP.) TYPICAL
- TRAFFIC FLOW ARROW
- EXISTING TREE TO BE PROTECTED

PAVING LEGEND

- 5" LIGHT DUTY PAVEMENT
- 6" STANDARD DUTY PAVEMENT
- 6" HEAVY DUTY PAVEMENT (FIRE LANE) (PER CITY OF ROCKWALL SPECS)
- 4" PAVEMENT (PED. SIDEWALK)

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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

PROJECT NUMBER: SP2025-###

SITE PLAN

FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

APRIL 17, 2025

ENGINEER / SURVEYOR/ LANDSCAPE ARCHITECT/APPLICANT
Kimley»Horn
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
LAKEPOINTE CHURCH
ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

No.	REVISIONS	DATE	BY

Kimley»Horn
203 W NASH ST. SUITE 100
TERRELL, TEXAS 75160
PHONE: 469-485-2998 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENTS REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	DESIGNED BY	TCM
064608809	DRAWN BY	CO
DATE	CHECKED BY	TCM
04/17/2025		
SCALE	AS SHOWN	

LAKEPOINTE CHURCH PLAZA
PREPARED FOR
LAKEPOINTE CHURCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

SITE PLAN

SHEET NUMBER
C-100

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SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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*

LANDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

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 AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS
SITE: Commerical (C) District
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)

AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALONG THE SIDE OF THE BUILDING	7,669 SF	7,774 SF
15,338 SF * 0.5 = 7,669 SF		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO THE PARKING LOT	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

PLANT SCHEDULE PLAZA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AC	2	Acer saccharum caddo / Caddo Sugar Maple
	BD	20	Betula nigra / River Birch ‡Duraheat‡
	QC	6	Quercus virginiana ‡Cathedral‡/ Cathedral Live Oak
SHRUBS			
	ICH	194	Ilex cornuta ‡Carissa‡/ Carissa Holly
	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum
	MDT	88	Malvaviscus drummondii / Turk's Cap
	NC	194	Nepeta x 'Cat's Pa‡mas' / Cat's Pa‡mas Catmint
	SGA	172	Salvia greggii / Autumn Sage
GRASSES			
	MUH	70	Muhlenbergia capillaris / Pink Muhly
	NAS	408	Nassella tenuissima / Mexican Feather Grass
	PEH	337	Pennisetum alopecuroides ‡Hameln‡/ Hameln Dwarf Fountain Grass
GROUND COVERS			
	CDS	725	Carex divulsa / Berkeley Sedge
	SOD	3,845 sf	Cynodon dactylon / Common Bermuda Grass
	EUF	597	Euonymus fortunei ‡Coloratus‡/ Purple-leaf Winter Creeper
	LVT	998	Liriope muscari ‡Variegata‡/ Variegated Lily Turf
	SEA	82	Seasonal Color
	TRA	884	Trachelospermum asiaticum ‡Asiatic‡/ Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL/COMMON NAME
	SOD	TBD	Cynodon dactlyon / Common Bermuda
	STEEL EDGING	TBD	Steel Edging
	MULCH	TBD	Shredded Hardwood Mulch
	EXISTING TREE	TBD	Ref. Tree Preservation Plan

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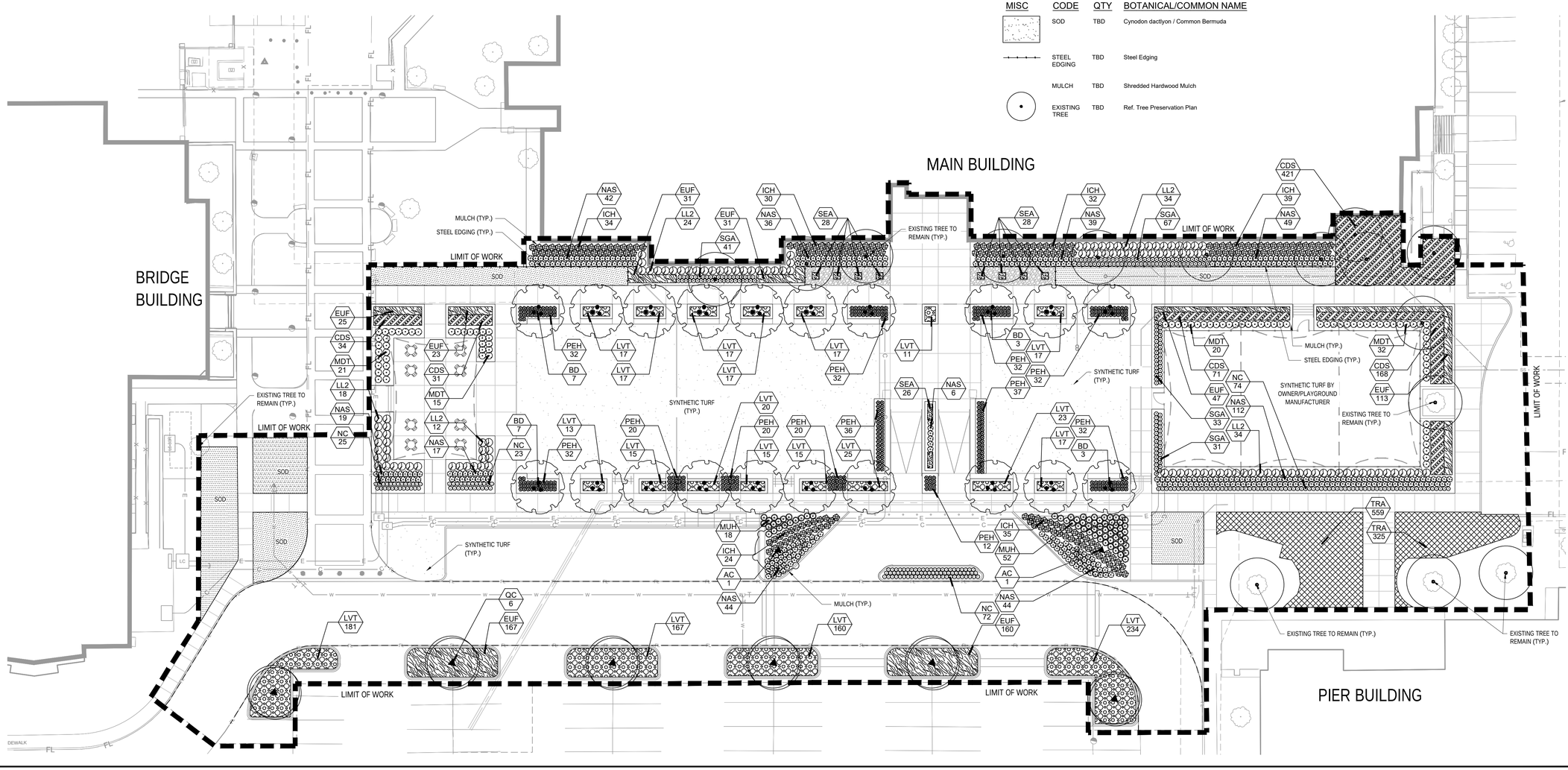
NOTE: TREE TRUNKS TO BE WRAPPED FOR THE FIRST YEAR FOLLOWING INSTALLATION TO PREVENT SUN SCALD.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 4/17/2025

No.	REVISIONS	DATE	BY

KHA PROJECT

DATE: 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA,AKR
CHECKED BY: NBA

LANDSCAPE PLAN

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LP 1.01

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

HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

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OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
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LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
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811
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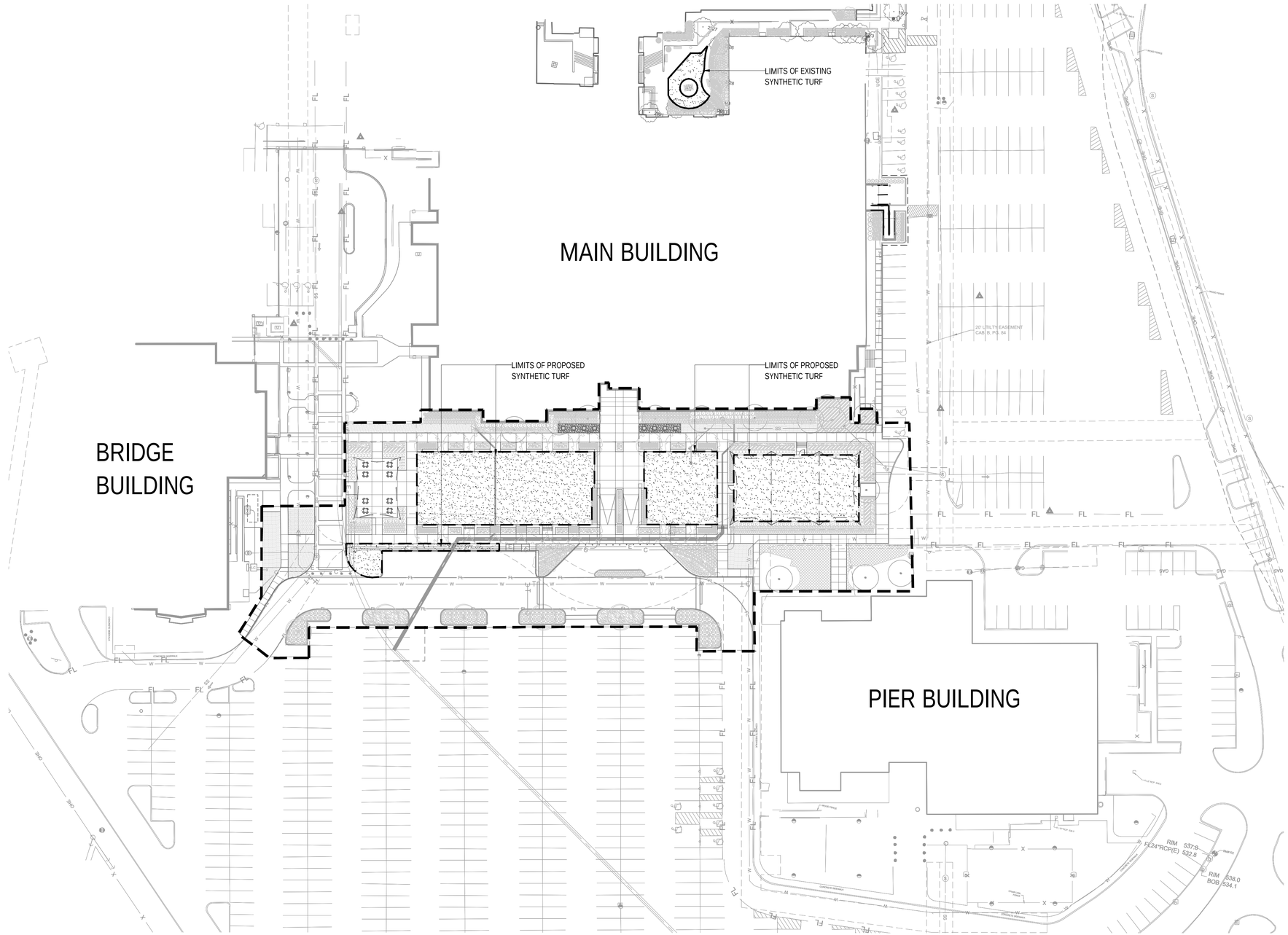
Call before you dig.



No.	REVISIONS	DATE	BY

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L.A. No. 3404 Date 4/17/2025

KHA PROJECT
DATE 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA, AKR
CHECKED BY: NBA

SYNTHETIC TURF EXHIBIT

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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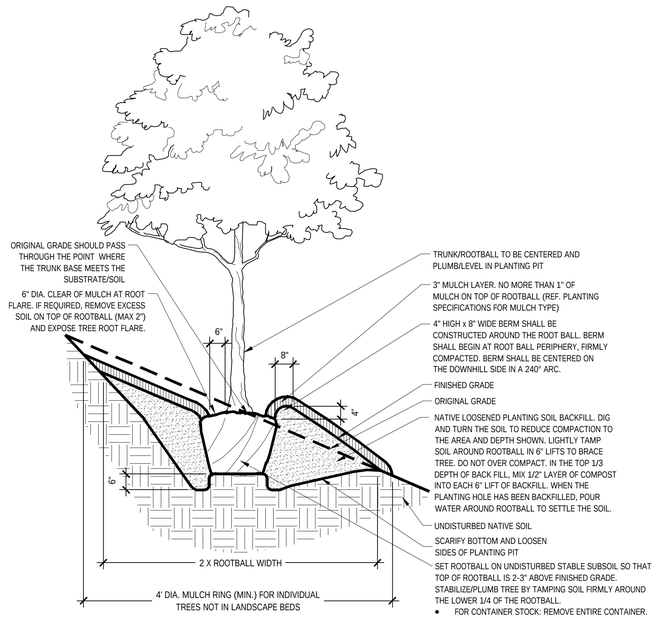
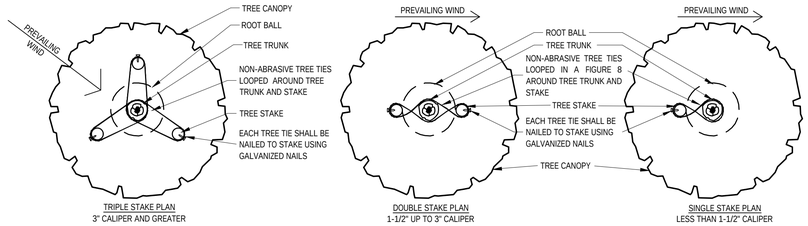
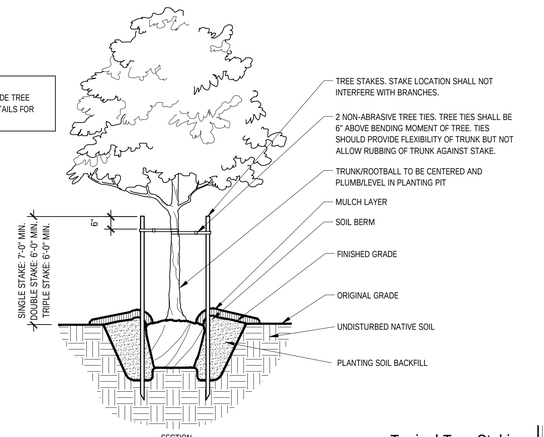


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) | D

Scale: NTS



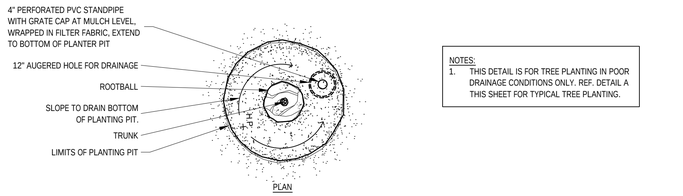
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



SECTION

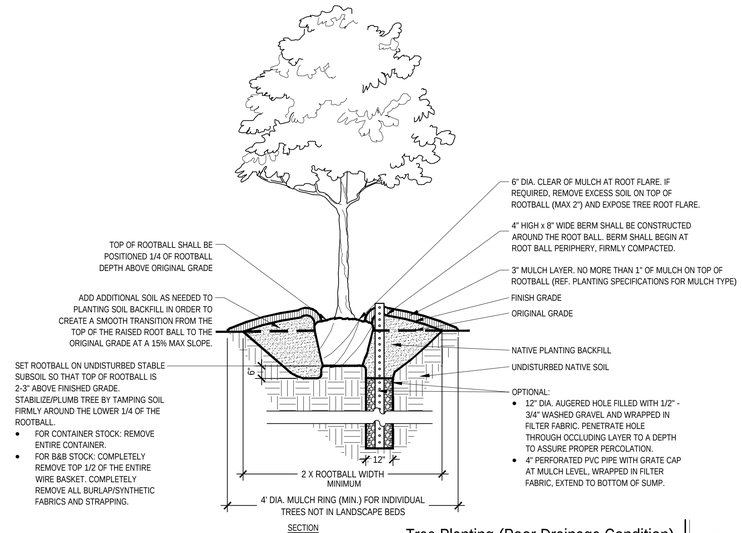
Typical Tree Staking | B

Scale: NTS



PLAN

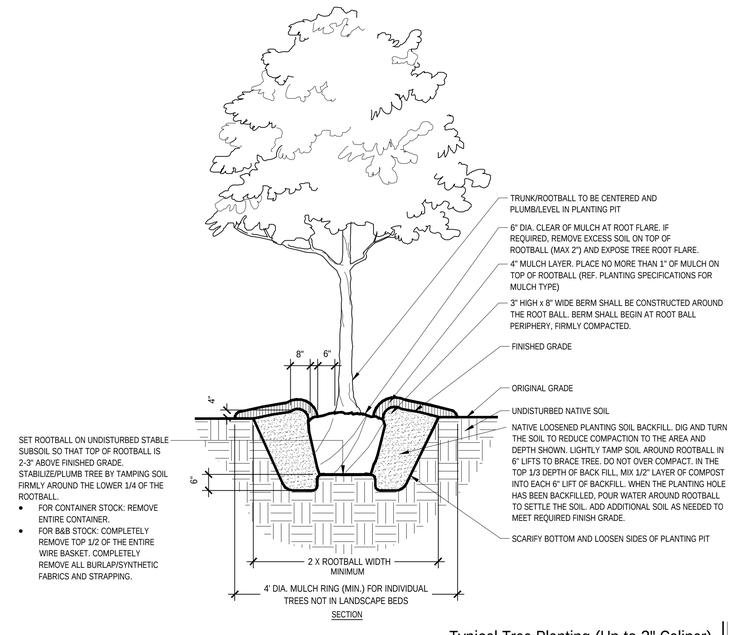
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) | C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) | A

Scale: NTS

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KHA PROJECT
DATE 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA,AKR
CHECKED BY: NBA

LANDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA

TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
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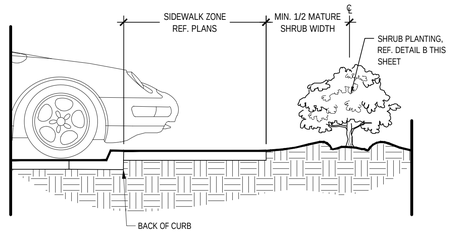
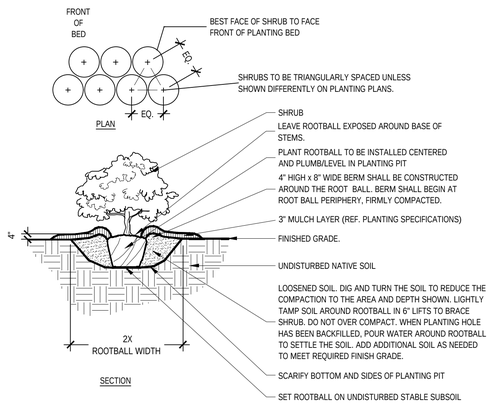
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)

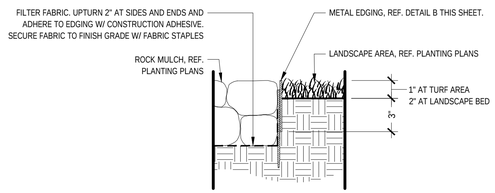


Shrub Planting at Sidewalk

Scale: NTS

F



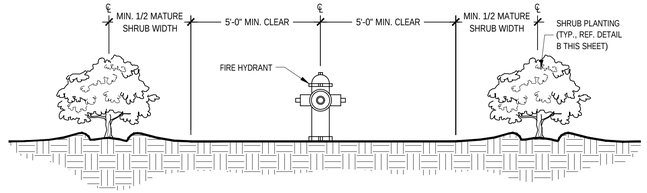


NOTES
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2" = 1'-0"

J



Shrub Planting at Fire Hydrant

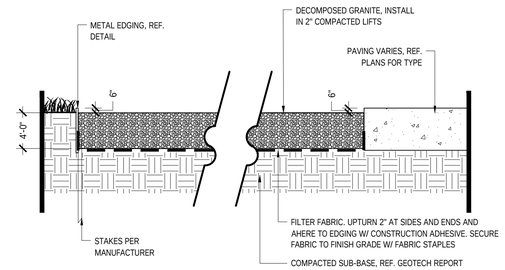
Scale: NTS

E

Typical Shrub Planting

Scale: NTS

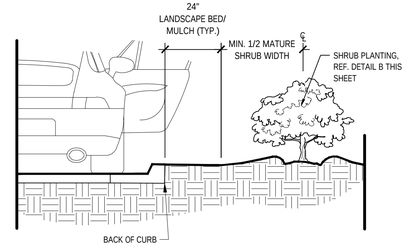
B

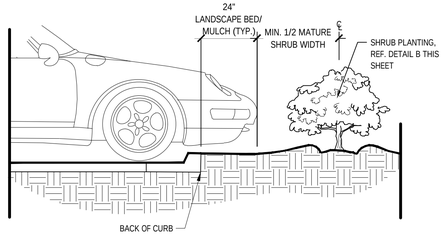


Decomposed Granite

Scale: 1 1/2" = 1'-0"

I

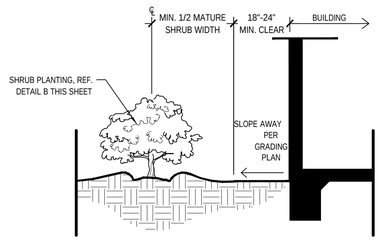




Shrub Planting at Curb

Scale: NTS

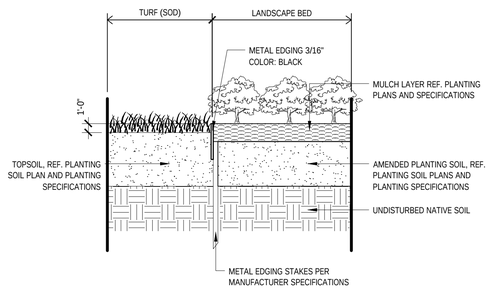
G



Shrub Planting at Building Edge

Scale: NTS

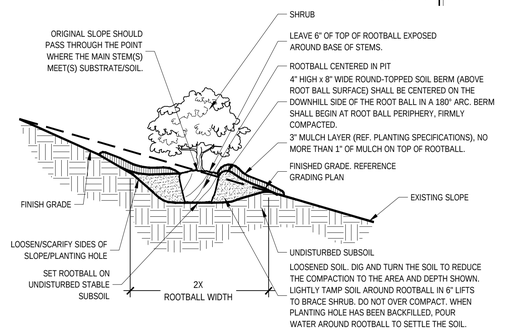
D



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

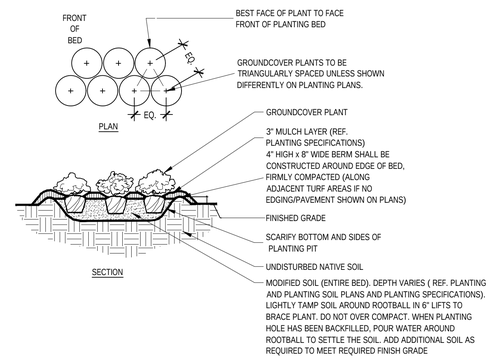
H



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

C



Typical Groundcover Planting

Scale: NTS

A

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Date 4/17/2025

KHA PROJECT	DATE: 4/17/2025	SCALE: AS SHOWN	DESIGNED BY: NBA	DRAWN BY: NBA,AKR	CHECKED BY: NBA

LANDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
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TREE PRESERVATION PLAN LAKEPOINTE CHURCH PARKING LOT EXTENSION

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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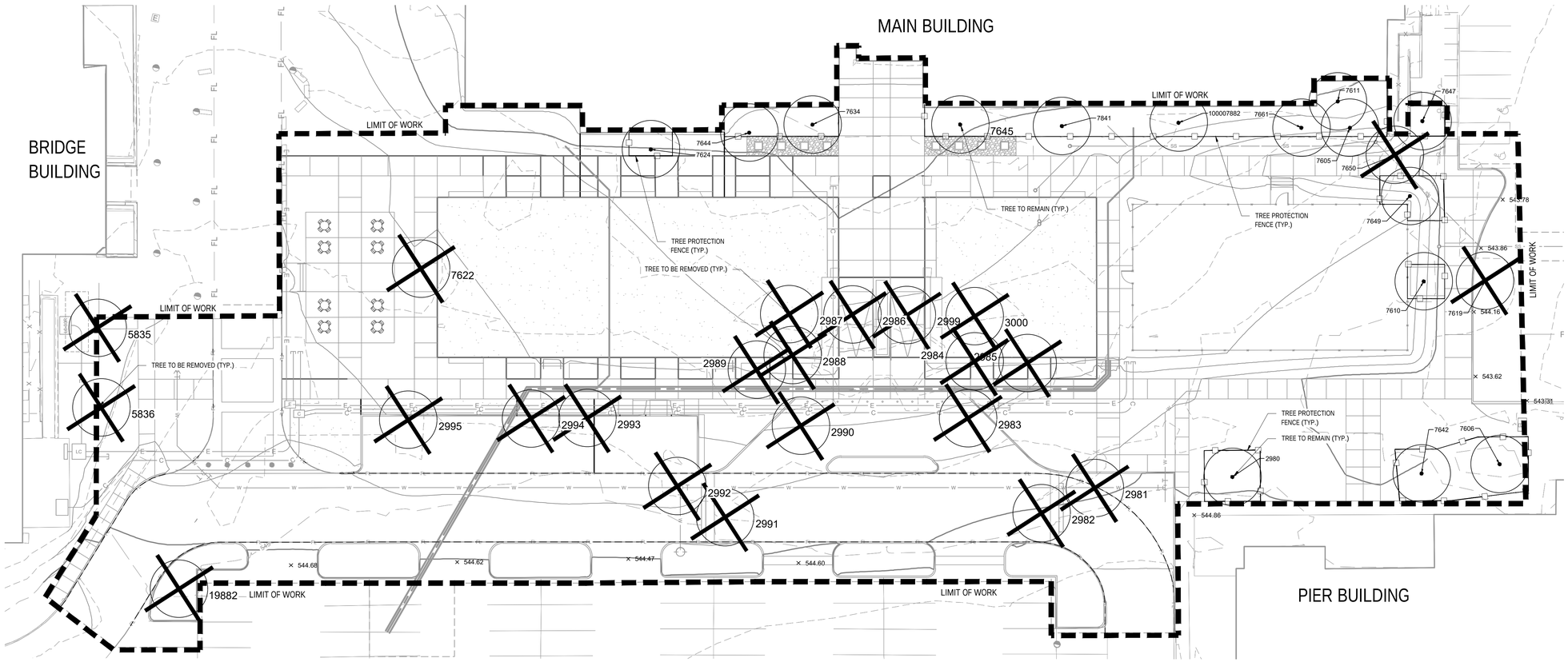
811
Know what's **below.**
Call before you dig.

Tree Tag	Name	DBH	Status	Protection Status	Mitigation Requi
2981	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2982	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2983	LIVE OAK	21"	REMOVE	Primary Protected	21"
2984	MAGNOLIA	11"	REMOVE	Primary Protected	11"
2985	LIVE OAK	17"	REMOVE	Primary Protected	17"
2986	MAGNOLIA	15"	REMOVE	Primary Protected	15"
2987	LIVE OAK	20"	REMOVE	Primary Protected	20"
2988	MAGNOLIA	12"	REMOVE	Primary Protected	12"
2989	LIVE OAK	18"	REMOVE	Primary Protected	18"
2990	LIVE OAK	19"	REMOVE	Primary Protected	19"
2991	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2992	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2993	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2994	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2995	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2999	MAGNOLIA	18"	REMOVE	Primary Protected	18"
3000	LIVE OAK	23"	REMOVE	Primary Protected	23"
5835	CRAPE MYRTLE	1"	REMOVE	Not Protected	
5836	SHUMARD OAK	6"	REMOVE	Primary Protected	6"
7619	MAGNOLIA	9"	REMOVE	Primary Protected	9"
7622	LIVE OAK	16"	REMOVE	Primary Protected	16"
7650	MAGNOLIA	10"	REMOVE	Primary Protected	10"
19882	CRAPE MYRTLE	1"	REMOVE	Not Protected	
2980	LIVE OAK	19"	REMAIN	Primary Protected	
7605	BALD CYPRESS	29"	REMAIN	Featured Tree	
7606	LIVE OAK	20"	REMAIN	Primary Protected	
7610	LIVE OAK	17"	REMAIN	Primary Protected	
7611	CRAPE MYRTLE	10"	REMAIN	Primary Protected	
7624	MAGNOLIA	12"	REMAIN	Primary Protected	
7634	MAGNOLIA	12"	REMAIN	Primary Protected	
7642	LIVE OAK	10"	REMAIN	Primary Protected	
7644	MAGNOLIA	12"	REMAIN	Primary Protected	
7645	MAGNOLIA	13"	REMAIN	Primary Protected	
7647	MAGNOLIA	10"	REMAIN	Primary Protected	
7649	MAGNOLIA	10"	REMAIN	Primary Protected	
7661	HOLLY	6"	REMAIN	Primary Protected	
7841	MAGNOLIA	12"	REMAIN	Primary Protected	
100007882	MAGNOLIA	12"	REMAIN	Primary Protected	

Total Mitigation Inches:	215"
Total Inches Proposed:	88"
Total Mitigation Required:	**127"**
Total Mitigation Required at Lakepointe Ring Road Project:	704"
TOTAL:	**831"**



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PROTECTION FECING

No.	REVISIONS	DATE	BY

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

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FOR REVIEW ONLY
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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 5404 Date 4/17/2025

KHA PROJECT		
DATE: 4/17/2025	SCALE: AS SHOWN	
	DESIGNED BY:	NBA
	DRAWN BY:	NBA, AKR
	CHECKED BY:	NBA

TREE PRESERVATION PLAN

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 1.01

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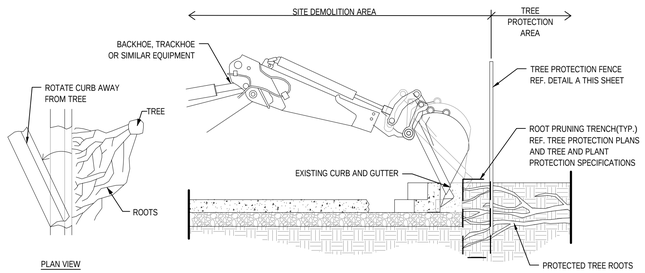
WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING
3. BREAK OR CUT 6' SECTIONS OF CURB.
4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

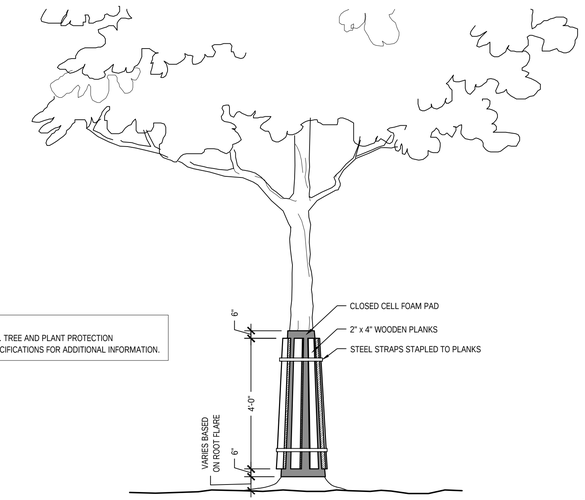


CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

F

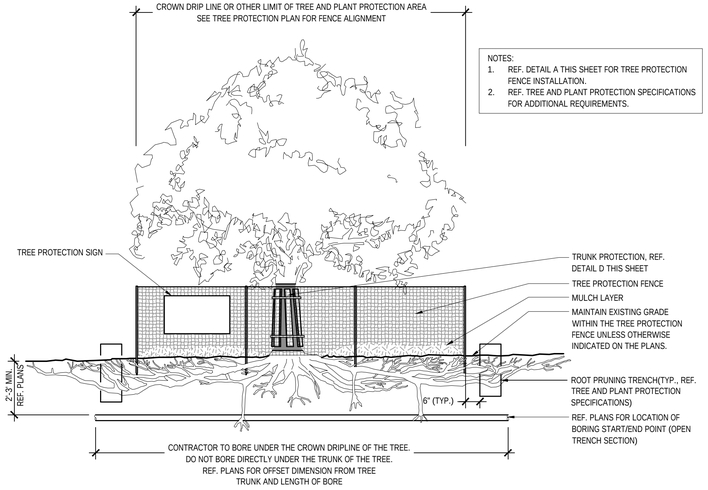
NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

D



NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

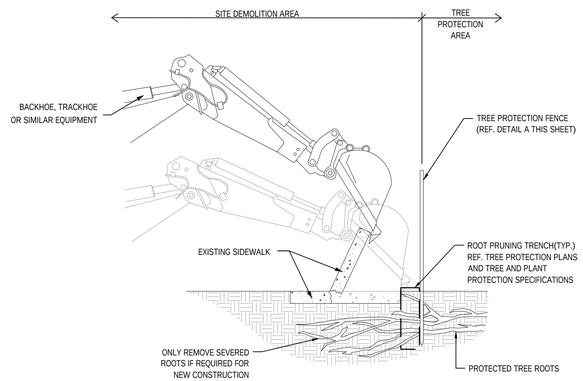
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B

DEMOLITION SEQUENCE
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING
3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

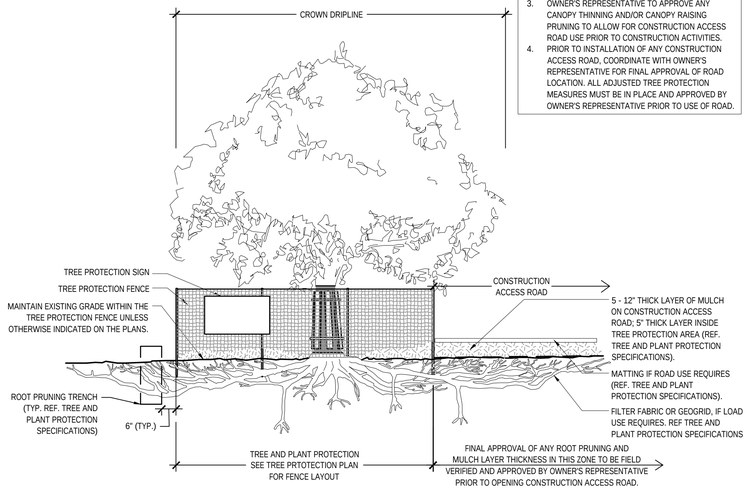


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

E

NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



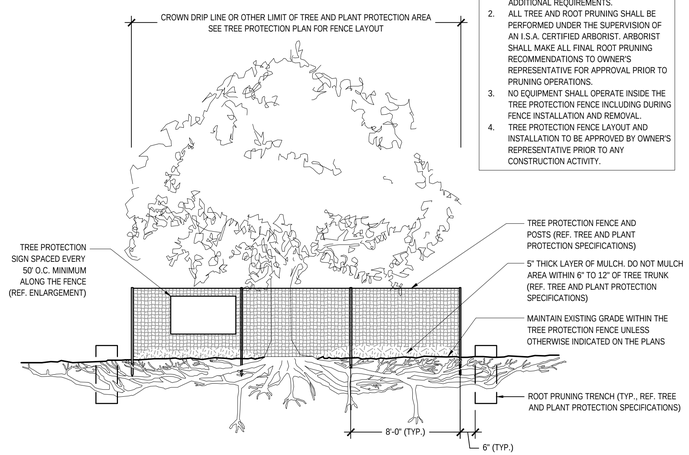
TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

C



NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

No.	REVISIONS	DATE	BY

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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Kimley»Horn
P.L.A. ___ NIKOLAUS B. ADAMS
L.A. No. 5404 Date 4/17/2025

KHA PROJECT

DATE 4/17/2025

SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA,AKR
CHECKED BY: NBA

TREE PRESEVATION DETAILS

LAKEPOINTE CHURCH PLAZA

TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 3.01

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

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

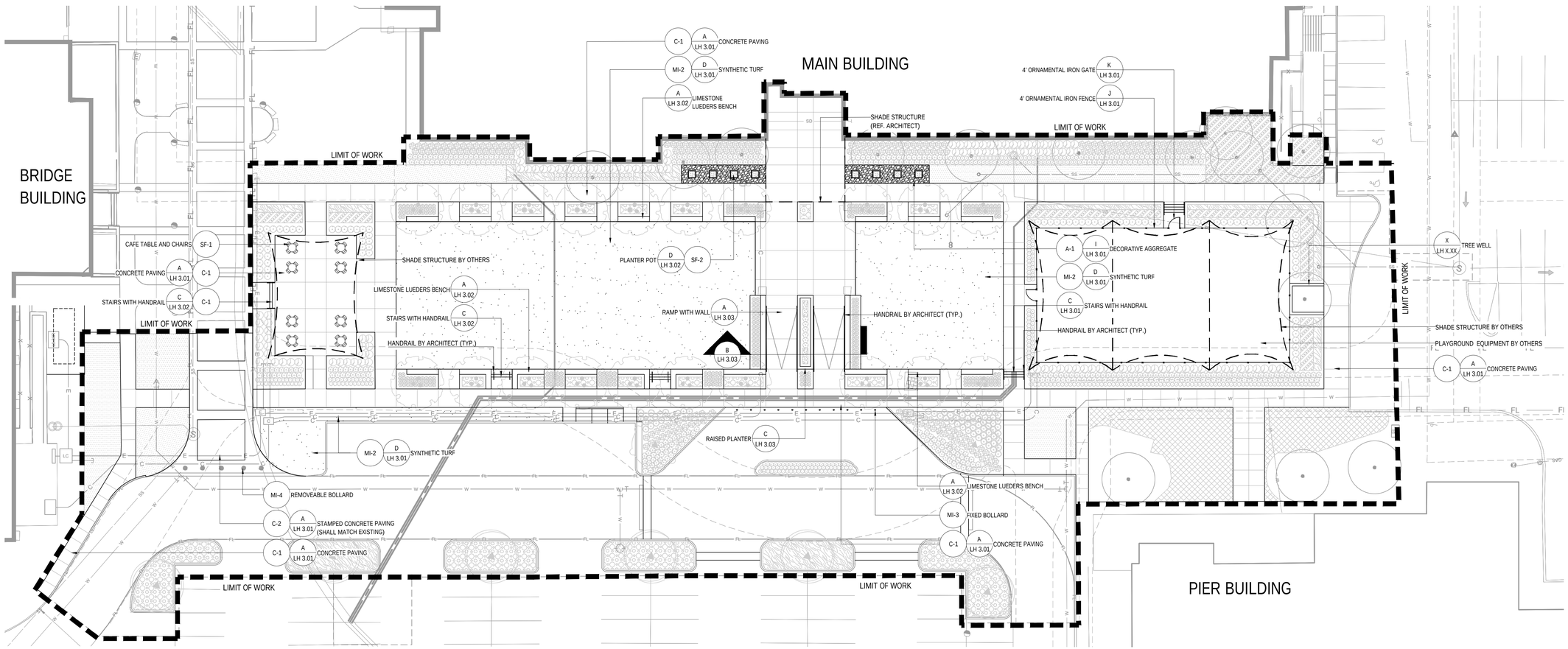
CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 4/17/2025

KHA PROJECT		
DATE: 4/17/2025	SCALE: AS SHOWN	
	DESIGNED BY: NBA	
	DRAWN BY: NBA,AKR	
	CHECKED BY: NBA	

HARDSCAPE PLAN

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 1.01

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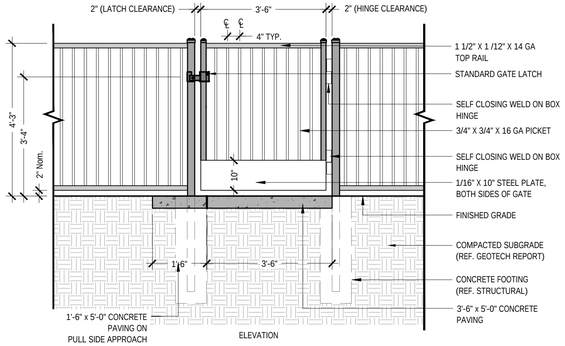
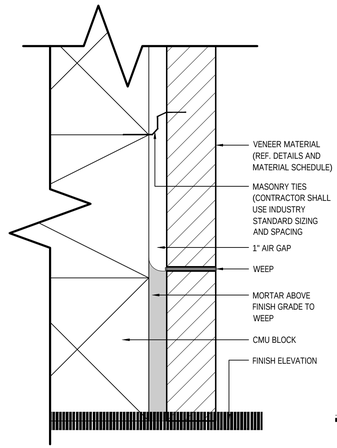
NOTE:
1. STRUCTURAL ENGINEERING BY OTHERS.
3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

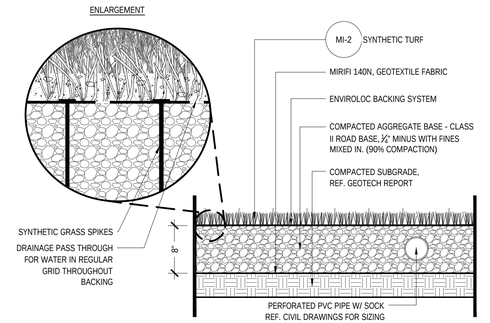
NOTE:
THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.



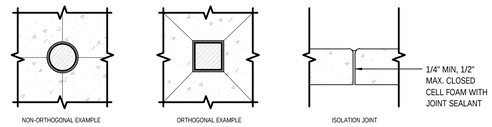
4' - 0" ORNAMENTAL IRON FENCE GATE (NON POOL GATE) K
Scale: 1/2" = 1'-0"



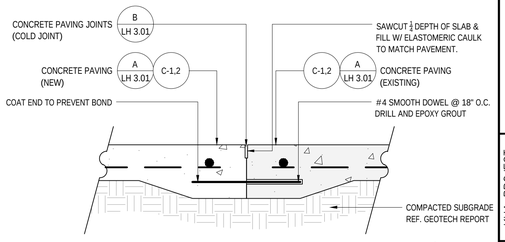
MASONRY TIE, AIR GAP, AND WEEP DETAIL H
Scale: 3"=1'-0"



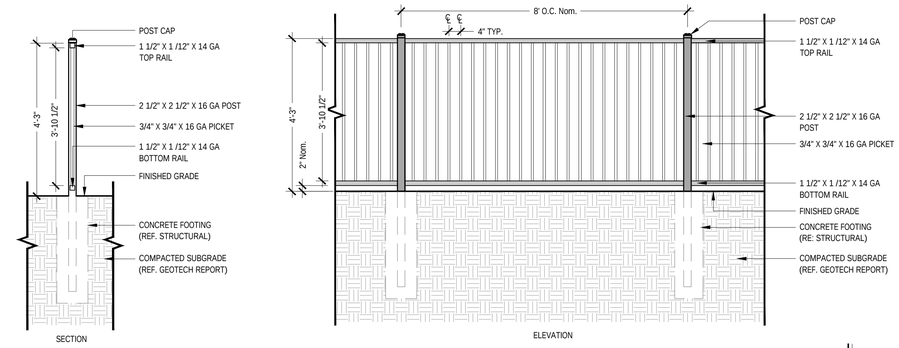
SYNTHETIC TURF D
Scale: 1" = 1' - 0"



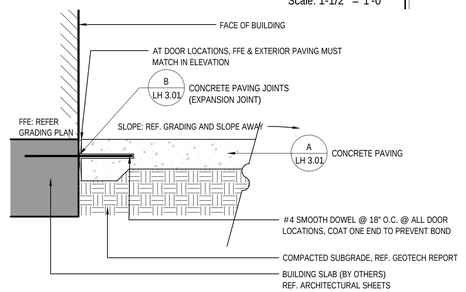
ISOLATION JOINT G
Scale: 1-1/2" = 1'-0"



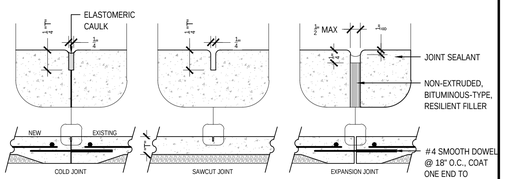
CONCRETE TO EXISTING CONCRETE TRANSITION C
Scale: 1 1/2" = 1'-0"



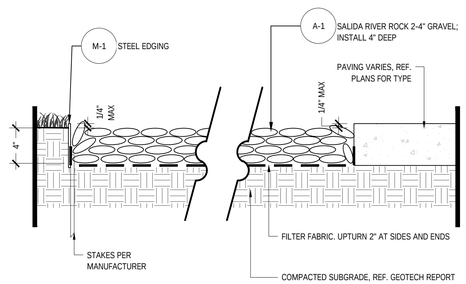
4'- 0" ORNAMENTAL IRON FENCE J
Scale: 1/2" = 1'-0"



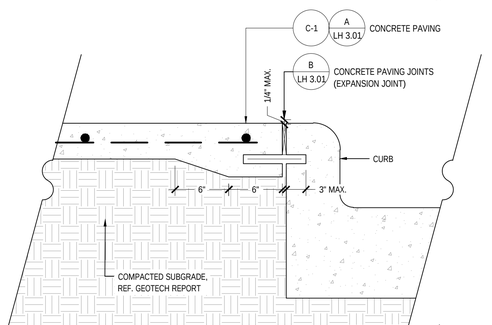
CONCRETE PAVING AT DOOR F
Scale: 1" = 1'-0"



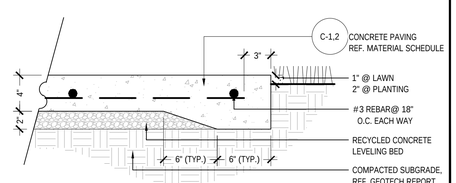
CONCRETE PAVING JOINTS B
Scale: 3/4" = 1'-0"



DECORATIVE STONE I
Scale: 1 1/2" = 1'-0"



CONCRETE PAVING AT CURB E
Scale: 1 1/2" = 1'0"



CONCRETE PAVING (TYP.) A
Scale: 1 1/2" = 1'-0"

Kimley»Horn
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L.A. No. 5404 Date 4/17/2025

KHA PROJECT		
DATE	4/17/2025	
SCALE:	AS SHOWN	
DESIGNED BY:	NBA	
DRAWN BY:	NBA,AKR	
CHECKED BY:	NBA	

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 3.01

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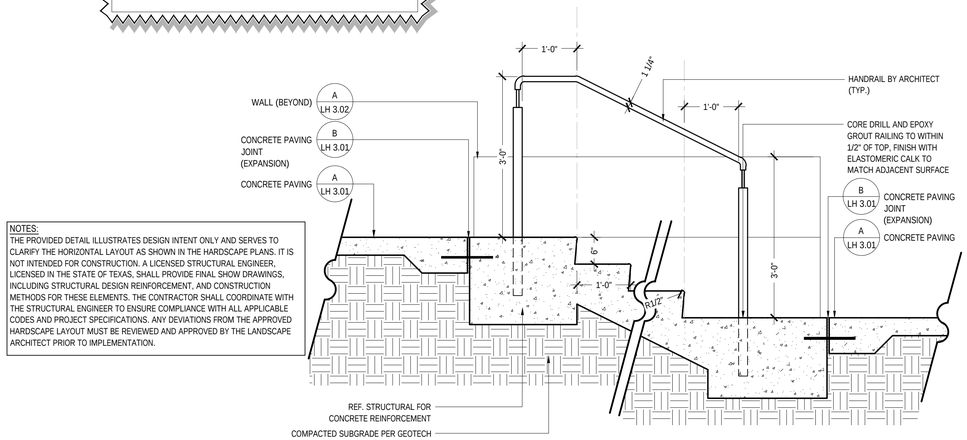
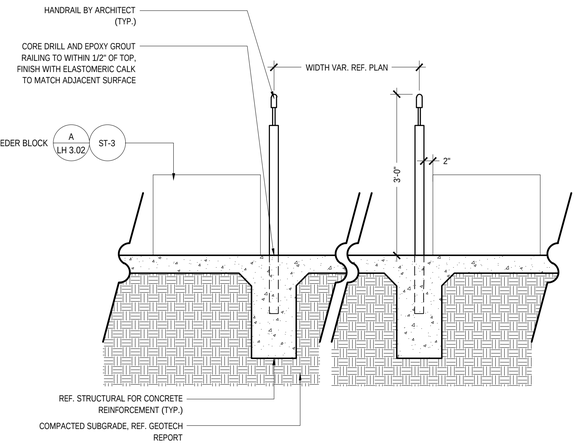


NOTES:
THE PROVIDED DETAIL ILLUSTRATES DESIGN INTENT ONLY AND SERVES TO CLARIFY THE HORIZONTAL LAYOUT AS SHOWN IN THE HARDSCAPE PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TEXAS, SHALL PROVIDE FINAL SHOW DRAWINGS, INCLUDING STRUCTURAL DESIGN REINFORCEMENT, AND CONSTRUCTION METHODS FOR THESE ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND PROJECT SPECIFICATIONS. ANY DEVIATIONS FROM THE APPROVED HARDSCAPE LAYOUT MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.

CONCRETE STAIRS AT STONE BLOCK WALL — C
Scale: 3/4" = 1'0"



CONCRETE STAIRS AT STONE BLOCK WALL SECTION — B
Scale: 3/4" = 1'0"

NOTE: REFERENCE HARDSCAPE PLAN FOR CHARCOAL LEUDERS BLOCK FACE CONDITION.

NOTE:
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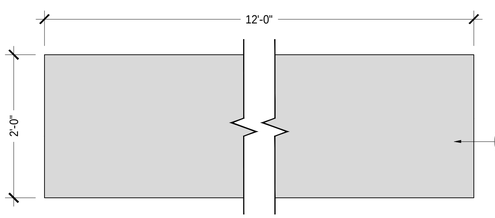
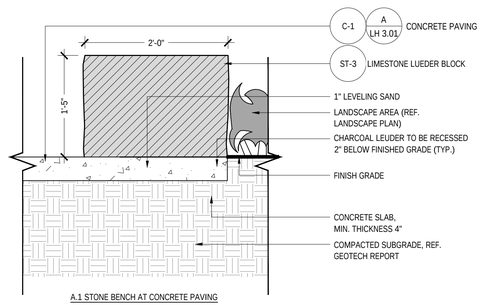


A.2 STONE BENCH (PLAN)



A.1 STONE BENCH AT CONCRETE PAVING

LIMESTONE LUEDERS BENCH — A
Scale: 1" = 1' - 0"

No.	REVISIONS	DATE	BY

Kimley»Horn
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L.A. No. 3404 Date 4/17/2025

KHA PROJECT	DATE: 4/17/2025	SCALE: AS SHOWN	DESIGNED BY: NBA	DRAWN BY: NBA, AKR	CHECKED BY: NBA

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 3.02

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby 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 _____, ____.

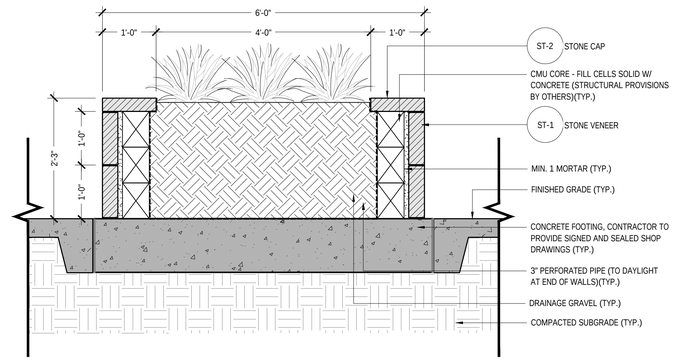
WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____

Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

NOTE:
1. STRUCTURAL ENGINEERING BY OTHERS.
3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

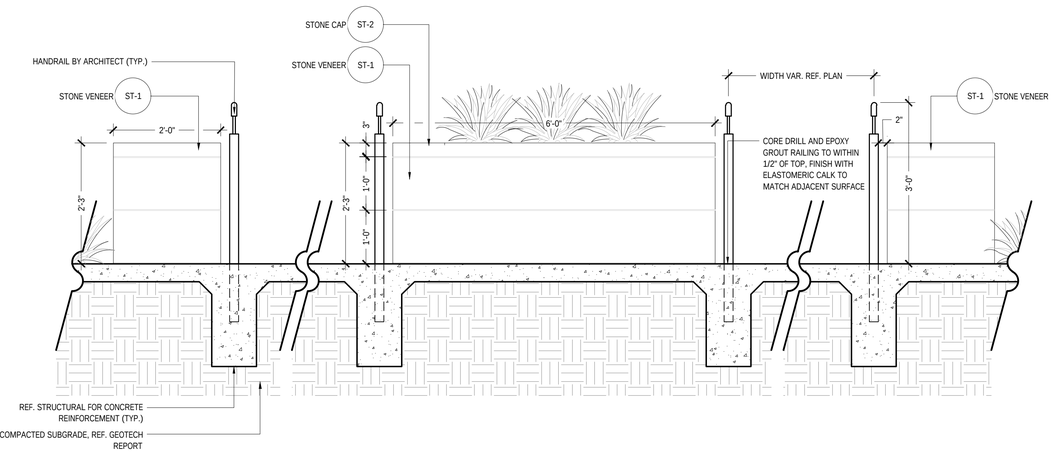
NOTE:
THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.



RAISED PLANTER SECTION C

Scale: 1/2" = 1'-0"

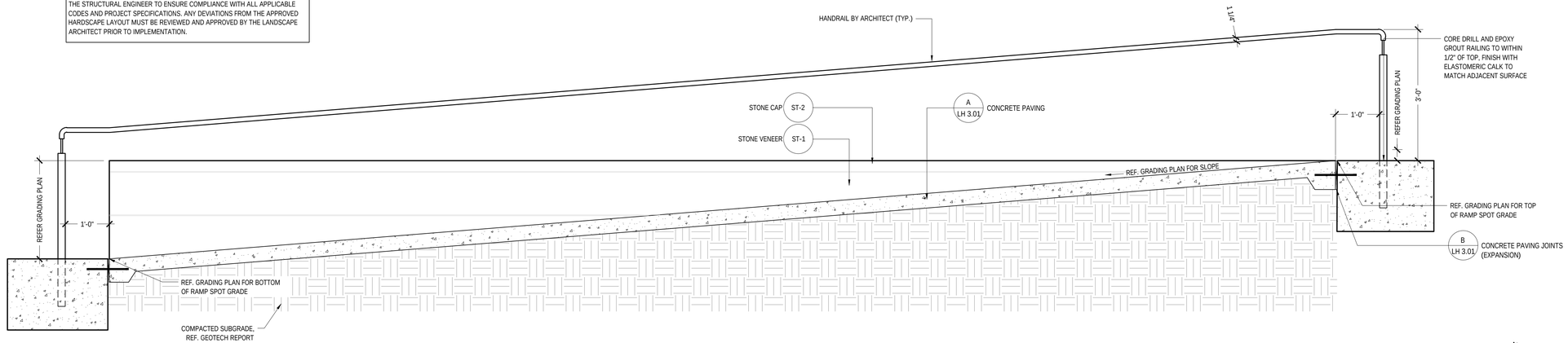
NOTE:
THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.



CONCRETE RAMP AND RAISED PLANTER ELEVATION B

Scale: 3/4" = 1'0"

NOTES:
THE PROVIDED DETAIL ILLUSTRATES DESIGN INTENT ONLY AND SERVES TO CLARIFY THE HORIZONTAL LAYOUT AS SHOWN IN THE HARDSCAPE PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TEXAS, SHALL PROVIDE FINAL SHOW DRAWINGS, INCLUDING STRUCTURAL DESIGN REINFORCEMENT, AND CONSTRUCTION METHODS FOR THESE ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND PROJECT SPECIFICATIONS. ANY DEVIATIONS FROM THE APPROVED HARDSCAPE LAYOUT MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.



CONCRETE RAMP W/ STONE WALLS A

Scale: 3/4" = 1'0"

No.	REVISIONS	DATE	BY

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 5404 Date 4/17/2025

KHA PROJECT
DATE 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA,AKR
CHECKED BY: NBA

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA

TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 3.01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





5 REFERENCE IMAGES FOR THE DINNING AREA SHADE STRUCTURE

SCALE: NO SCALE

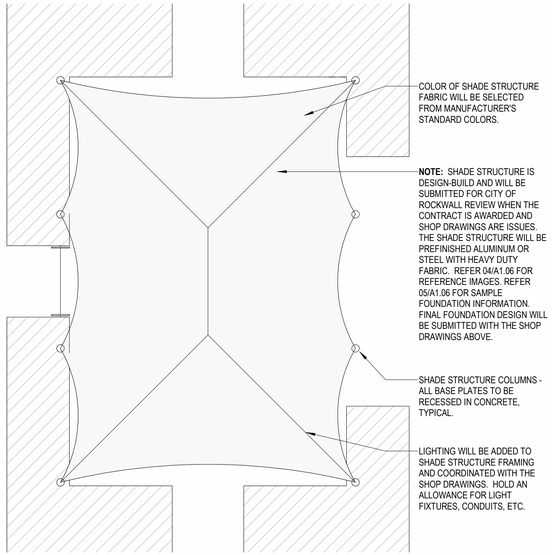




4 REFERENCE IMAGES FOR THE DINNING AREA SHADE STRUCTURE

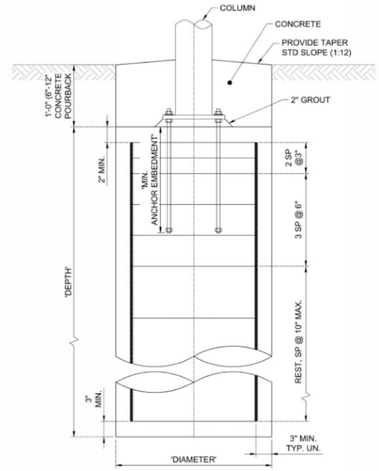
SCALE: NO SCALE

NOTE: PROVIDE A MINIMUM OF 10'-0" CLEARANCE UNDER THE LOWEST PORTION OF THE SHADE STRUCTURE - THE ACTUAL HEIGHT OF THE SHADE STRUCTURE TO BE COORDINATED WITH THE OWNER'S PLAYGROUND VENDOR TO ENSURE MINIMUM CLEARANCES ARE HELD.



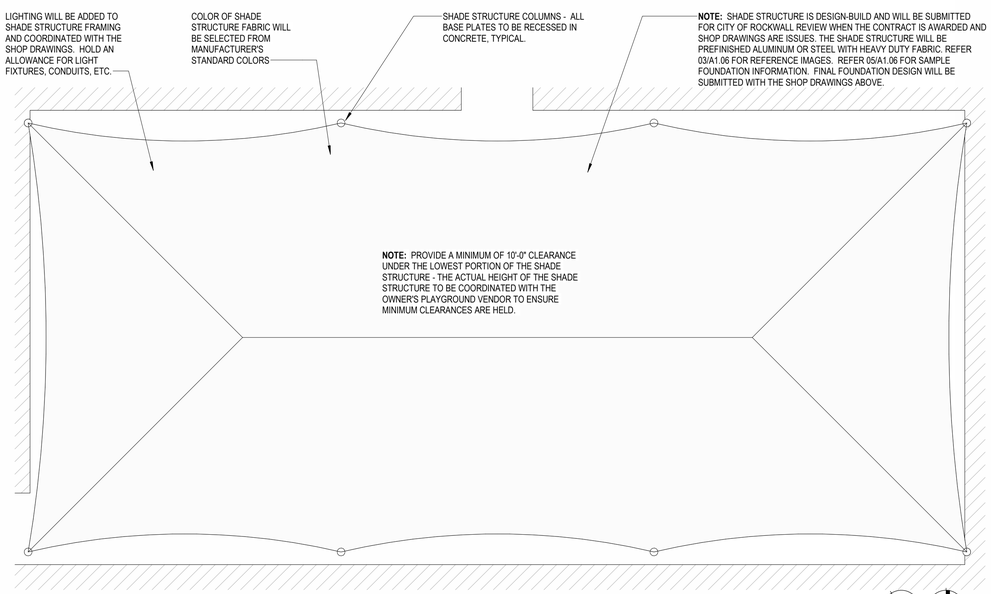
2 ENLARGED SITE PLAN - DINNING AREA SHADE STRUCTURE

SCALE: 1/8" = 1'-0"



3 CANOPY COLUMN FOUNDATION

SCALE: NO SCALE



1 ENLARGED SITE PLAN - PLAYGROUND SHADE STRUCTURE

SCALE: 1/8" = 1'-0"

LAKEPOINTE CHURCH

BECK GROUP
1601 ELM STREET
SUITE 2800
DALLAS, TX 75201
PH: 214-303-6200
FAX: 214-303-6300
WWW.BECKGROUP.COM



JOHN PAUL DEFRANK, AIA NCARB
STATE OF TEXAS 19612

ARCHITECT SEAL

CURRENT SUBMISSION: DESIGN DEVELOPMENT

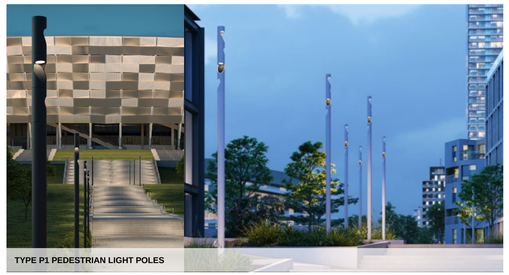
#	DATE	SUBMISSION
A	04/11/2025	100% DESIGN DEVELOPMENT

LAKEPOINT CHURCH ROCKWALL CAMPUS: SOUTH PLAZA

SHADE STRUCTURES

175915
JOB NO.

A1.06
SHEET



TYPE P1 PEDESTRIAN LIGHT POLES



TYPE M1 PATH LIGHT BOLLARDS



TYPE M10 TREE UPLIGHTING (OPTIONAL)



LAKEPOINTE CHURCH ROCKWALL
PLAZA LIGHTING

SITE LIGHTING OPTION 1 - LIGHTING PLAN

LSK-001

MARCH 20, 2025
TLP NO. 24136.00

the lighting practice

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

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

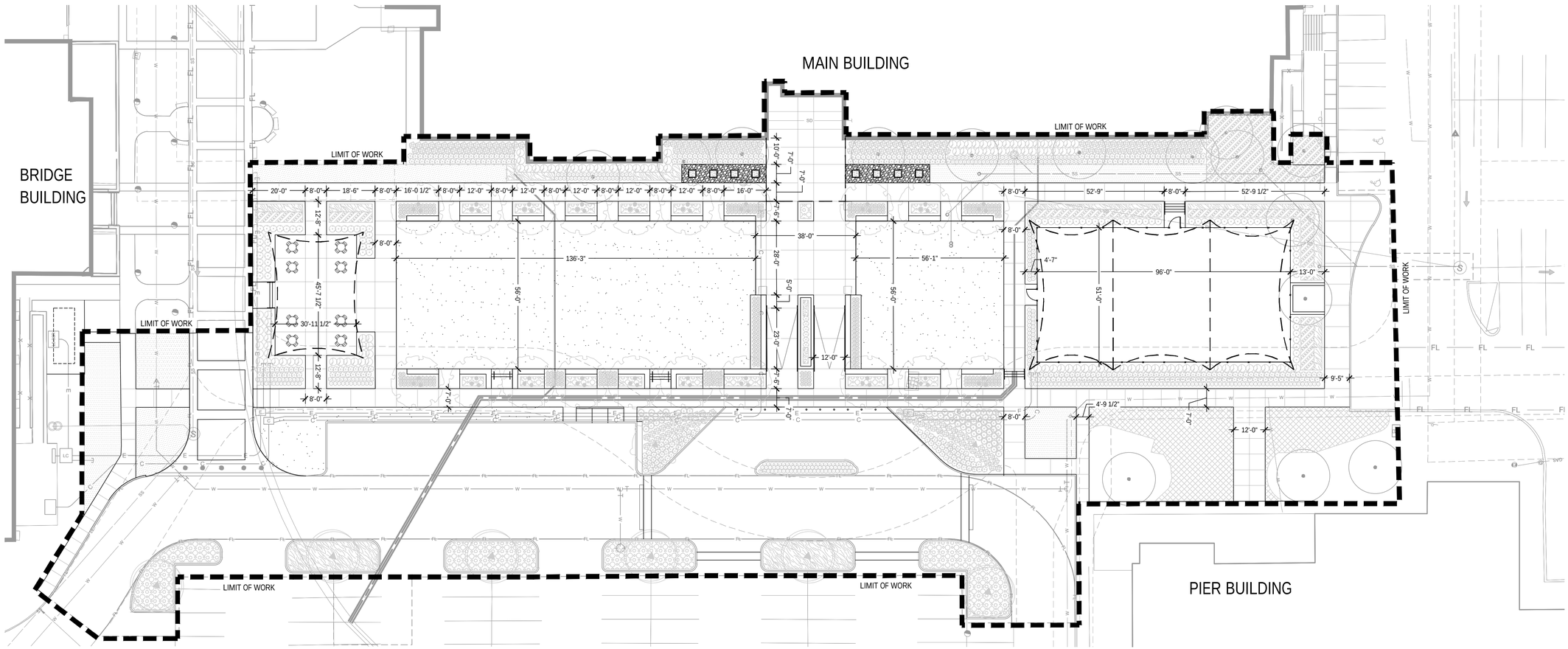
OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811 Know what's **below.** **Call** before you dig.



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KHA PROJECT
DATE 4/17/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA, AKR
CHECKED BY: NBA

DIMENSIONAL CONTROL PLAN

LAKEPOINTE CHURCH PLAZA

TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 1.02