#### AGENDA PLANNING AND ZONING COMMISSION PUBLIC HEARING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers July 9, 2019 6:00 P.M.

#### CALL TO ORDER

#### **OPEN FORUM**

#### CONSENT AGENDA

1. Approval of Minutes for the *June 11, 2019* Planning and Zoning Commission meeting.

#### 2. P2019-011 (Korey)

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

#### 3. P2019-026 (Korey)

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

#### 4. MIS2019-012 (Korey)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of an *Alternative Tree Mitigation Plan* for an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

#### **APPOINTMENTS**

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

#### ACTION ITEMS

#### 6. MIS2019-007 (Korey)

Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

#### 7. MIS2019-009 (Ryan)

Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

#### 8. MIS2019-011 (Korey)

Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements

stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

#### 9. SP2019-021 (David) [Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

#### 10. SP2019-022 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

#### 11. SP2019-023 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

#### 12. SP2019-024 (Korey) [Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

#### 13. SP2019-025 (David)

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

#### **DISCUSSION ITEMS**

- 14. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
  - ✓ P2019-027: Replat for Lot 3, Block A, Channell Subdivision Addition [Approved]
  - ✓ MIS2019-005: Alternative Tree Mitigation Plan for Ladera of Rockwall Subdivision [Approved]
  - ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (2<sup>nd</sup> Reading) [Approved]
  - ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (2<sup>nd</sup> Reading) [Approved]

#### ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, 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 the 5<sup>th</sup> day of July 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

### AGENDA ARCHITECTURAL REVIEW BOARD MEETING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers Conference Room July 9, 2019 5:00 PM

#### **CALL TO ORDER**

#### ACTION ITEMS

#### 1. SP2019-023 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

#### 2. SP2019-024 (Korey)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

#### 3. SP2012-012 (Korey)

Discuss and consider a request by Sean Brennan of AECOM on behalf of ACS Hagen Inc. for the approval of an amended site plan for an existing retail store with gasoline sales on a 1.008-acre parcel of land being identified as Lot 1, Block A, VRE Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1701 SH-276, and take any action necessary.

#### ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5<sup>th</sup> day of July 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

#### MINUTES PLANNING AND ZONING COMMISSION PUBLIC HEARING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers June 11, 2019 6:00 P.M.

#### I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Annie Fishman, Mark Moeller and Tracey Logan. Absent from the meeting was Chairman Lyons. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

#### II. CONSENT AGENDA

- 1. Approval of Minutes for the May 14, 2019 Planning and Zoning Commission meeting.
- 2. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

#### 3. P2019-024

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

# Commissioner Fishman made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

#### III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

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

#### IV. PUBLIC HEARING ITEMS

5. Z2019-012

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from an Agricultural District to a Planned Development District for Single-Family 1 District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two lot types, 120' x 200' & 130' x 400'. Specifically, the development will include 17 lots that will be a minimum of 120' x 200'

64 and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 square 65 feet to 65,340 square feet. The proposed minimum size of each dwelling unit will be 2,500 square 66 feet. The applicant has stated that the homes will be custom homes and will vary from lot to lot. 67 The product will also be a rural style estate lot, which will incorporate a rural-local roadway and a 68 minimum front yard setback of 70-feet. The proposed housing product will have a minimum 69 masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding being 70 HardiBoard or Hardy Plan and stucco being permitted. The proposed housing product conforms 71 to the City's minimum masonry and anti-monotony requirements and will allow both traditional 72 swing, side entry, and flat front entry which is setback behind the width of the double car garage 73 that is access from the traditional swing configuration garage configurations. All garage doors 74 will incorporate upgraded finishes. The development will incorporate less than the required 20% 75 open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will 76 incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof and trees 77 and a five foot sidewalk along the entire frontage. In addition, the applicant has stated that by 78 virtue of the development incorporating larger lots without stockade or solid fencing, it will 79 achieve the same feel as more dense developments that incorporate the required 20% open space. 80 The proposed Planned Development District will be subject to the land uses and requirements 81 stipulated for the Single-Family 1 District unless specifically called out in the Planned 82 Development District ordinance. Additionally, the applicant is proposing to allow traditional 83 swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will 84 be setback either behind the width of a double garage that is accessed from a traditional swing or 85 flush with the front facade of the home for the standard flat-front entry garages. As a 86 compensatory measure for not meeting the required 20-foot setback stipulated by the Unified 87 Development Code for flat-front entry garages, the applicant is requiring that all garage doors 88 incorporate upgraded finishes. With regard to the open space requirement, the applicant has 89 stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional 90 neighborhoods that incorporate opague fencing and 20% open space. 91

Mr. Brooks further noted that the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Northeast Residential District and is designated for Low Density Residential land uses. The Northeast Residential District is characterized by its lowdensity subdivisions and rural/estate style lots and this district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The Low Density Residential land use category consists of residential subdivisions that are two units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the Northeast Residential District and the Low Density Residential land use designation. In addition, the Comprehensive Plan seeks to preserve the City's current residential to non-residential land use ratio 80% Residential; 20% Commercial in order to maintain a balance mix of land uses for fiscal sustainability. The Land Use Plan contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case since this case is proposing zoning in conformance to the Land Use Plan the ratio will remain the same.

Mr. Brooks went on to state that **o**n May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner's Associations or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not receive any notices concerning this case.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked the applicant to come forward and speak.

121Ryan Joyce1221189 Waters Edge Drive123Rockwall, TX

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125 Mr. Joyce came forward and provided a power point presentation that provided additional 126 information pertaining to the proposed development. 127 128 Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to 129 come forward and do so. 130 131 David Ingram 132 950 Clem Road 133 Rockwall, TX 134 135 Mr. Ingram came forward and generally expressed being in favor of the request. 136 137 Steve Curtis 138 2130 FM-1141 139 Rockwall, TX 140 141 Mr. Curtis came forward and expressed concern with the topography that septic systems would 142 create. 143 144 Vice-Chairman Chodun asked the applicant to come forward and provide rebuttal to 145 concerns/questions that were brought up. 146 147 Vice-Chairman Chodun asked if anyone who wished to speak to come forward and do so; there 148 being no one indicating such Vice-Chairman closed the public hearing and brought the item back 149 to the Commission for discussion or a motion. 150 151 After general discussion Commissioner Welch made a motion to approve Z2019-012 with staff 152 recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 153 with Chairman Lyons absent. 154 155 6. Z2019-013 156 Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, 157 Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned 158 Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of 159 160 Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at 161 the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any 162 action necessary. 163 164 Planning Director, Rvan Miller, provided a brief explanation and background of the request. He 165 shared that on September 20, 2010, the City Council passed Ordinance No. 10-21 Planned 166 Development District 32, which established a concept plan and development standards for the 167 approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within 168 the approved concept plan, PD-32 was divided into ten subdistricts that contained individual 169 development and land use standards. On November 17, 2014, the City Council adopted Ordinance 170 No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the 171 This PD Development Plan showed a series of buildings would be Hillside Subdistrict. 172 constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-173 21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the 174 building placement requirements and pedestrian access requirements to allow retaining walls 175 ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The 176 approval of these walls were tied to building elevations submitted by the applicant and which were 177 tied down as part of the City Council's approval. On May 1, 2017, the City Council adopted 178 Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the 179 ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for 180 the subject property. On May 15, 2019, the applicant submitted an application requesting to amend 181 Ordinance No. 14-51 to change the PD Concept Plan approved for the subject property. According 182 to Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32, the purpose 183 of a PD Development Plan is to ensure that a proposed development meets the intent of the 184 subdistrict and/or to address any waivers required by the development. Ordinance No. 17-22 goes 185 on to state that the Hillside Subdistrict, in which the subject property is located, is intended to 186 provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian 187 oriented character within the Harbor District. In this case, the applicants proposed development

188 meets this intent of the Hillside Subdistrict; however, the submitted PD Concept Plan will require 189 waivers to the building placement and parking requirements stipulated in Ordinance No. 17-22. 190 The concept plan for the Hillside Subdistrict contained in Ordinance No. 17-22 calls for existing 191 slopes between 8-12% with the incorporation of two pedestrian opportunities extending 192 perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive which is 193 intended to serve as the primary connector to the existing Harbor Development and is a primary 194 street frontage for retail, residential and mix use development within the adjacent subdistricts is 195 designated as a Street Type 'D', and was constructed by the City with slopes of 10.3% with one 196 pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in 197 accordance to the concept plan. Additionally, the original concept plan contained in Ordinance 198 No. 17-22 depicted smaller pad sites that stepped down to adjust for the slope of the street, which 199 allowed for storefronts and patios to be at or closer to grade. The PD Concept Plan approved with 200 Ordinance No. 14-51 incorporated larger pad sites, which made it more difficult to step the 201 buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use 202 of retaining walls, ranging in size from seven to nine feet adjacent to Harbor Heights Drive. A 203 major consideration in allowing the retaining walls was the incorporation of building elevations 204 showing how the retaining walls would be incorporated into the development. In this case, the 205 amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but 206 continues to incorporate larger pad sites that may require retaining walls. Since the applicant has 207 not submitted building elevations with the revised PD Development Plan, staff has included a 208 condition of approval allowing retaining walls not to exceed seven feet in height. Additionally, 209 according to Ordinance No. 17-22, in order to provide flexibility and create high quality projects, 210 an applicant for development within PD-32]may request a waiver of the following District or 211 Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) 212 Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in 213 any Subdistrict. Mr. Miller went over the waivers that are being requested to the requirements 214 based on what the applicant submitted. 215

Mr. Miller further noted that on May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the Hillside Subdistrict and also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations. No notices were received for or against the request.

Mr. Miller advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked for questions from the Commission.

Jimmy Strohmeyer 2701 Sunset Ridge Rockwall, TX

Mr. Strohmeyer came forward and provided additional details pertaining to the request.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no on indicating such Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve Z2019-013 with staff recommendations.
 Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

**240** V. ACTION ITEMS **241** 

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7. SP2019-014 [Postponed to the June 25, 2019 Planning and Zoning Commission Meeting]
Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for
Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on
a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64,
City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of
Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

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#### Vice-Chairman Chodun indicated agenda item is being postponed and no action was necessary.

#### 8. SP2019-016

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two additional single story buildings which will consist of a total of approximately 7,220 square feet, and bring the total number of metal buildings on the subject property to four. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According to the Unified Development Code the proposed general office use is allowed by-right in a Commercial District. 266 Excluding the exceptions being requested, the submitted site plan, landscape plan, and building 267 elevations, generally conform to the technical requirements contained within the UDC for a 268 property located within a Commercial District. The proposed new buildings will be constructed of 269 metal, utilize roll-up doors, and have a pitched roof design and additionally the applicant is 270 proposing to incorporate a brick wainscot on all building façades. After receiving a 271 recommendation from the Architectural Review Board, the applicant intends to provide a wainscot 272 on the existing buildings, matching the proposed building exterior facades. Commercial Districts 273 are generally situated in close proximity to an arterial or major collector that is capable of carrying 274 the traffic generated by the land uses in the district and in addition, these areas may require 275 increased water, fire protection, and wastewater and drainage capacity. Since the Commercial 276 District is general in nature, development standards are less stringent as lower intensity districts 277 In this case, the applicant's proposal is adjacent to Ranch Trail which is identified as a Minor 278 Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a high 279 volume water/wastewater user. . Mr. Gonzales went on to discuss the exceptions being requested 280 based on the information submitted by the applicant and additionally noted that the Architectural 281 Review Board reviewed the proposed site plan and recommended approval.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Bob Holly 1716 Bison Meadow Heath, TX

Mr. Holly came forward and provided additional details pertaining to the request.

Vice-Chairman brought the item back to the Commission for discussion or a motion.

After general discussion Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

9. SP2019-017

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

305Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is306requesting approval of a site plan for the purpose of constructing an approximately 6,042 square307foot single-story, animal boarding/kennel facility. The building will be composed of masonry308construction such as natural stone, brick, and cement board siding, meeting the requirements of309the Unified Development Code. The site is subject to the requirements and land uses stipulated310for the Light Industrial District as stated by the Unified Development Code. According the Unified311Development Code, an animal boarding/kennel without outside pens is a permitted by-right land

use in a Light Industrial District. The subject property proposes one point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two, ten inch cedar trees. According to the UDC, no mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. The proposed animal shelter/kennel is a permitted land use in the Light Industrial District. Additionally, all operations will be indoors with no outside kennels or pens. According the Unified Development Code, non-residential developments that have a side or rear contiguous to any residential district shall be screened with a masonry fence tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission, six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening. In this case, the applicant is providing an eight foot tall wood fence adjacent to the western property boundary that will face the Wilkerson-Sanders Memorial Stadium. Typically, wood fences are not used for screening purposes outside of the Residential Office District due to the maintenance required for this material, and the fact that it is not consistent with the City's codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval. 

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman asked the applicant to come forward.

Steve Homemeyer 206 Elm Street Dallas, TX

Mr. Homemeyer came forward and indicated he was available for questions.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action. General discussion took place between the Commission in regards to the request in particular the fence and the landscape buffer.

Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Chairman Lyons absent.

#### 10. SP2019-018

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The subject property was annexed in 1980 and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility that had just been approved located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments. According to the Unified Development Code the proposed office/warehouse use is allowed by-right in a Light-Industrial District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building

374 elevations generally conform to the technical requirements contained within the UDC for a 375 property located within a Light Industrial District. The applicant has provided a treescape plan 376 identifying 72 caliper-inches of protected trees that are required to be removed in order to develop 377 the site. The trees being removed include four Hackberry trees that are 12 caliper-inches and one 378 Hackberry tree that is 24 caliper-inches. According to the UDC, the trees are identified as 379 secondary protected trees and shall be replaced with a half-inch for every inch removed. In this 380 case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted 381 treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site and this will 382 satisfy the mitigation balance on the subject property. 383

384 Mr. Gonzales further noted that according to the submitted site plan, the facility will consist of two 385 buildings that are approximately 12,200 square feet, utilize a flat roof design, and will be 386 constructed of a combination of brick, stone, and stucco. Building A will be adjacent to T. L. 387 Townsend Drive will consist of offices. Building B will be situated behind Building A, will consist 388 of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the 389 roll-up doors will face toward Building A and will have limited visibility from T. L. Townsend Drive. 390 According to the Unified Development Code, the minimum masonry requirement for buildings 391 located within a Light Industrial District is 90% primary materials and/or a maximum of 10% 392 secondary materials. Additionally a minimum of 20% stone is required on all building facades, 393 and the use of cementitious materials shall be limited to 50% of each facade and shall not be used 394 in the first four feet from grade. Each building is also required to incorporate accent brick or stone 395 or brick and stone patterns and materials that provide contrast on the façade. In this case, the 396 proposed building utilizes a combination of brick, stone, and stucco. With the exception of the 397 east facade of Buildings A & B, proposed buildings appear to be in conformance with the masonry 398 requirements of the UDC. The Unified Development Code stipulates that all buildings located in a 399 Light Industrial District conform to building articulation required on all primary and secondary 400 facades. In this case, with the exception of the east facade of Buildings A & B, the proposed 401 buildings appear to be in conformance with the requirements of the Unified Development Code. 402 The applicant has the ability to conform to the masonry and building articulation requirements; 403 however, the applicant has cited the limited visibility of the east facade as the motivation for 404 requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, 405 staff has recommended to the applicant that a thick vegetative screen consisting of a combination 406 of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast 407 property lines to provide additional screening. This has been made a condition of approval. Mr. 408 Gonzales went on to discuss the exceptions being requested based on the information submitted 409 by the applicant and additionally noted that the Architectural Review Board reviewed the revised 410 elevations and made a motion to approve the variances to the building materials and articulation 411 on the east facade of Buildings A and B. Additionally, the ARB requested two additional trees to 412 help provide screening from the roll up doors on the north and south of Building B. 413

- Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.
- Vice-Chairman Chodun asked the applicant to come forward.
- 419Ross Ramsay4202235 Ridge Road421Rockwall, TX

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- Mr. Ramsay came forward and provided additional details pertaining to the request.
- Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2018-018 with staff and Architectural Review Board's recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

- **432** VI. DISCUSSION ITEMS **433** 
  - 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

436 437 438 439 440 441 442 443		<ul> <li>✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [<i>Approved</i>]</li> <li>✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [<i>Approved</i>]</li> <li>✓ P2019-022: Lot 5, Block A, Harbor Village Addition [<i>Approved</i>]</li> <li>✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (2<sup>nd</sup> Reading) [<i>Approved</i>]</li> <li>✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 &amp; 839 Cornelius Road (2<sup>nd</sup> Reading) [<i>Approved</i>]</li> <li>✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (2<sup>nd</sup> Reading) [<i>Approved</i>]</li> </ul>
444 445 446		Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.
447 448 449	VII.	ADJOURNMENT
450 451 452 453		Chairman Lyons adjourned the meeting at 7:44 p.m.
454		PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
455		ROCKWALL, Texas, this day of, 2019.
456 457 458 459 460		Johnny Lyons, Chairman
460 461 462 463		Attest:
463 464 465		Laura Morales, 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:	July 9, 2019
APPLICANT:	Judy Larson
CASE NUMBER:	P2019-011; Lot 1, Block A, Devoll Place Addition

#### **SUMMARY**

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

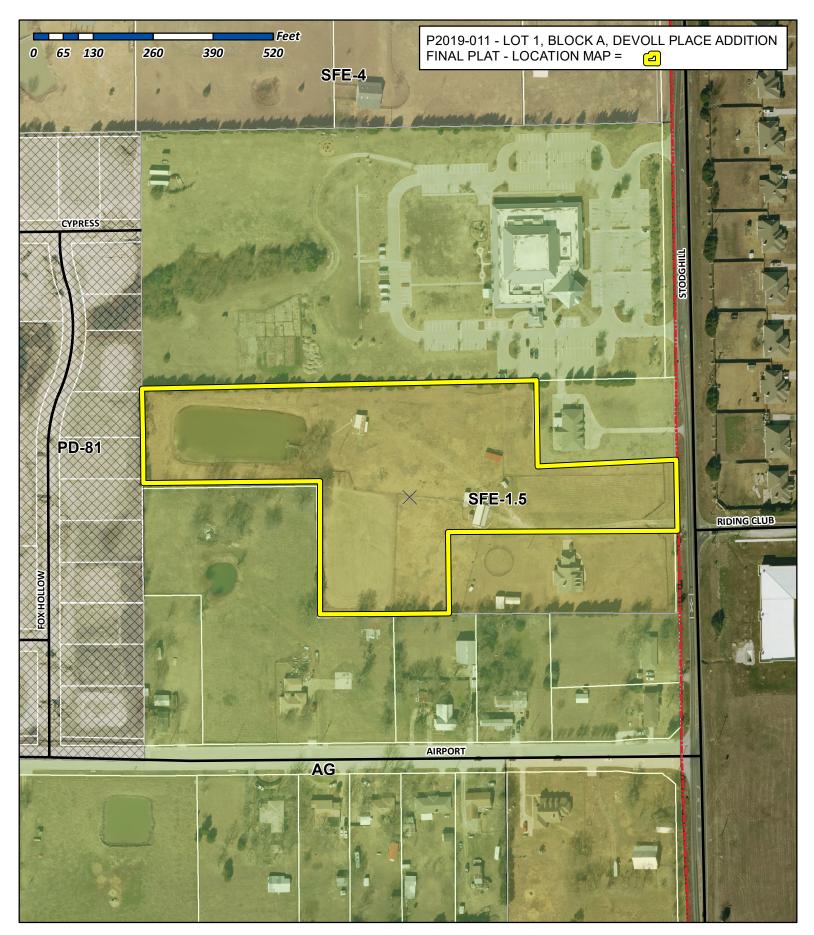
### PLAT INFORMATION

- ☑ The applicant is requesting to final plat a 6.69-acre tract of land (*i.e. Tract 26-2 of the E. M. Survey, Abstract No.* 77) into one (1) lot (*i.e. Lot 1, Block A, Devoll Place Addition*) for the purpose of constructing a single-family home on Lot 1.
- ☑ The subject property is a 6.69-acre tract of land that was annexed in 1998 [Ordinance No. 98-10]. On September 4, 2018, the City Council approved a change in zoning [Ordinance No. 18-36] from an Agricultural (AG) District to a Single-Family Estate (SFE-1.5) District for the subject property.
- ☑ On June 27, 2019, the Board of Adjustments (BOA) approved a variance [Order No. BOA 2019-6-V] to reduce [1] the required side setback to from 25-feet to six (6) feet, [2] to reduce the minimum lot frontage from 150-feet to 122-feet, and [3] to allow a 1,200 SF accessory building on the subject property. The applicant is also requesting a masonry exception [Case No. MIS2019-007] for the 1,200 SF accessory building [Case No. MIS2019-010].
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1*, *Block A, Devoll Place Addition,* staff would propose the following conditions of approval:

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

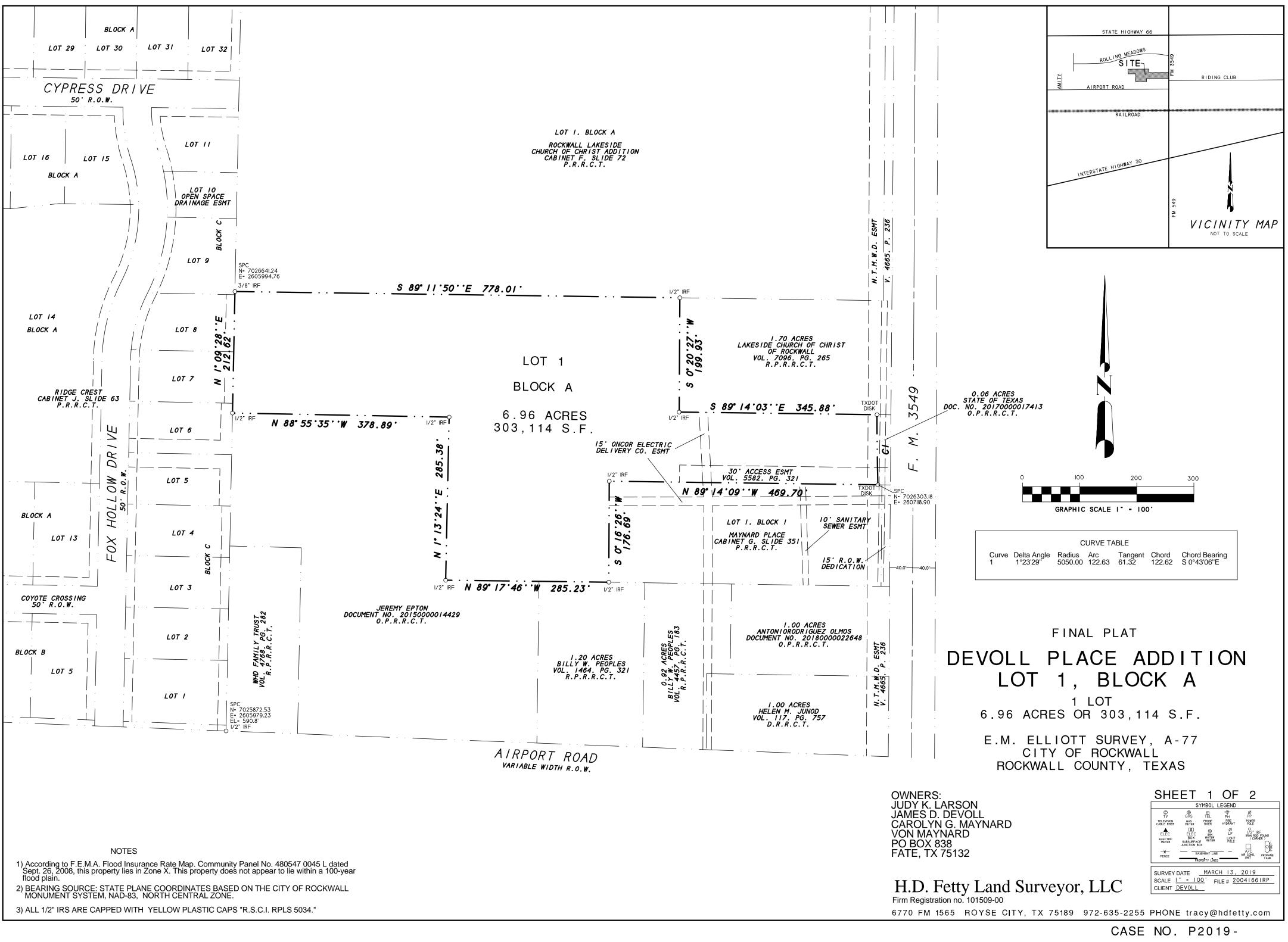




# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





#### **OWNER'S CERTIFICATE** (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS JUDY K. LARSON, JAMES D. DEVOLL, VON and CAROLYN MAYNARD, BEING THE OWNERS OF A TRACT OF land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of Lot 1, Block A, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas and being N. 89 deg. 08 min. 37 sec. W., a distance of 492.01 feet from a 1/2" iron rod pipe in the West right-of-way line of F.M. Highway 3549 at the southeast corner of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. a distance of 285.23 feet to a 1/2" iron rod found for corner at the south most southwest corner of said Devoll tract;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a 1/2" iron rod found for corner at the west most southwest corner of said Devoll tract and in the east boundary line of Ridge Crest Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J. Slide 63 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of said Devoll tract;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a 1/2" iron rod found for corner:

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a 1/2" iron rod found for corner:

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to a TXDOT disk monument found for corner in the west right-of-way line of F.M. 3549;

THENCE along a curve to the left having a central angle of 01°23'29", a radius of 5050.00 feet, a tangent of 61.32 feet, a chord bearing of S. 00 deg. 43 min. 06 sec. E., chord distance of 122.62 feet, along said right-of-way, an arch length 122.63 feet, to a TXDOT disk monument found for corner:

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 169.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west boundary line of Maynard Place, a distance of 176.69 feet to the POINT OF BEGINNING and containing 303,114 square feet or 6.96 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DEVOLL PLACE ADDITION, LOT 1, BLOCK 1, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility 1. 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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.

The developer and subdivision engineer shall bear total responsibility for storm drain improvement

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.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, wate and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

VUN	MAYNARD	

CAROLYN MAYNARD

STATE OF TEXAS COUNTY OF ROCKWALL
Defense was the undersigned suther

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoi to me that he executed the same for the purpose and consideration the Given upon my hand and seal of office this \_\_\_\_\_day of \_\_

Notary Public in and for the State of Texas

## STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoi to me that he executed the same for the purpose and consideration the Given upon my hand and seal of office this \_\_\_\_\_day of \_

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Notary Public in and for the State of Texas

## STATE OF TEXAS COUNTY OF ROCKWALL

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Notary Public in and for the State of Texas

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 from an actual and accurate survey of the land, and that the corner mo were properly placed under my personal supervision.

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



JUDY	K.	LARSON

JAMES D. DEVOLL

appeared VON MAYNARD, ne foregoing instrument, and acknowledged ration therein stated.	NOTE: It shall be the policy of the City of Rockwall to wit all streets, water, sewer and storm drainage systems ha	hhold issuing building permits until ve been accepted by the City. The
My Commission Expires:	NOTE: It shall be the policy of the City of Rockwall to wit all streets, water, sewer and storm drainage systems har approval of a plat by the City does not constitute any rep that any building within such plat shall be approved, auth nor shall such approval constitute any representation, as the adequacy and availability for w ater for personal use as required under Ordinance 83-54.	presenta tion, assurance or guarantee norized or permit therefore issued, ssurance or guarantee by the City of and fire protection within such plat,
appeared CAROLYN MAYNARD, ne foregoing instrument, and acknowledged pration therein stated.	RECOMMENDED FOR FINAL APPROVAL	
,	Planning and Zoning Commission Date	
My Commission Expires:	APPROVED I hereby certify that the above and foregoing plat of DEV an addition to the City of Rockwall, Texas, was approved	OLL PLACE ADDITION, LOT 1, BLOCK A, by the City Council of the City of Rockwall
appeared JUDY K. LARSON, ne foregoing instrument, and acknowledged rration therein stated.	on the day of,,,, This approval shall be invalid unless the approved plat for office of the County Clerk of Rockwall, County, Texas, w from said date of final approval.	or such addition is recorded in the ithin one hundred eighty (180) days
,	Said addition shall be subject to all the requirements of t City of Rockwall.	
My Commission Expires:	WITNESS OUR HANDS, this day of	,
appeared JAMES D. DEVOLL, ne foregoing instrument, and acknowledged eration therein stated.	Mayor, City of Rockwall City	Secretary City of Rockwall
,	City Engineer	
My Commission Expires:		
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tify that I prepared this plat corner monuments shown thereon		CE ADDITION
TE OF TE+ TE+ Seconstered REGISTERED TO TE+ TO TE+ TO TO TE+ TO TE+ TO TO TO TE+ TO TO TO TO TO TO TO TO TO TO		BLOCK A
HAROLD D. FETTY III		LOT { 303,114 S.F.
SURVE	CITY OF	SURVEY, A-77 ROCKWALL DUNTY, TEXAS
	OWNERS: JUDY K. LARSON JAMES D. DEVOLL	SHEET 2 OF 2
	CAROLYN G. MAYNARD VON MAYNARD PO BOX 838 FATE, TX 75132	© © GAS TEL FH PP TELEVISION GAS PHONE FIRE POLE CABLE RISER NEER RISER HYDRAKIN ELEC ELEC WIM ELECTIC ELEC WIM HETER JUNCTION BOX - EASEMENT_LINE - AR COND. PROPANE UNIT

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2019-

CLIENT DEVOLL

SURVEY DATE MARCH 13, 2019

SCALE 1" - 100' FILE # 20041661RP

### ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS

### ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the application of Judy Larson, as owner for the tract of land described below, for a variance from the Residential Single Family Zoning to reduce the required side lot set back, and minimum lot frontage from 150 ft. to 122.63 ft. known as 556 N. FM 3549, in order to construct a new free standing 1200 ft. accessary building.

WHEREAS, the applicant requested a variance from the said zoning which requires 25' side lot set back for property within the SFE 1.5 district. To allow a 6' side lot set-back, and minimum lot frontage from 150 ft. to 122.63 ft. for Lot 556 N FM 3549.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

#### NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

<u>Section 1.</u> That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow 6' lot set back and minimum lot frontage from 150 ft. to 122.63 ft. on the North West side of lot 556 N. FM 3549

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

TTES ecretary

**APPROVED:** Chairman



## 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:	July 9, 2019
APPLICANT:	Bill Bricker; Columbia Development Co, LLC
CASE NUMBER:	P2019-026; Lots 1-12, Park Station, Phase 1 Addition

#### **SUMMARY**

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-12, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 for Light Industrial (LI) District land uses, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

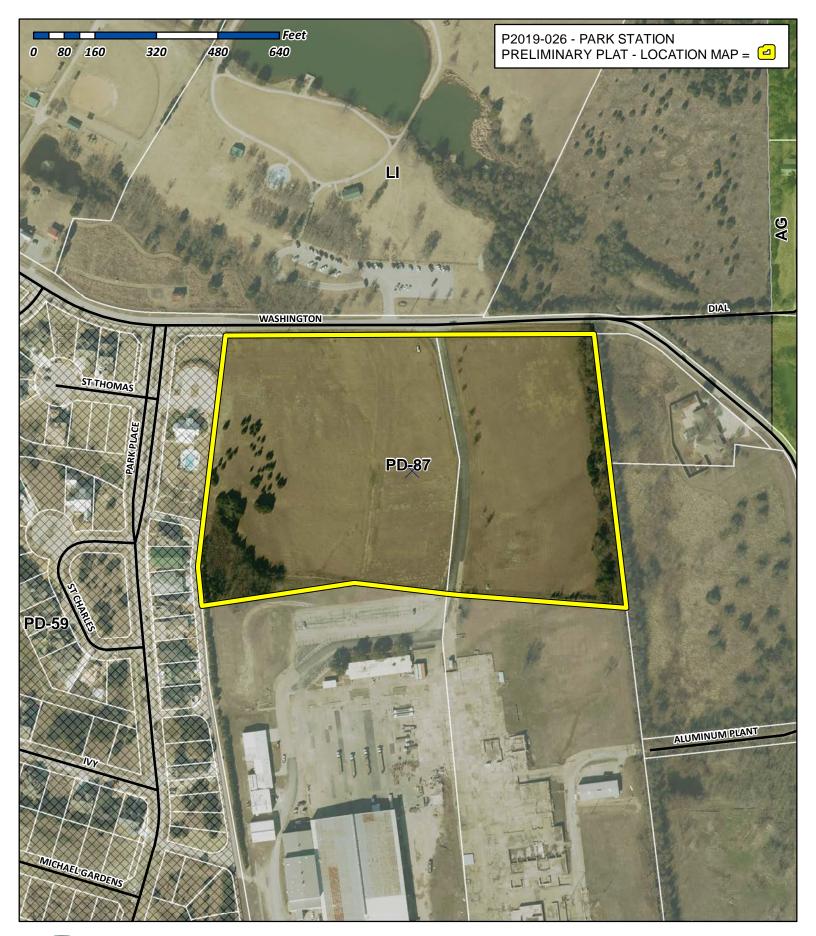
### PLAT INFORMATION

- ☑ The applicant is requesting to preliminary plat a 16.26-acre tract of land (*i.e. a portion of Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) into 12 lots (*i.e. Lots 1-12, Block A, Park Station Addition*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). The preliminary plat also depicts the remainder of the 16.26-acre subject property and the proposed mixed-use development that will consist of residential, retail, office, and industrial land uses. These are depicted on Tracts 2-5. In addition, the applicant has submitted preliminary drainage and utility plans showing how the property can be adequately served.
- ☑ The subject property was annexed in 1960 [Ordinance No. 60-01]. On November 19, 2018, the City Council approved a change in zoning from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) District land uses.
- ☑ On July 2, 2019, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendation:
  - The developer shall pay pro-rata equipment fees of \$6,191.00 (*i.e.* \$516.00 x 12 lots) to be paid at the time of final plat.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Lots 1-12, Block A, Park Station Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) The Park and Recreations Board shall accept the proposed 0.02-acre land dedication; and
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

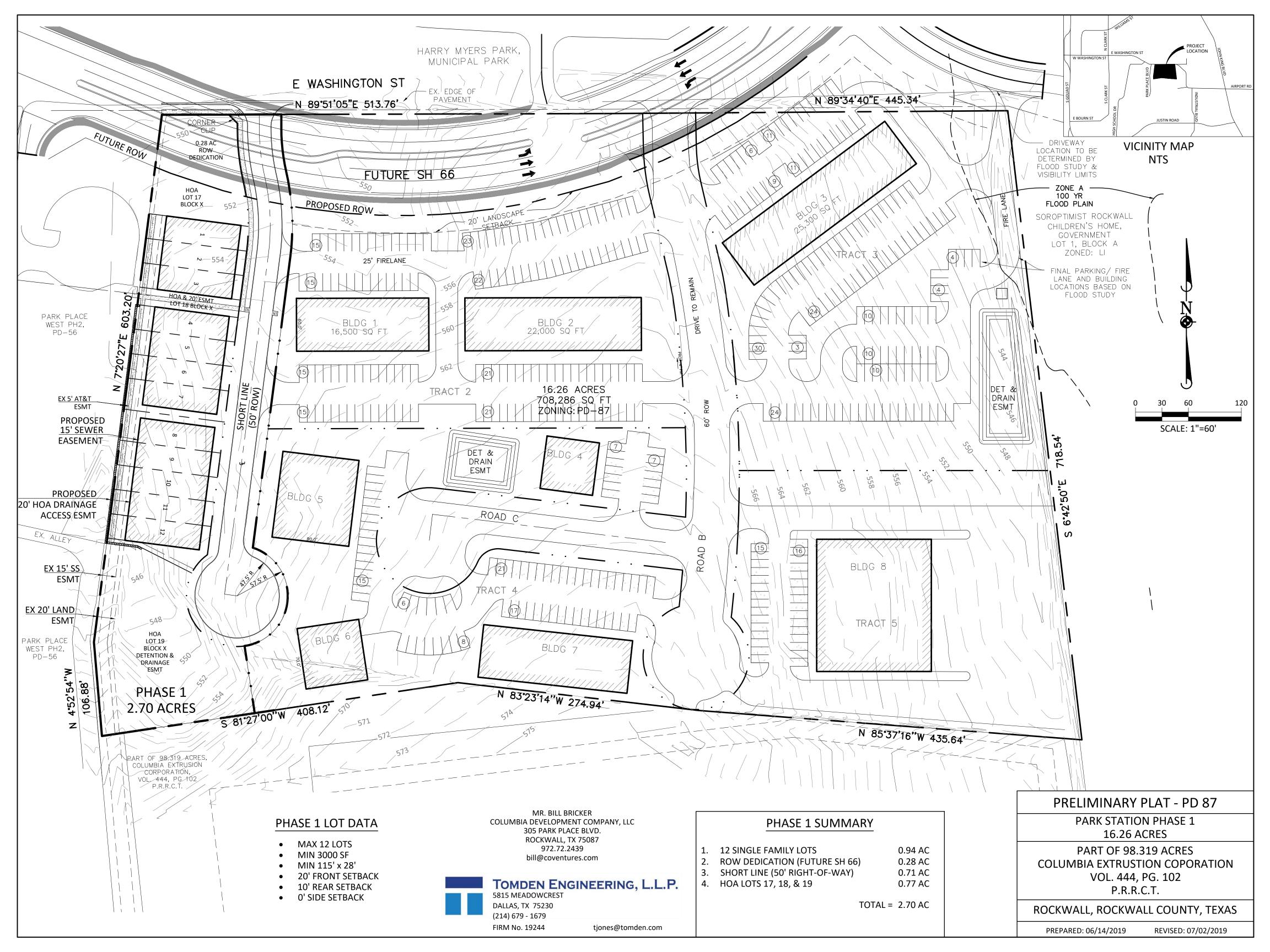


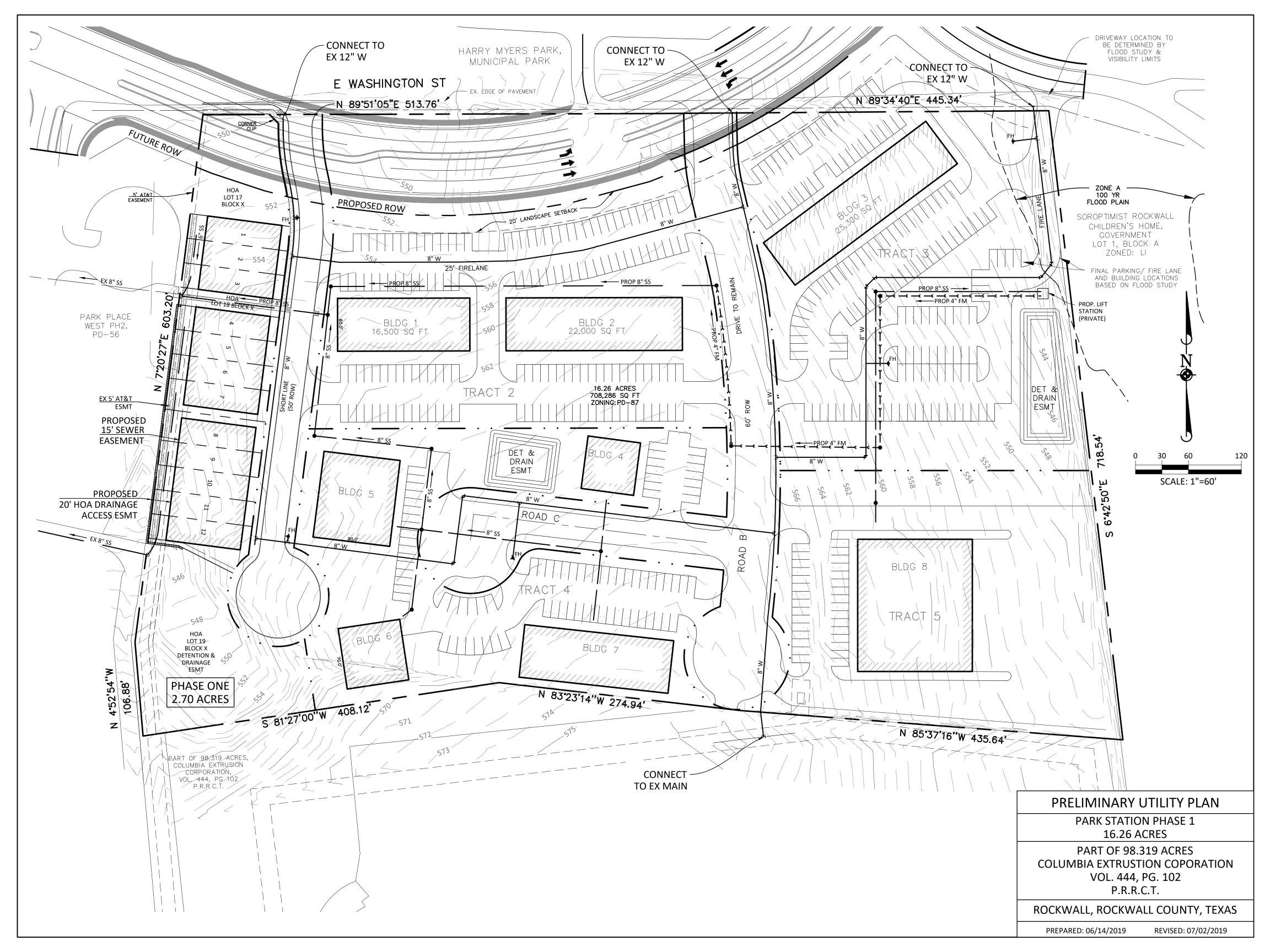


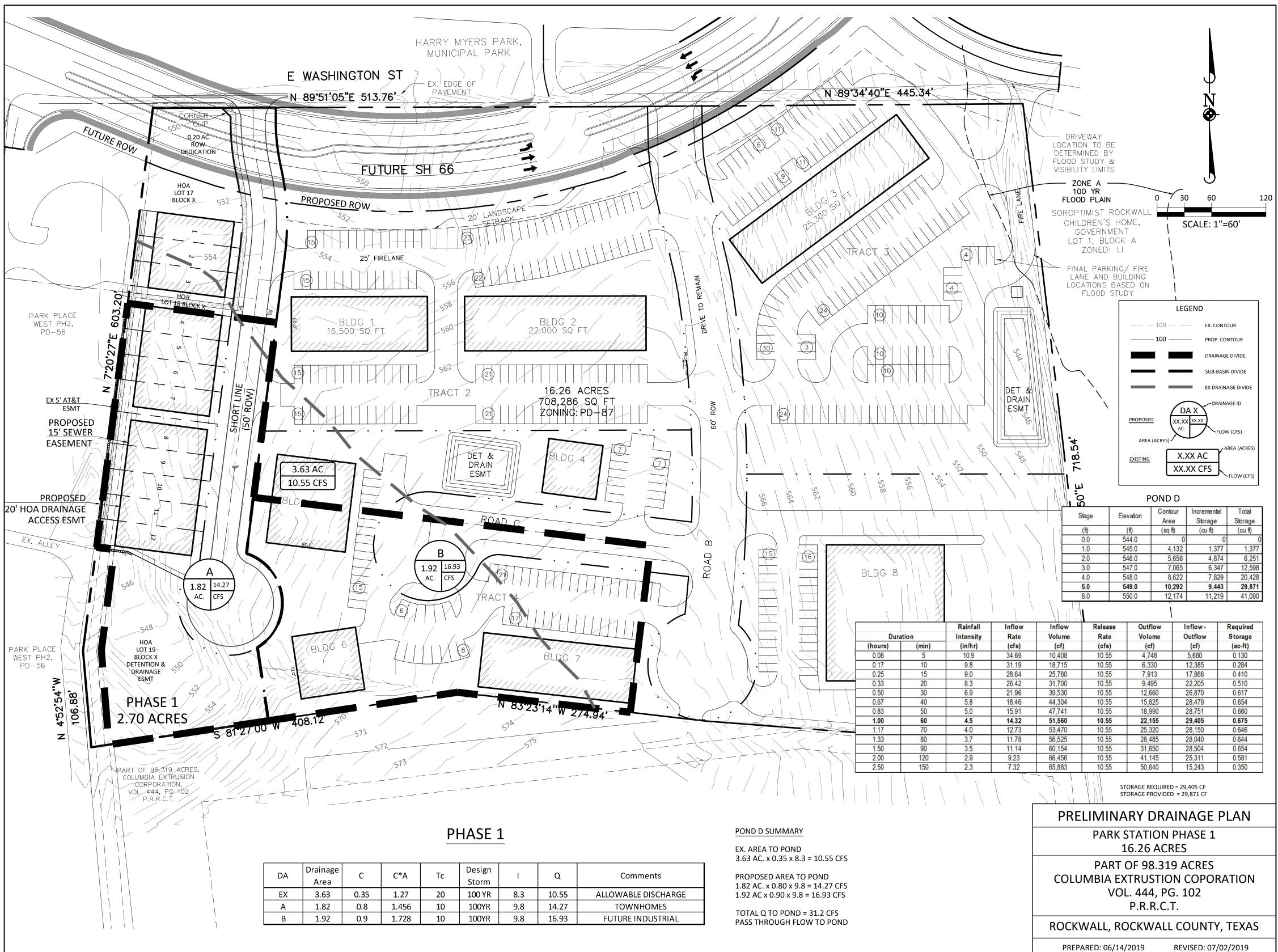
# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.









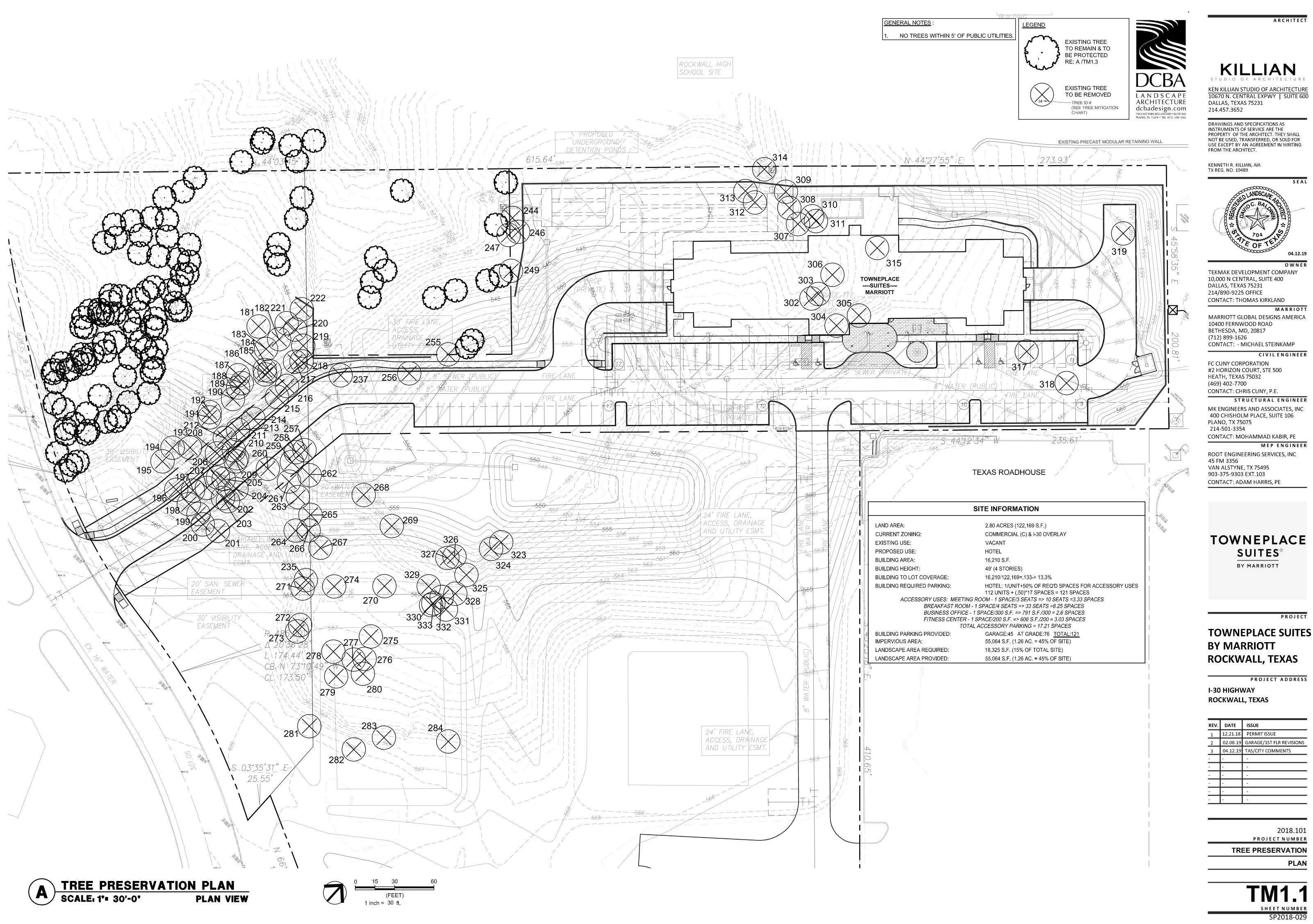
## **CITY OF ROCKWALL**

PLANNING 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:	Cameron Slown; F.C. Cuny Corporation
DATE:	July 9, 2019
SUBJECT:	MIS2019-012; Alternative Tree Mitigation Plan

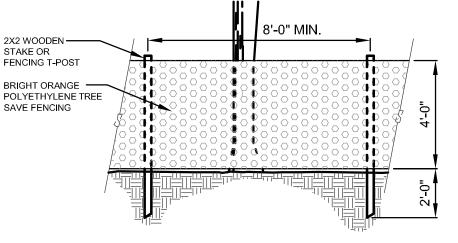
The applicant, Cameron Slown of F. C. Cuny Corporation, is requesting approval of an alternative tree mitigation plan on the subject property. Currently, there is an approved site plan for a residence hotel (i.e. Marriott Townplace Suites) and development of the property has begun. On October 9, 2019, the Planning and Zoning Commission approved a site plan for the residence hotel. At that time, the treescape plan indicated a total of 179 caliper-inches of trees requiring removal, the majority of which are Oak and Elm trees (i.e. primary protected trees). The approved landscape plan shows the tree mitigation balance being satisfied by 182 caliper-inches of trees being added. Since that time, there are additional trees totaling 462 caliper-inches requiring removal in order to grade the subject property and the required off-site grading. The applicant is proposing to purchase tree preservation credits in order to satisfy the remaining tree mitigation balance. According to Subsection 5.6.c, tree preservation credits may be purchased at a rate of \$200.00 per inch up to 20 percent of the total replacement inches (i.e. 93 caliper inches). In addition, if the developer/property owner plants at least one (1) tree onsite, the tree mitigation balance is reduced by 50 percent. In this case, the applicant would like to pay 100 percent of the total replacement inches (i.e. 462 caliper-inches), which leaves a balance of \$46,200 (i.e. \$92,000/2). The Unified Development Code (UDC) gives the City Council the ability to approve alternative tree mitigation plan pending a recommendation from the Planning and Zoning Commission on a case-by-case basis. Should this request be approved, the applicant would be required to pay \$46,200 at the time engineering fees are due. 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, and other similar areas.



-		
REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
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3	04.12.19	TAS/CITY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

TREE PRESERVATION

		BOTANICAL			MITIGATION	TREE MITIGATION TABLE - OFF SITE				BOTANICAL MIT			MITIGATION	TREE MITIGATION TABLE									
TAG NUMBER	COMMON NAME		CALIPER INCH	ACTION	(*SEE NOTES)			BOTANICAL			MITIGATION	TAG NUMBER	COMMON NAME	NAME	CALIPER INCH	ACTION	(*SEE NOTES)			BOTANICAL			MITIGATION
307	CEDAR ELM	Ulmus crassifolia	18	REMOVED	18				CALIPER INC	CH ACTION	(*SEE NOTES)	302	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6		R COMMON NAME	NAME	CALIPER INCH	ACTION	(*SEE NOTES)
308	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	261	LIVE OAK	Quercus virginiana	6	REMOVED	6	303	CEDAR ELM	Ulmus crassifolia	10	REMOVED	10	181	HACKBERRY	Celtis occidentalis	12	REMOVED	6
309	CEDAR ELM	Ulmus crassifolia	14	REMOVED	14	262	LIVE OAK	Quercus virginiana	8	REMOVED	8	304	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	182	LIVE OAK	Quercus virginiana	12	REMOVED	12
310	LIVE OAK	Quercus virginiana	8	REMOVED	8	263	LIVE OAK	Quercus virginiana	12	REMOVED	12	305	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	183	HACKBERRY	Celtis occidentalis	10	REMOVED	EXEMPT - NOT A PROTECTED TREE
311	LIVE OAK	Quercus virginiana	8	REMOVED	8	264	CEDAR ELM	Ulmus crassifolia	16	REMOVED	16	306	CEDAR ELM	Ulmus crassifolia	14	REMOVED	14	184	LIVE OAK	Quercus virginiana	14	REMOVED	14
312	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	265	CEDAR ELM	Ulmus crassifolia	16	REMOVED	16	307	CEDAR ELM	Ulmus crassifolia	18	REMOVED	18	185	LIVE OAK	Quercus virginiana	8	REMOVED	8
313	CEDAR ELM	Ulmus crassifolia	16	REMOVED	16	266	CEDAR ELM	Ulmus crassifolia	14	REMOVED	14	308	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	186	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6
314	CEDAR ELM	Ulmus crassifolia	12	REMOVED	12	267	LIVE OAK	Quercus virginiana	8	REMOVED	8	309	CEDAR ELM	Ulmus crassifolia	14	REMOVED	14	187	EASTERN RED CEDAR	Juniperus virginiana	12	REMOVED	6
315	CEDAR ELM	Ulmus crassifolia	4	REMOVED	4	268	LIVE OAK	Quercus virginiana	16	REMOVED	16	310		Quercus virginiana	8	REMOVED	8	188	LIVE OAK	Quercus virginiana	10	REMOVED	10
316	EASTERN RED CEDAR	Juniperus virginiana	14	REMOVED	7	269	LIVE OAK	Quercus virginiana	22	REMOVED	22	311		Quercus virginiana	<u> </u>	REMOVED	0	189	LIVE OAK	Quercus virginiana	16	REMOVED	16
317	HACKBERRY	Celtis occidentalis	16	REMOVED	8	270	CEDAR ELM	Ulmus crassifolia	10	REMOVED	10	312	CEDAR ELM	Ulmus crassifolia	<u> </u>	REMOVED	<u> </u>	190	LIVE OAK	Quercus virginiana	14	REMOVED	14
318	HACKBERRY	Celtis occidentalis	12	REMOVED	6	271	LIVE OAK	Quercus virginiana	14	REMOVED	14			Ulmus crassifolia	<u> </u>	REMOVED	8	191	LIVE OAK	Quercus virginiana	12	REMOVED	12
319	HACKBERRY	Celtis occidentalis		REMOVED	7	272	CEDAR ELM	Ulmus crassifolia	12	REMOVED	12	313			16		16	192	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6
	CEDAR ELM	Ulmus crassifolia	18	REMOVED	18	273	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	314		Ulmus crassifolia	12	REMOVED	12	192		Quercus virginiana	10	REMOVED	10
322		Ulmus crassifolia	10	REMOVED	18	273		Quercus virginiana	<u>م</u>	REMOVED	8	315	CEDAR ELM EASTERN RED	Ulmus crassifolia Juniperus	4	REMOVED	4	193		Quercus virginiana	18	REMOVED	10
		Ulmus crassifolia	01 01	REMOVED	1822	274	CEDAR ELM	Ulmus crassifolia	<u>م</u>	REMOVED	ى ۶	316	CEDAR	virginiana	14	REMOVED	7	194	CEDAR ELM	Ulmus crassifolia	10	REMOVED	10
		Quercus	10	REMOVED		275	CEDAR ELM	Ulmus crassifolia	0	REMOVED	0	317	HACKBERRY	Celtis occidentalis	16	REMOVED	8			Quercus	0	REMOVED	0
324	CEDAR ELM	Virginiana	10		10	276		Ulmus crassifolia	ð C	REMOVED	<u> </u>	318	HACKBERRY	Celtis occidentalis	12	REMOVED	6	196		Virginiana Quercus virginiana	8		<u>×</u>
325		Ulmus crassifolia Quercus virginiana	12	REMOVED	12			Quercus	0	REMOVED	0	319	HACKBERRY	Celtis occidentalis	14	REMOVED	7	197		virginiana Quercus virginiana	6	REMOVED	6
326		Virginiana Quercus	6	REMOVED	6	278		virginiana Quercus virginiana	14	REMOVED				TOTAL REQUIRED M			662	198		Virginiana Quercus	8	REMOVED	
327		virginiana	10	REMOVED	10	279		virginiana	8		8			4" CALIPER			180	199		virginiana	12	REMOVED	12
		Ulmus crassifolia Quercus	10	REMOVED	10	280		Ulmus crassifolia	8	REMOVED	8			TOTAL CALIPER INC				200	HACKBERRY	Celtis occidentalis Quercus	16	REMOVED	8
329	LIVE OAK	virginiana	6	REMOVED	6	281	HACKBERRY	Celtis occidentalis	18	REMOVED	18			REMAINING CALIPE			482	201		virginiana Quercus	8	REMOVED	8
330	CEDAR ELM	Ulmus crassifolia Quercus	8	REMOVED	8	282	HACKBERRY	Celtis occidentalis	18	REMOVED	18	TREE PROTEC						202		virginiana	10	REMOVED	10
331	LIVE OAK	virginiana	8	REMOVED	8	283	CEDAR ELM	Ulmus crassifolia	16	REMOVED	16	SHALL BE CLE	ARLY MARKED Ŵ		SISTING OF A	4' BARRICADE F	ENCE OR APPROVED	203	CEDAR ELM	Ulmus crassifolia Quercus	10	REMOVED	10
332	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6	284	CEDAR ELM EASTERN RED	Ulmus crassifolia Juniperus	8	REMOVED	8		PROTECTED TRE	AREA UNDER THE ES.	CANOPY OF DR	IP LINE OF ANY	PROTECTED TREE	204	LIVE OAK	virginiana Quercus	6	REMOVED	6
333	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6	285	CEDAR	virginiana	12	REMOVED	6	STORAGE OF I	MATERIALS AND "	IE BUILDER SHALL THE DISPOSAL OF <i>F</i>	NY WASTE MAT	FERIAL, INCLUD	NG, BUT NOT	205	LIVE OAK	virginiana Quercus	10	REMOVED	10
334	CEDAR ELM	Ulmus crassifolia Quercus	8	REMOVED	8	286	HACKBERRY EASTERN RED	Celtis occidentalis Juniperus	18	REMOVED	9			NTS, ASPHALT, CON TREE OR GROUP O		AR, ETC., UNDEF	R THE CANOPY OR	206	LIVE OAK	virginiana	10	REMOVED	10
335	LIVE OAK	virginiana	12	REMOVED	12	287	CEDAR	virginiana	18	REMOVED	9		HMENTS OR WIRE	S OF ANY KIND, OT ROTECTED TREE.	HER THAN THO	SE OF A PROTE	CTIVE NATURE,	207	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8
		TOTAL REQUIRED N	1ITIGATION CALIF	PER INCHES	656	288	HACKBERRY	Celtis occidentalis Quercus	24	REMOVED	12	D. IN ADDITION	N, CONTRACTOR	WILL BE RESPONSI			E WHICH DIES OR IS	208	CEDAR ELM	Ulmus crassifolia Quercus	6	REMOVED	6
		ON CHART (TREE T				289	LIVE OAK	virginiana	8	REMOVED	8	SHALL BE DET	ERMINED USING	OR NEGLECT. VALU THE "GUIDE FOR PI LANDSCAPE APPR	ANT APPRAISA	L" PREPARED l	JNDER CONTRACT	209		Virginiana	6	REMOVED	6
		FUND BUT THE OWI HE OR SHE CAN PA				302	CEDAR ELM	Ulmus crassifolia	6	REMOVED	6			ATIONAL SOCIETY				210	LIVE OAK	virginiana Quercus	14	REMOVED	14
						303	CEDAR ELM	Ulmus crassifolia	10	REMOVED	10	2X2 WOODEN		8'-0" MIN.	<b></b> 1 /			211	LIVE OAK	virginiana	12	REMOVED	12
						304	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	STAKE OR FENCING T-POST						212	CEDAR ELM	Ulmus crassifolia	10	REMOVED	10
						305	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8	BRIGHT ORANGE POLYETHYLENE TREE SAVE FENCING						213	LIVE OAK	Quercus virginiana	10	REMOVED	10
						306	CEDAR ELM	Ulmus crassifolia	14	REMOVED	14							214	LIVE OAK	Quercus virginiana	8	REMOVED	8
																		215	LIVE OAK	Quercus virginiana	12	REMOVED	12
																		216	LIVE OAK	Quercus virginiana	12	REMOVED	12
																		217	LIVE OAK	Quercus virginiana	8	REMOVED	8
													REE PR	OTECTIC	N			218	LIVE OAK	Quercus virginiana	6	REMOVED	6
													CALE: N.			SEC	ΓΙΟΝ	219	LIVE OAK	Quercus virginiana	10	REMOVED	10
																		220	CEDAR ELM	Ulmus crassifolia	8	REMOVED	8
												THE TREE MI	<b>TIGATION REQUI</b>	(SEE ARTICLE IX S REMENTS SHALL A	PPLY FOR ALL F			221	LIVE OAK	Quercus virginiana	12	REMOVED	12
												A TREESCAP	PE PLAN OR TREE	TED IN SECTION 1.3 REMOVAL PERMIT PLICANT AND/OR F	ALLOWS FOR T	HE REMOVAL O	F A PROTECTED	222	LIVE OAK	Quercus virginiana	4	REMOVED	4
												NUMBER OF	INCHES OF TREE	BEING REMOVED U				237	LIVE OAK	Quercus virginiana	8	REMOVED	8
												PRIMARY PR		MEASURING FOUR				238	LIVE OAK	Quercus virginiana	6	REMOVED	6
														NCH BASIS (I.E. THE AL THE TOTAL NUM				244	LIVE OAK	Quercus virginiana	10	REMOVED	10
												HACKBERRY		ES MEASURING 11				244		Quercus virginiana	20 R	REMOVED	20 R
												INCHES OF T		FOR EVERY INCH				248		Quercus virginiana	6	REMOVED	<u>د</u>
												REMOVED). 3. FEATURED	) TREES:					247		Quercus virginiana	10	REMOVED	10
												FEATURED T THE NUMBER	REES (I.E. ALL TR R OF INCHES BEIN	· · · · · · · · · · · · · · · · · · ·	HE TOTAL NÚM	BER OF CALIPE	R INCHES OF TREE			Quercus			10
												BEING REPLA	ACED SHALL BE T	WICE THE NUMBER				255		virginiana Quercus	6	REMOVED	6
												NO MITIGATIO		JIRED FOR THE REI 1 INCHES DBH FOR				256		virginiana Quercus	8	REMOVED	8
												NO MITIGATIO	ON SHALL BE REC	1 INCHES DBH FOR QUIRED FOR THE R CHINABERRY TREE	EMOVAL OF BOI			257		virginiana Quercus	12	REMOVED	12
																		258		virginiana Quercus	8	REMOVED	8
																		259	LIVE OAK EASTERN RED	virginiana Juniperus	14	REMOVED	14
																		260	CEDAR	virginiana	12	REMOVED	6







LANDSCAPE ARCHITECTURE dcbadesign.com 730 EAST PARK BOULEVARD • SUITE 100 PLANO, TX 75074 • TEL (972) 509-1266

## KILLIAN STUDIO OF ARCHITECTURE KEN KILLIAN STUDIO OF ARCHITECTURE 10670 N. CENTRAL EXPWY | SUITE 600 DALLAS, TEXAS 75231

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KENNETH R. KILLIAN, AIA TX REG. NO. 19489

214.457.3652



TEKMAK DEVELOPMENT COMPANY 10,000 N CENTRAL, SUITE 400 DALLAS, TEXAS 75231 214/890-9225 OFFICE CONTACT: THOMAS KIRKLAND -----MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA 10400 FERNWOOD ROAD BETHESDA, MD, 20817 (712) 899-1626

## CONTACT: - MICHAEL STEINKAMP

-----CIVIL ENGINEER FC CUNY CORPORATION #2 HORIZON COURT, STE 500 HEATH, TEXAS 75032 (469) 402-7700

CONTACT: CHRIS CUNY, P.E. \_\_\_\_\_ STRUCTURAL ENGINEER MK ENGINEERS AND ASSOCIATES, INC 400 CHISHOLM PLACE, SUITE 106

PLANO, TX 75075 214-501-3354 CONTACT: MOHAMMAD KABIR, PE \_\_\_\_\_

MEP ENGINEER ROOT ENGINEERING SERVICES, INC 45 FM 3356 VAN ALSTYNE, TX 75495 903-375-9303 EXT.103 CONTACT: ADAM HARRIS, PE



## PROJECT

# TOWNEPLACE SUITES **BY MARRIOTT** ROCKWALL, TEXAS

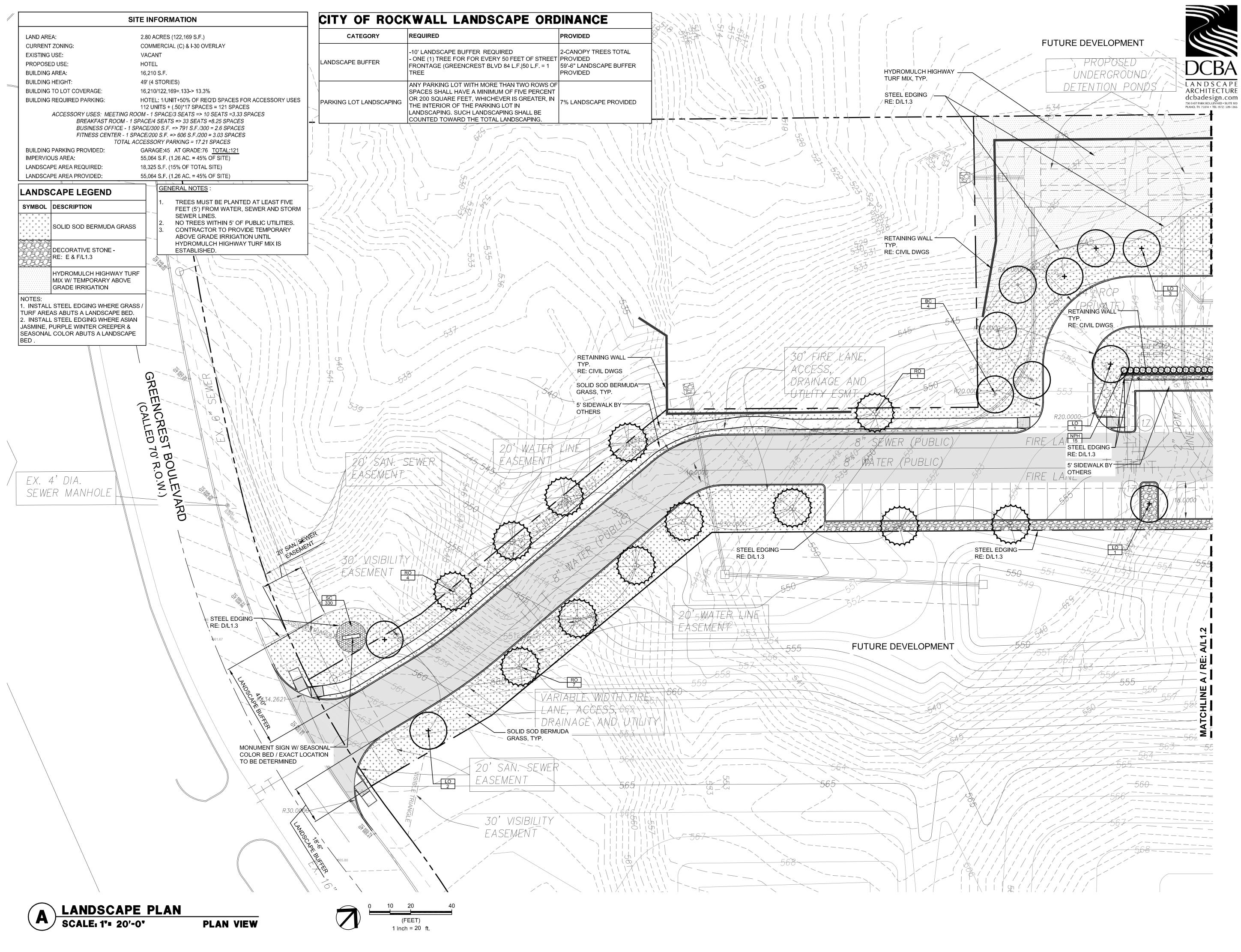
PROJECT ADDRESS I-30 HIGHWAY ROCKWALL, TEXAS

REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101 PROJECT NUMBER

TREE PRESERVATION PLAN







OWNER TEKMAK DEVELOPMENT COMPANY 10,000 N CENTRAL, SUITE 400 DALLAS, TEXAS 75231 214/890-9225 OFFICE CONTACT: THOMAS KIRKLAND MARRIOTT MARRIOTT GLOBAL DESIGNS AMERICA 10400 FERNWOOD ROAD BETHESDA, MD, 20817 (712) 899-1626 CONTACT: - MICHAEL STEINKAMP -----CIVIL ENGINEER FC CUNY CORPORATION #2 HORIZON COURT, STE 500 HEATH, TEXAS 75032 (469) 402-7700 CONTACT: CHRIS CUNY, P.E. STRUCTURAL ENGINEER MK ENGINEERS AND ASSOCIATES, INC 400 CHISHOLM PLACE, SUITE 106 PLANO, TX 75075 214-501-3354 CONTACT: MOHAMMAD KABIR, PE MEP ENGINEER ROOT ENGINEERING SERVICES, INC

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## PROJECT

# **TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS**

PROJECT ADDRESS I-30 HIGHWAY **ROCKWALL, TEXAS** 

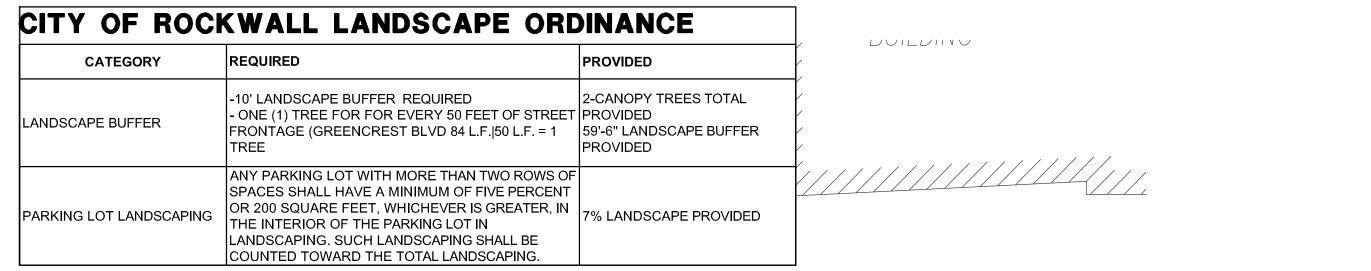
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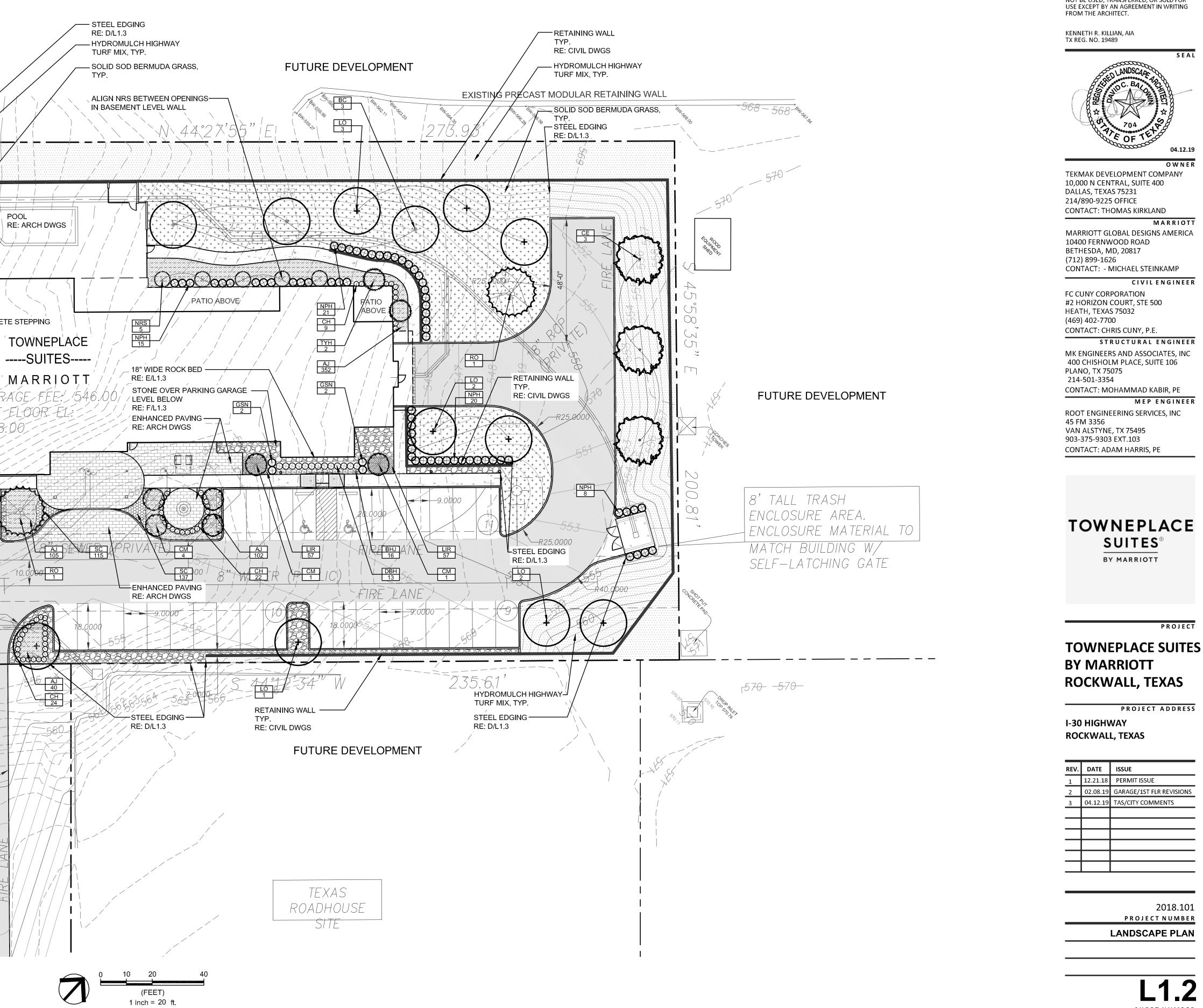
## 2018.101 PROJECT NUMBER LANDSCAPE PLAN



ARCHITECT

SITE INFORMATION		CITY OF ROC	KW
	.80 ACRES (122,169 S.F.)	CATEGORY	REG
	COMMERCIAL (C) & I-30 OVERLAY ACANT		-10' - ON
	IOTEL 6,210 S.F.	LANDSCAPE BUFFER	FRC
BUILDING HEIGHT: 4	9' (4 STORIES)		
	6,210/122,169= 133-> 13.3% IOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES	PARKING LOT LANDSCAPING	SPA OR
1	12 UNITS + (.50)*17 SPACES = 121 SPACES // - 1 SPACE/3 SEATS => 10 SEATS =3.33 SPACES		LAN
BUSINESS OFFICE - 1 SPAC	CE/4 SEATS => 33 SEATS =8.25 SPACES CE/300 S.F. => 791 S.F./300 = 2.6 SPACES		COL
TOTAL ACC	E/200 S.F. => 606 S.F./200 = 3.03 SPACES ESSORY PARKING = 17.21 SPACES		
IMPERVIOUS AREA: 5	GARAGE:45 AT GRADE:76 <u>TOTAL:121</u> 5,064 S.F. (1.26 AC. = 45% OF SITE)		
	8,325 S.F. (15% OF TOTAL SITE) 5,064 S.F. (1.26 AC. = 45% OF SITE)		
LANDSCAPE LEGEND	GENERAL NOTES		
SYMBOL DESCRIPTION	1.TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM		/
<sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup> <sup>+</sup> + <sup>+</sup> + <sup>+</sup>	SEWER LINES. 2. NO TREES WITHIN 5' OF PUBLIC UTILITIES. 13. CONTRACTOR TO PROVIDE TEMPORARY		
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	3. CONTRACTOR TO PROVIDE TEMPORARY ABOVE GRADE IRRIGATION UNTIL HYDROMULCH HIGHWAY TURF MIX IS		
DECORATIVE STONE -	ESTABLISHED.	633	
HYDROMULCH HIGHWAY TURF			
MIX W/ TEMPORARY ABOVE GRADE IRRIGATION			
NOTES: 1. INSTALL STEEL EDGING WHERE GRASS /			
TURF AREAS ABUTS A LANDSCAPE BED. 2. INSTALL STEEL EDGING WHERE ASIAN			P
JASMINE, PURPLE WINTER CREEPER & SEASONAL COLOR ABUTS A LANDSCAPE			RI
BED .			, //
			/ /
	15 TYH 2 15 15 15 15 15 15 4 15 4	(2) CONC	'REIE
	AJ 303 STEEL E RE: D/L1	.3	
	CH 9 RE: E/L1	E ROCK BED	N
	NPH GSN STONE C	OVER PARKING GARAGE	ARA
	RE: F/L1.	.3	IT-E
		55	58.0
	20.0000		3
	ALIGN CM BETWEEN	Z RZ0.000	10
	BEYOND 24.0000 CM 3		/
			/_
		12 R20.000	20
	(A T K T E)	7 558	
		LO 2 AJ	
	STEEL EDGING	63 CH	
	RE: D/L1.3		
	8" WATER		
		560	
	24' FIRE LANE,	THE THE	
	ACCLSS, DIAMAN		Z Z
	MATCHINE SHOW		Ē
	H H 560	) T / L: 56	HIL
	A A A A A A A A A A A A A A A A A A A		
		564	
	A SCALE: 1"= 20'-0"	PLAN VIEW	







## KILLIAN STUDIO OF ARCHITECTURE

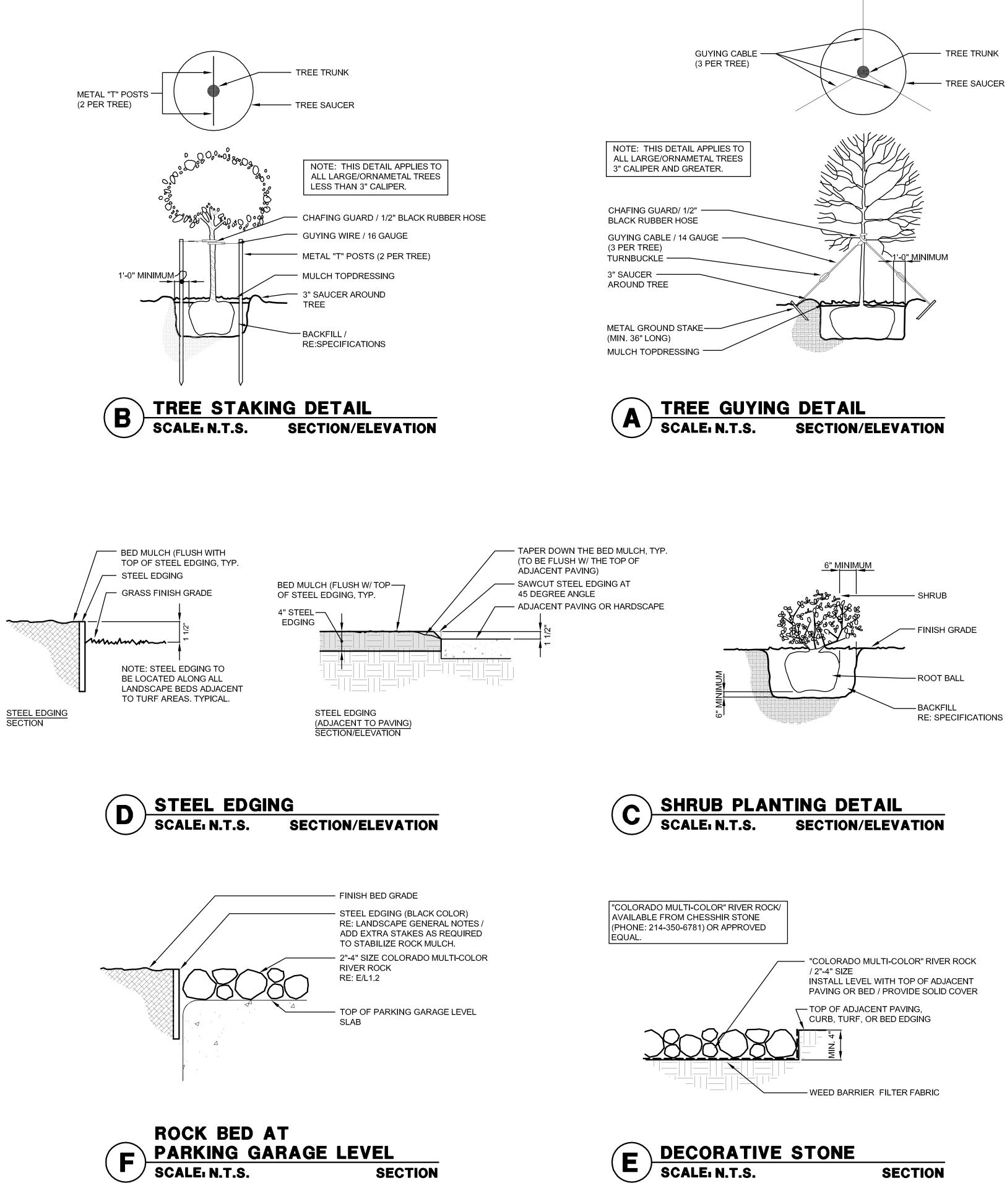
KEN KILLIAN STUDIO OF ARCHITECTURE 10670 N. CENTRAL EXPWY | SUITE 600 DALLAS, TEXAS 75231 214.457.3652

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2018.101 PROJECT NUMBER

L1.2 SHEET NUMBER SP2018-029



# PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	19	LIVE OAK	Quercus virginiana	100 gallon; minimum  4" caliper x 15' height x 6' spread	Full head; matched.
RO	14	SHUMARD RED OAK	Quercus shumardii	Minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	3	CEDAR ELM	Ulmus crassifolia	Minimum 4" caliper x 16' height x 7' spread	Field-collected, B&B full head; matched.
BC	7	BALD CYPRESS	Taxodium distichum	Minimum 4" caliper x 11' height x 5' spread.	Field-collected, B&B full head; matched.
СМ	9	'MUSKOGEE' CRAPE MYRTLE	Lagerstroemia indica 'Muskogee'	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
ТҮН	5	TREE YAUPON HOLLY	llex vomitoria	Minimum 10' height x 6' spread.	Field-collected; berried; multi-trunk (3-5 canes); matched.
NRS	9	NELLIE R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	30 gallon; Minimum 6' height and 3' spread.	Container-grown; matched; full-to-ground.
NPH	101	NEEDLE POINT HOLLY	llex comuta 'Needlepoint'	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.
GSN	18	'FLIRT' NANDINA	Nandina domestica 'Murasaki'	5 gallon; minimum 15" height and 15" spread.	Full; plant 30" o.c.
DBH	26	DWARF BUFORD HOLLY	llex comuta 'Burfordii' nana	5 gallon; minimum 15" height x 15" spread.	Full; plant 30 o.c.
BHJ	32	BAR HARBOR JUNIPER	Juniperus horizontalis 'Bar Harbor'	5 gallon.	Full-to-ground; plant 24" o.c.
СН	101	CARISSA HOLLY	llex cornuta 'Carissa'	3 gallon.	Full; plant 24" o.c.
AJ	963	ASIAN JASMINE	Trachelospermum asiaticum	1 gallon; minimum 3 runners at 12" long.	Full; plant 18" o.c.
LIR	171	'BIG BLUE' LIRIOPE	Liriope muscari 'Big Blue'	4" pots.	Full; plant 12" o.c.
SC	252	SEASONAL COLOR	To be determined	1 gallon.	Full; ready to bloom; plant 15" o.c.

LANDSCAPE GENERAL NOTES: (RE: TECHNICAL SPECIFICATION SECTION ALSO):

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.

2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.

3. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUNDCOVER STOCK FOR LANDSCAPE ARCHITECT'S AND/OR OWNER'S APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE EXAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD POLE WITH ONE FOOT INCREMENT FOR TREES).

4. AFTER TILLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELED, AND FINE GRADED. THE REQUIRED RESULT SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.

- OF 6" WITHIN FOUR HOURS AFTER ROLLING.
- AND 150 LBS. OF 17-17-17 FERTILIZER. ADD FLEXTERRA TACKIFIER AT MANUFACTURER'S RECOMMENDED RATE.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.
- 972-831-8181), OR APPROVED EQUAL.
- 9. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. OPERATIONS.
- (OR APPROVED EQUAL) AS NOTED UNDER NOTE 7. ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
- 11. SOIL PREPARATION FOR GROUNDCOVER, SHRUB, AND SEASONAL COLOR BEDS:

A) EXCAVATE EXISTING SOIL, IF NECESSARY, AND ADD TO SHRUB, GROUNDCOVER, AND SEASONAL COLOR AREAS THE FOLLOWING: 4" LAYER OF COMPOST MIX

C) POCKET PLANTING OF SHRUB, GROUNDCOVER, AND SEASONAL COLOR IS NOT ALLOWED.

12.MULCH TOPDRESSING TO BE MINIMUM 2" LAYER DOUBLE SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS. AVAILABLE FROM LIVING EARTH TECHNOLOGY (PHONE: 214-869-4332) OR APPROVED EQUAL.

13.BED EDGING (IF APPLICABLE) TO BE 1/8" X 4" COL-MET "COMMERCIAL" EDGING AS MANUFACTURED BY COL-MET, GARLAND, TEXAS (PHONE: 800-829-8225), OR APPROVED EQUAL. COLOR: BLACK: UNLESS NOTED OTHERWISE ON DRAWINGS.

14. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EVACUATED THROUGH MECHANICAL MEANS.

5. TURF TO BE SOLID SOD COMMON BERMUDAGRASS (Cynodon dactylum), SIZE: LENGTH: 24 INCHES PLUS OR MINUS 5%, WIDTH: 18 INCHES PLUS OR MINUS 5%, THICKNESS: 1-1/2 INCHES EXCLUDING TOP GROWTH AND THATCH. NOT STRETCHED, BROKEN, OR TORN. STAKES (IF REQUIRED): SOFTWOOD, 3/4 INCH DIAMETER, 8 INCH LENGTH. VERIFY THAT SOIL TO DEPTH OF 2 INCHES IN COMPACTED AREAS. WATER DRY SOIL TO DEPTH OF 4"-6". BEFORE SODDING VERIFY FINISH GRADES ARE TO ELEVATIONS CALLED FOR, SMOOTH AREA TO BE SODDED TO PRODUCE AN EVEN SURFACE WITH NO PEAKS OR VALLEYS AND FREE OF ALL DEBRIS, AND WET SURFACE TO A UNIFORM DEPTH OF 4"-6" OR UNTIL UPPER SURFACE IS REASONABLY WET AND COMPACTED. INSTALL SOD SPECIES AS INDICATED ON PLANTING PLANS. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING. BEGIN SODDING AT BOTTOM OF SLOPES. LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS. BUTT SIDE AND END JOINTS. STAGGER END JOINTS IN ADJACENT ROWS. DO NOT STRETCH OR OVERLAP SOD. PEG SOD ON SLOPE RATIO OF 3 TO 1 OR GREATER WITH MINIMUM OF TWO STAKES PER SQUARE YARD, USING 6" MINIMUM NURSERY GRADE BAMBOO STAKES. INSTALL A 24" DIAMETER CIRCULAR 'SAUCER' AROUND ALL EXISTING TREES PLANTED IN AREAS TO RECEIVE SOD. ENSURE THAT THE TRUNK IS IN THE CENTER OF THE 'SAUCER'. DO NOT CUT ANY ROOTS OR IN ANY WAY INJURE OR CAUSE DAMAGE TO TREES. WATER SOD IMMEDIATELY AFTER TRANSPLANTING. ROLL SOD, EXCEPT ON PEGGED AREAS, WITH ROLLER WEIGHING NOT MORE THAN 150 LBS. PER FOOT OF ROLLER WIDTH. MAKE TWO (2) PASSES OR AS REQUIRED TO PROVIDE A SMOOTH, MOWABLE SURFACE WITHOUT SCALPING. WATER SOD AND SOIL TO DEPTH

6. WEEPING LOVE GRASS SEED HYDROMULCH - GRASS SEED SHALL BE "Eragrostis curvola" (WEEPING LOVE GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE (1) YEAR PRIOR TO PLANTING, FREE OF JOHNSONGRASS, FIELD BIND WEED, DODDER SEED, AND FREE OF OTHER WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. THE SEED SHALL NOT BE A MIXTURE. THE SEED SHALL BE HULLED, EXTRA FANCY GRADE, TREATED WITH FUNGICIDE, AND HAVE A GERMINATION AND PURITY THAT WILL PRODUCE, AFTER ALLOWANCE FOR FEDERAL SEED ACT TOLERANCE, A PURE LIVE SEED CONTENT NOT LESS THAN 85%. SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS. TYPICAL MIX FOR 800 -GALLON TANK WITH COVERAGE NOT TO EXCEED 6,000 S.F. SHALL CONSIST OF 6LBS. OF GRASS SEED, 350 LBS. OF CONWED MULCH,

7. CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED.

8. SOIL AMENDMENT: "A PROFESSIONAL BEDDING SOIL" AS PRODUCED BY LIVING EARTH TECHNOLOGIES, INC., 1808 W. NORTHWEST HIGHWAY, DALLAS, TEXAS (PHONE: 214-869-4332) OR "NATURAL T. L. COMPOST" AS PRODUCED BY SOIL BUILDING SYSTEMS, INC., 1770 "Y" STREET, DALLAS, TEXAS (PHONE:

TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT, THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (13.13.13 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL

10. SHRUB PITS SHALL BE EXCAVATED 12" GREATER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 SOIL AMENDMENT

14-14-14 SLOW RELEASE FERTILIZER (OSMACOTE) AT A RATE OF 5 LBS. / 100 S.F.

B) SPREAD MATERIALS UNIFORMLY AND CULTIVATE THOROUGHLY BY MEANS OF A MECHANICAL TILLER. TILL TO A MINIMUM DEPTH OF 8".



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214.457.3652 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE

PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

**KILLIAN** 

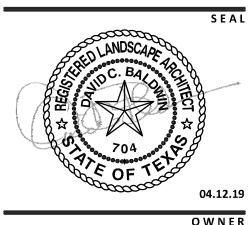
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE

10670 N. CENTRAL EXPWY | SUITE 600

KENNETH R. KILLIAN, AIA TX REG. NO. 19489

DALLAS, TEXAS 75231



**TEKMAK DEVELOPMENT COMPANY** 10.000 N CENTRAL, SUITE 400 DALLAS, TEXAS 75231 214/890-9225 OFFICE CONTACT: THOMAS KIRKLAND

MARRIOTT MARRIOTT GLOBAL DESIGNS AMERICA 10400 FERNWOOD ROAD BETHESDA, MD, 20817

(712) 899-1626 CONTACT: - MICHAEL STEINKAMP CIVIL ENGINEER

FC CUNY CORPORATION #2 HORIZON COURT, STE 500 HEATH, TEXAS 75032 (469) 402-7700 CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER MK ENGINEERS AND ASSOCIATES, INC 400 CHISHOLM PLACE, SUITE 106 PLANO, TX 75075 214-501-3354

CONTACT: MOHAMMAD KABIR, PE MEP ENGINEER ROOT ENGINEERING SERVICES, INC

45 FM 3356 VAN ALSTYNE, TX 75495 903-375-9303 EXT.103 CONTACT: ADAM HARRIS, PE



## PROJECT

# TOWNEPLACE SUITES **BY MARRIOTT ROCKWALL, TEXAS**

PROJECT ADDRESS I-30 HIGHWAY **ROCKWALL, TEXAS** 

_		
REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS

2018.101 PROJECT NUMBER LANDSCAPE DETAILS

& NOTES





## 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:	July 9, 2019
APPLICANT:	Judy Larson
CASE NUMBER:	MIS2019-007; Masonry Exception for Accessory Building
APPLICANT:	Judy Larson

#### **SUMMARY**

Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

#### BACKGROUND

The subject property is a 6.69-acre tract of land that was annexed in 1998 [*Ordinance No. 98-10*]. On September 4, 2018, the City Council approved a change in zoning [*Ordinance No. 18-36*] from an Agricultural (AG) District to a Single-Family Estate (SFE-1.5) District for the subject property. On June 27, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-6-V*] to [1] reduce the required side setback to from 25-feet to six (6) feet, [2] to reduce the minimum lot frontage from 150-feet to 122-feet, and [3] to allow a 1,200 SF accessory building on the subject property.

#### <u>PURPOSE</u>

The applicant is requesting approval of a masonry exception to allow the construction of a 1,200 SF accessory building. The proposed building will be located toward the rear of the home and will be constructed of metal.

#### ADJACENT LAND USES AND ACCESS

The subject property is located 556 N. FM-3549. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is a church (*i.e. Eastridge Church of Christ*), which is zoned Agricultural (AG) District. Beyond this are several single-family homes (*i.e. Rolling Meadows Subdivision*), which are zoned Single-Family Estate 4.0 (SFE-4.0) District.
- <u>South</u>: Directly south of the subject property is a single-family home that is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are several single-family homes, zoned Agricultural (AG) District. Following these residential properties is Airport Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) according to the City's Master Thoroughfare Plan.
- *East.* Directly east of the subject property is FM-3549 [*Stodgehill Road*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*). This roadway delineates the city limits of Rockwall.

<u>West</u>: Directly west of the subject property is a single-family residential subdivision (*i.e. Ridgecrest Subdivision*), which is zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses.

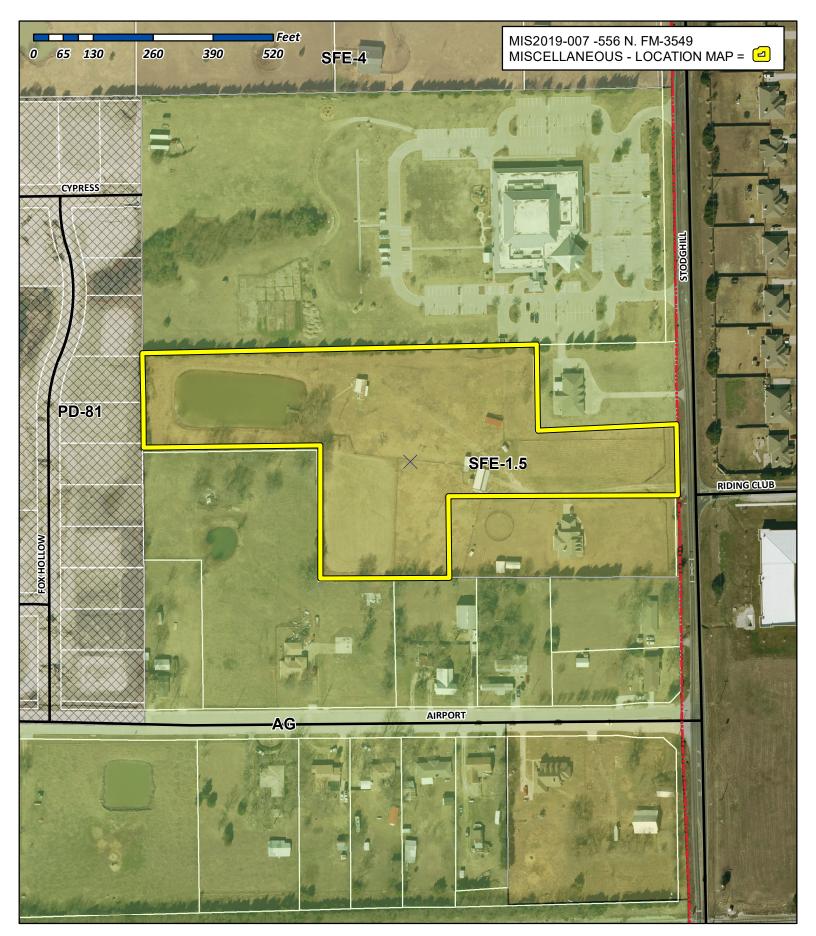
### CHARACTERISTICS OF THE REQUEST:

According to Subsection 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), the exterior of an accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure. In this case, the applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to approve exceptions to the construction materials on a case-by-case basis. In this case, since the Board of Adjustments (BOA) has approved a variance to the maximum size of the accessory building, the Planning and Zoning Commission is tasked with viewing the proposed material and determining if an exception is warranted. Staff should note that approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) 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.

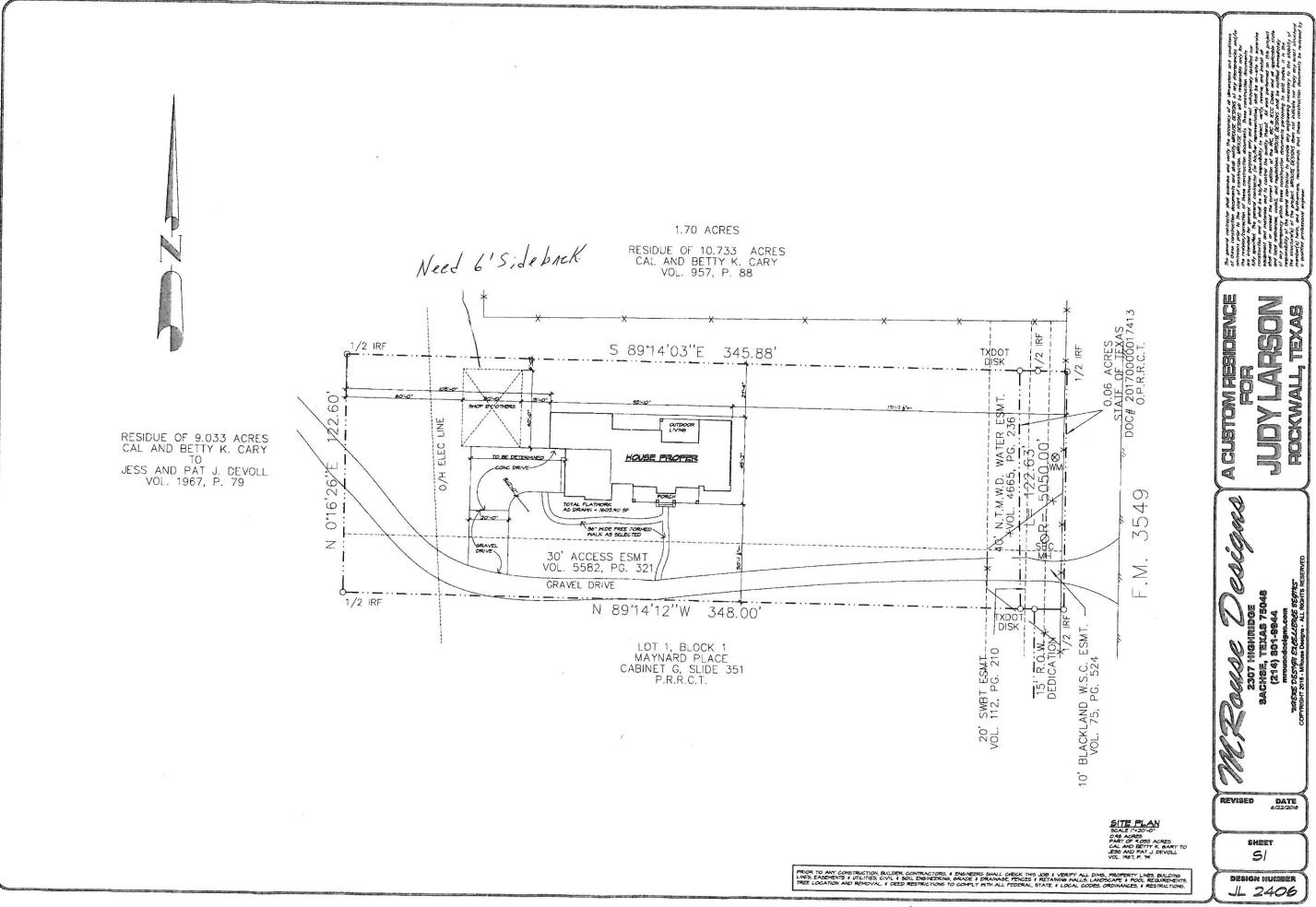




# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





### ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS

### ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the application of Judy Larson, as owner for the tract of land described below, for a variance from the Residential Single Family Zoning to reduce the required side lot set back, and minimum lot frontage from 150 ft. to 122.63 ft. known as 556 N. FM 3549, in order to construct a new free standing 1200 ft. accessary building.

WHEREAS, the applicant requested a variance from the said zoning which requires 25' side lot set back for property within the SFE 1.5 district. To allow a 6' side lot set-back, and minimum lot frontage from 150 ft. to 122.63 ft. for Lot 556 N FM 3549.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

#### NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

<u>Section 1.</u> That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow 6' lot set back and minimum lot frontage from 150 ft. to 122.63 ft. on the North West side of lot 556 N. FM 3549

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

TTES ecretary

**APPROVED:** Chairman



## 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:	July 9, 2019
APPLICANT:	Chase Bowen
CASE NUMBER:	MIS2019-007; Masonry Exception for 407 S. Clark Street

#### **SUMMARY**

Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

#### BACKGROUND

The subject property is a 0.48-acre vacant parcel of land that was annexed prior to 1959, and was originally platted as part of the B. F. Boydston Addition. In 2004, the property was replatted as Lot 2, Block 1, Clark Street Homesite Addition by *Case No. P2004-006*. According to the City's historic zoning map from January 3, 1972, the subject property was zoned Single-Family 3 (SF-3) District. This designation was later changed to Single-Family 7 (SF-7) District according to the May 16, 1983 zoning map. The property has continued to be zoned for Single-Family 7 (SF-7) District land uses since this 1983.

#### **PURPOSE**

The applicant -- *Chase Bowen* -- is requesting an exception to the minimum masonry requirements stipulated by Subsection 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of constructing a new single-family home that will be clad in 100% wood siding.

#### ADJACENT LAND USES AND ACCESS

The subject property is located 407 S. Clark Street. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is a single-family home (*i.e. 405 S. Clark Street*) that was constructed in 2006 and is clad in brick and stone. North of this property is a vacant lot followed by a single-family home (*i.e. 403 S. Clark Street*) that was constructed in 1966 and is clad with lap-siding and cultured stone. Both of these properties are zoned Single-Family 7 (SF-7) District.
- <u>South</u>: Directly south of the subject property are two (2) single-family homes (*i.e. 501 & 507 S. Clark Street*) that were constructed in 1975 and are clad in 100% lap-siding. These properties are zoned Single-Family 7 (SF-7) District. Beyond these properties are two (2) single-family homes (*i.e. 509 & 511 S. Clark Street*) that were constructed in the 1940's and that are clad in 100% lap-siding. Both of these properties are zoned Two-Family (2F) District.

- *East*: Directly east of the subject property is a 3.983-acre vacant tract of land that currently has an agricultural accessory building situated on it. Beyond this tract of land are seven (7) single-family homes facing Renfro Street. All of these properties are zoned Single-Family 7 (SF-7) District.
- <u>West</u>: Directly west of the subject property is S. Clark Street, which is identified as a *Minor Collector* according to the City's Master Thoroughfare Plan. Beyond this roadway -- on the north side of Storrs Street -- is a single-family home (*i.e. 410 S. Clark Street*) that was constructed in 1989 and is clad in brick and stone. On the south side of Storrs Street, there are three (3) homes (*i.e. 608, 610 & 612 Storrs Street*) that were constructed in 1950, 1960 & 1985. All of these properties are clad in 100% lap-siding and are zoned Two-Family (2F) District.

### CHARACTERISTICS OF THE REQUEST:

According to the applicant's letter, the applicant is proposing to construct a new single-family home on the subject property and is requesting an exception to the masonry requirements to clad the house in 100% wood lap-siding. The lap-siding being proposed, is an eight (8) inch wood siding product that will have two (2) inch ribs that replicate a historic wood siding. The applicant has stated to staff an intent to construct a house that matches the aesthetics of the surrounding area. According to Subsection 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(a)II buildings with a building footprint of 120 SF or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials…" Primary Materials* in this case are defined as stone, brick, and cementitous materials; however, cementitous materials are limited to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to approve exceptions to the material requirements on a *case-by-case* basis pending the applicant provide material samples and/or building product will be provided to the Planning and Zoning Commission at the meeting on July 9, 2019.

Staff should note that similar requests are not uncommon in the City's Old Town Rockwall Historic District, and that the Historic Preservation Advisory Board (HPAB) has approved a number of these requests. In this case, the applicant's property is situated just outside of the Historic District (*the Historic District ends three [3] properties north of the subject property*), and is not eligible to request a Certificate of Appropriateness (COA) from the HPAB. Staff should also point out that many of the surrounding properties are clad with a lap-siding product (*e.g. Masonite, wood, or aluminum siding*); however, any request for an exception is a discretionary decision for the Planning and Zoning Commission. The applicant has requested that if the Planning and Zoning Commission is not inclined to grant the exception for wood siding that, as an alternative, they approve an exception to allow 100% cementitous lap-siding. This request would allow the applicant to clad the exterior of the home in HardiBoard or a similar cementitous lap-siding. This would also be a discretionary decision for the Planning and Zoning Commission.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for an exception to the minimum material requirements, then staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this request 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.





### City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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To whom it Concernic, I understand that lam applying for a variance to use pine siding. If we are not granted this on the agenda meeting we will comply and use 90% of a masonary product which will be John Hardie siding Thanks, MAS Chase Bowen

## Google Maps 405 S Clark St



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

🄀 Google

## Google Maps

405 S Clark St

410 S. Clark Street



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

🄀 Google

## Google Maps 501 S Clark St



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

🄀 Google

## Google Maps

509 S Clark St

507, 509 & 511 S. Clark Street



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

🄀 Google

## Google Maps

610 Storrs St

610 & 612 Storrs Street



Image capture: Jul 2018 © 2019 Google

Rockwall, Texas

🄀 Google

Street View - Jul 2018



## 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:	July 9, 2019
APPLICANT:	Darrell and Ashley Quinton
CASE NUMBER:	MIS2019-011; Masonry Exception for Accessory Building

#### <u>SUMMARY</u>

Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

#### BACKGROUND

The subject property was annexed on July 21, 1997 by *Ordinance No. 97-14.* It is currently occupied by a single-family home that is part of a residential subdivision (*i.e. Sterling Farms*), and is zoned Single-Family Estate 1.5 (SFE-1.5) District. In 1997, the City Council approved a final plat that established the Sterling Farms Subdivision. On June 27, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-7-V*] to allow a detached garage with an attached carport that exceeds the maximum allowable size requirements for a property located in a Single-Family Estate 1.5 (SFE-1.5) District.

#### PURPOSE

The applicants are requesting a masonry exception in order to construct an accessory building that does not meet the minimum masonry requirements. The proposed accessory building will be 2,500 SF (*i.e. a 1,600 SF detached garage with 900 SF attached carport*). The structure will be located behind the main home and constructed of metal. Since this does not meet the minimum masonry requirements, a masonry exception is required.

#### ADJACENT LAND USES AND ACCESS

The subject property is located at 1935 Silver View Lane. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property are several single-family homes located within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this subdivision is SH-276, which is identified as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there are several businesses (*e.g. Sunbelt Rentals, Lattimore Material Company, Vac Parts Warehouse*). These areas are zoned Planned Development District 42 (PD-42) for Commercial (C) District land uses.
- <u>South</u>: Directly south of the subject property are several single-family homes located within the Sterling Farm Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond

this subdivision is a vacant tract of land that is zoned Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses (*i.e. Terracina Estates Subdivision*).

- *East*: Directly east of the subject property is a single-family residential subdivision (*i.e. Timber Creek Estates Subdivision*) that is zoned Single-Family 10 (SF-10) District. Beyond this is Rochell Road, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadway are the city limits of the City of Rockwall.
- <u>West</u>: Directly west of the subject property are several single-family homes that are located within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this there is a single-family residential subdivision (*i.e. Lofland Farms Subdivision*) zoned Planned Development District 45 (PD-45) for Single-Family 8.4 (SF-8.4) and Single-Family 10 (SF-10) District land uses.

#### CHARACTERISTICS OF THE REQUEST:

According to Subsection 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), all accessory structures shall be clad in the same materials in roughly the same proportions as the main structure. The applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code (UDC) gives the Planning and Zoning Commission the ability to grant exceptions to the minimum masonry requirements on a case-by-case basis. Staff should note that the Board of Adjustments (BOA) has approved a variance to the maximum allowable size for the proposed accessory building allowing the applicant to construct the structure up to 2,500 SF (i.e. a 1,600 SF detached garage with a 900 SF attached carport). Staff should also note that the subject property currently has an existing 120 SF, accessory building, which appears to be clad in the same brick as the primary structure. Currently, Subsection 7.04 only allows two (2) accessory buildings on a property that is zoned Single Family Estate 1.5 (SFE-1.5) District, and if constructed this would be the last accessory building that could be constructed on the property without [1] additional approvals by the Board of Adjustments, or [2] removing one of the accessory buildings. Based on the applicant's submittal, the Planning and Zoning Commission is tasked with viewing the proposed materials and determining if an exception is warranted. Staff should note that approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request then staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this request 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.

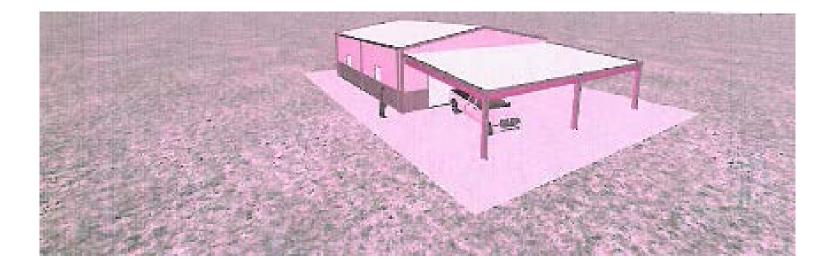


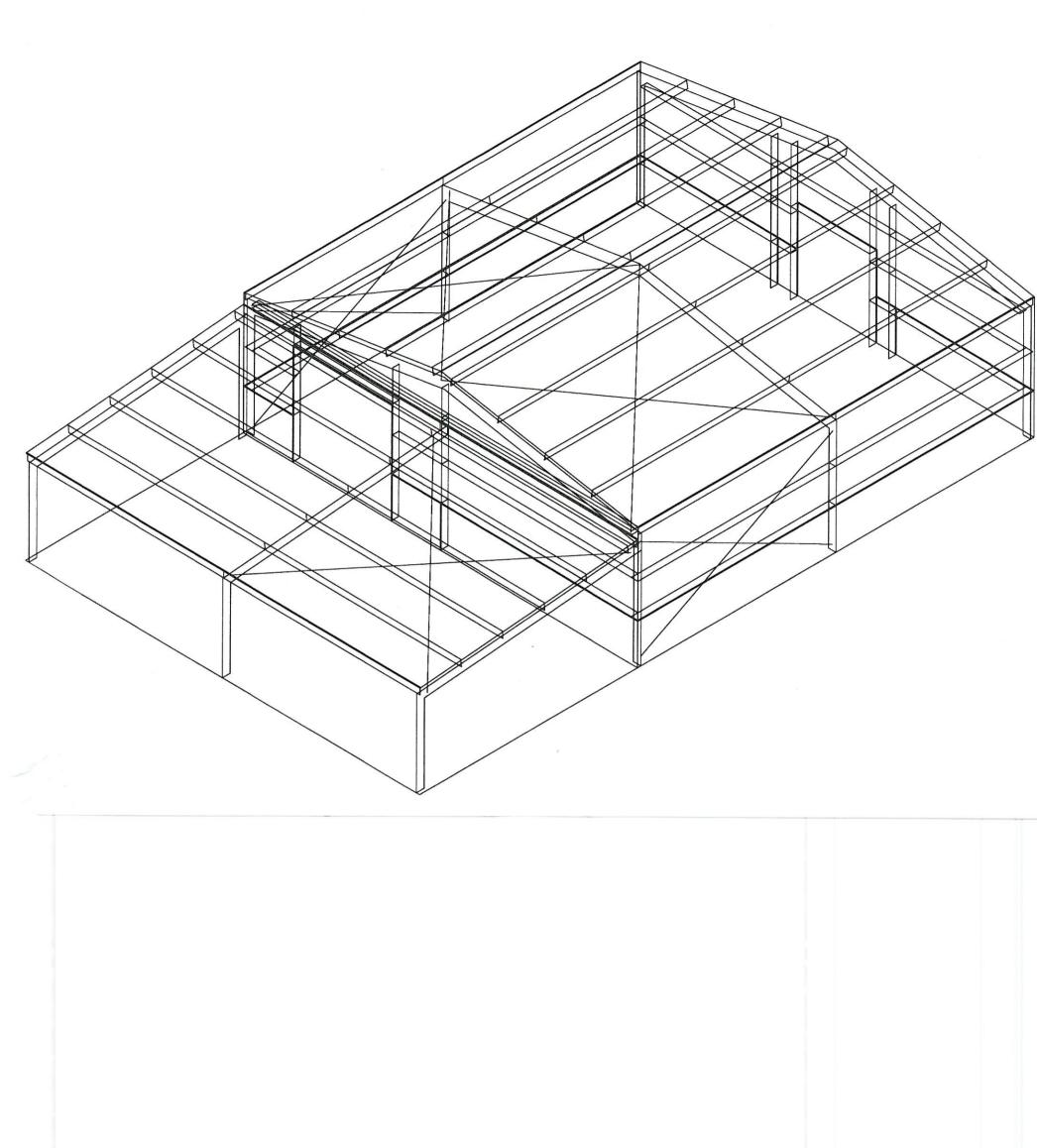


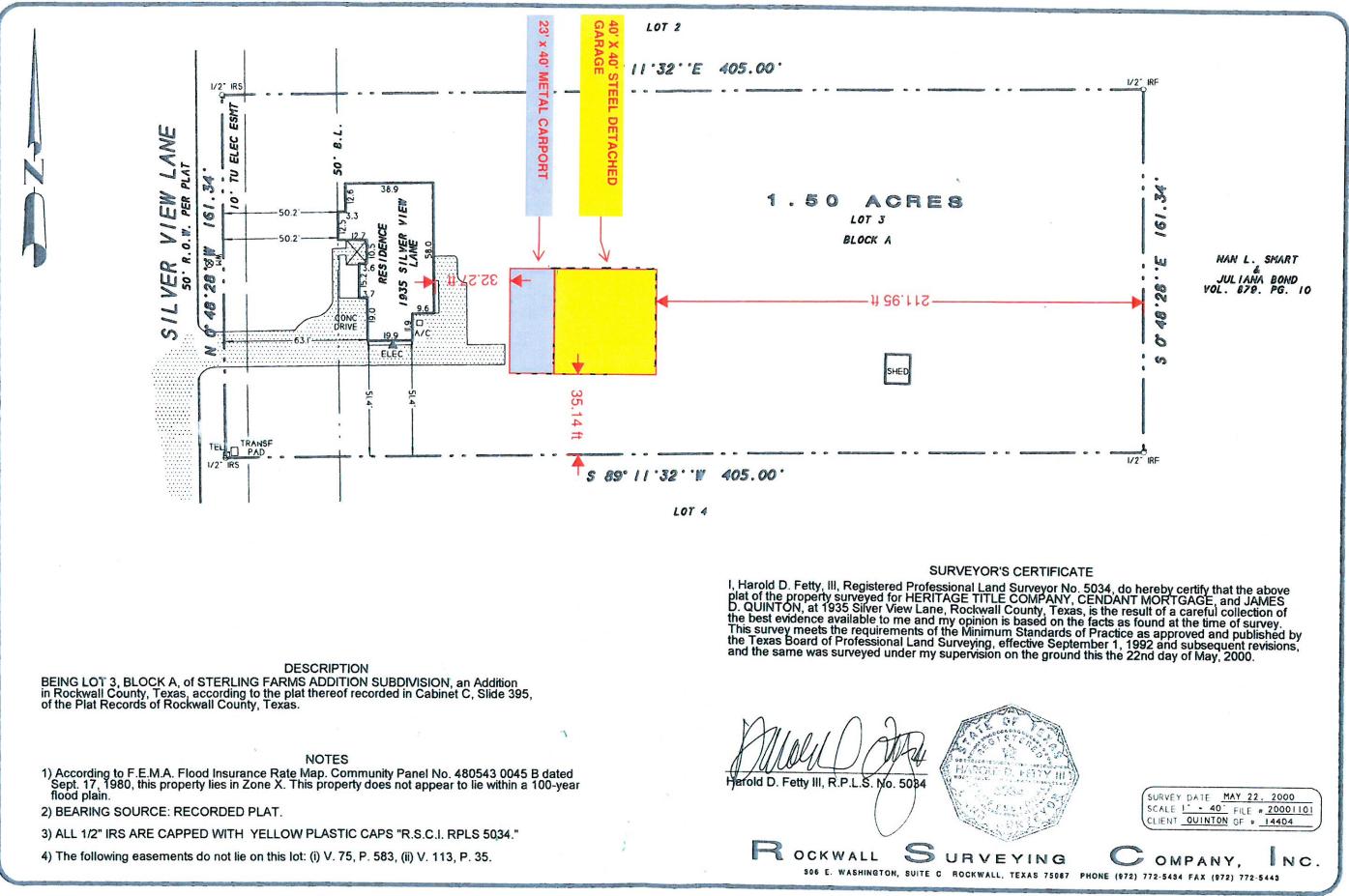
### City of Rockwall Planning & Zoning Department 385 S. Goliad Street

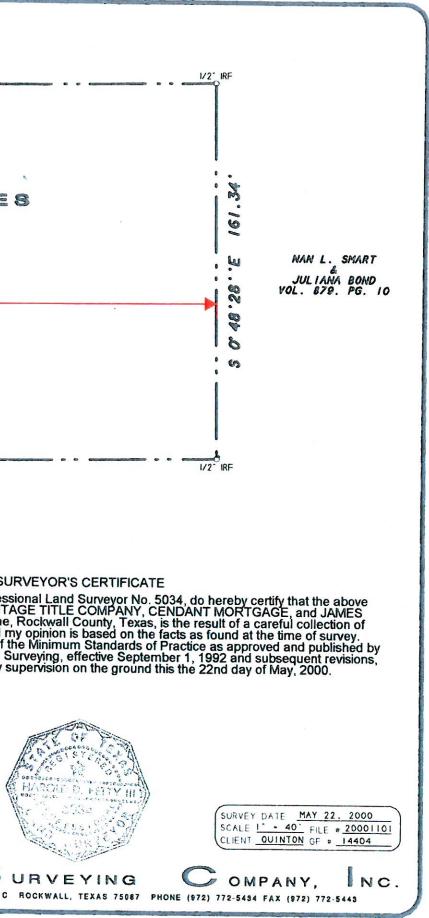
Planning & Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.











### **ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS**

#### **ORDER NO. BOA 2019-7-V**

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the request by Darrell & Ashley Quinton for the approval of a variance from the Residential Single Family Estate Zoning 1.5, Subsection 7.04: Accessory structure development standards, to allow a detached garage with an attached carport that exceed the maximum size requirements on property known as Sterling Farms Addition, Lot 3, Block A, 1935 Silver View Lane.

WHEREAS, the applicant requested a variance from the said zoning which requires detached garage size to be a maximum size of 900 ft. to increase that amount to 1600 ft. and variance from said zoning which requires carports to be a maximum size of 500 ft. to increase that amount to 900 ft.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

#### NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

That the request from the applicant for this Board to grant a variance from Section 2. the zoning, be and in the same is hereby granted so as to allow to increase the detached garage requirements from 900 ft. to 1600 ft. and increase the carport max size requirements from 500 ft. to 920 ft., at Sterling Farms Addition, Lot 3, Block A, 1935 Silver View Lane.

That the Building Official of the City is hereby authorized and directed to Section 3. issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

That this Order was passed by the concurring vote of at least four (4) Section 4. members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

TTEST: retary

**APPROVED:** 

Chairman



## 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:	July 9, 2019
APPLICANT:	Greg Wallis; Mershawn Architects
CASE NUMBER:	SP2019-022; Site Plan for House of Worship

#### **SUMMARY**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

#### BACKGROUND

The subject property was annexed prior to 1959 and is considered to be one of the original areas of the City of Rockwall. The subject property is zoned Single-Family 7 (SF-7) District and is currently occupied with a house of worship (*i.e. the Lakes Assembly of God*). The existing house of worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit (CUP) [Ordinance No. 88-50] to allow an accessory building in conjunction with the house of worship. More recently the City Council approved a replat for the subject property on October 6, 2014 (*Case No. P2014-024*), which established Lot 1, Block A, Lakes Assembly Addition.

#### <u>PURPOSE</u>

The applicant is requesting approval of a site plan for the purpose of expanding an existing house of worship (*i.e. The Lakes Assembly of God*).

#### ADJACENT LAND USES AND ACCESS

The subject property is located at 901 Williams Street. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property there are several single-family homes followed by Heath Street, which is identified as a R2 (*residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan. Beyond this roadway are several single-family homes and a single-family residential subdivision (*i.e. Caruth Lakes Subdivision*). These areas are zoned Single-Family 7 (SF-7) and Planned Development District 5 (PD-4) for single-family and General Retail (GR) District land uses.
- <u>South</u>: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes, several vacant tracts of land, and an educational institution (*i.e. Dobbs Elementary School*). These areas are zoned Single-Family 7 (SF-7) District.
- *East.* Directly east of the subject property is a vacant tract of land where a proposed single-family residential subdivision (*i.e. Solar Village Subdivision*) will be constructed. This is followed by

Caruth Lane, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

<u>West</u>: Directly west of the subject property there are several single-family homes that area zoned Single-Family 7 (SF-7) District. Beyond this is Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this is a vacant tract of land and City facilities (*i.e. a pump station and a lift station*). These areas are zoned Single-Family 7 (SF-7) District.

#### DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the existing use, (*i.e. a house of worship*) is permitted with a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District; however, in this case, the house of worship was constructed prior to that requirement and is considered to be legally non-conforming. With the exception of the exception being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Single-Family 7 (SF-7) District. 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	7,000 SF	X=270,522 SF; In Conformance
Minimum Lot Frontage	60-Feet	X~858-Feet; In Conformance
Minimum Lot Depth	100-Feet	X=185-Feet: In Conformance
Minimum Front Yard Setback	20-Feet	X=20-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X=10-Feet; In Conformance
Minimum Side Yard Setback	6-Feet	X=6-Feet; In Conformance
Maximum Building Height	32-Feet	X=14-Feet; In Conformance
Max Building/Lot Coverage	45%	X=0.05%; In Conformance
Minimum Masonry Requirement	90%	X=90%; In Conformance
Minimum Number of Parking Spaces	38 Spaces	X=82 Spaces; In Conformance
Minimum Stone Requirement	0%	0%: In Conformance
Minimum Landscaping Percentage	15%	X=75%; In Conformance
Maximum Impervious Coverage	85-90%	X=25%; In Conformance

#### TREESCAPE PLAN AND LANDSCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed; however, the applicant has agreed to update the landscaping on-site to conform to the City's current landscape requirements. This has been added to the conditions of approval for this case.

#### CONFORMANCE WITH THE CITY'S CODES

According to Subsection 3.09, *Single-Family* 7 (SF-7) *District*, of Section 3, *Residential Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District is "...the proper zoning classification for single-family developments with smaller lots..." and "...accommodates public land uses, denominational and private schools, houses of worship, and public/private parks..." These elements are considered to be essential to creating the basic neighborhood unit, and developments in the Single-Family 7 (SF-7) District are typically in areas adjacent to low-intensity non-residential land uses that serve as a logical transition from higher to lower density residential districts. In this case, the existing development is a house of worship, which seems to conform to the intent of the Single-Family 7 (SF-7) District. Specifically, the house of worship is an element of the basic neighborhood unit and serves as a transition from the higher density residential

located to the south of the subject property lower density single-family residential located north of the subject property.

#### VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the requirements of the Unified Development Code (UDC):

- (1) Building Articulation.
  - (a) Primary Building Facades. According to Subsection 4.01.C, Building Articulation, of Section 4, Commercial Districts, of Article V, District Development Standards, of the Unified Development Code (UDC), a primary building facade is any building facade that has a primary entryway or that has an adjacency to a public right of way, open space/green space, public/private park, or a residential zoning district. Primary facades have a maximum wall length of three (3) times the walls' height without a wall projection/architectural element. In this case, the expansion has three (3) primary facades. The north and east façades meet the articulation requirements; however, the south facade does not. Specifically, the south facade is 69'-2 1/2" in length and 14feet in height (i.e. the wall cannot exceed 42-feet in length). Since south facade exceeds the maximum length by 27'-21/2", an exception to the building articulation standards is required. The Unified Development Code (UDC) gives the Planning and Zoning Commission the ability to approve exceptions -- pending a recommendation from the Architectural Review Board (ARB) -to the building articulation requirements. When considering an exception, the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. Staff should note, the proposed expansion will generally look similar to the existing building with regard to design and materials and approval of this request does not appear to negatively impact the subject property or surrounding properties.

This exception is a discretionary decision for the Planning and Zoning Commission and requires approval by a simple majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

#### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan designates the subject property as being located within the **Downtown District**. The **Downtown District** is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Points of reference within the district are the Downtown Historic Courthouse/Downtown Square, City Hall, and the North Goliad Corridor/PD-50. The Downtown District contains the original area of Rockwall, is significantly developed, and contains some of the City's oldest structures. Land uses such as high-density residential, public, guasi-public, and commercial/retail are contained within the district. Quasi-public land use designation is used for land uses that are operated by a private, non-profit educational, religious, recreational, charitable, or medical institution having the purpose of primarily serving the general public. Example of primary land uses for the guasi-public land use designation include houses of worship, private schools, communities, or similar land uses. It is expected that development within the Downtown District will include infill development and adaptive reuse of existing structures. In order to preserve the districts' small-town character, new development in the district should be held to a higher scrutiny than other areas of the City. Based on the existing land use of the subject property (i.e. a house of worship), the quasi-public land use designation appears to be an appropriate designation. Given the fact that quasi-public land uses are contained within the Downtown District and the house of worship is existing, it appears that the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan.

#### ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the north, east and west property lines;
- (2) The applicant shall provide an updated landscape plan showing the proposed wrought-iron fence and a thick vegetative screen consisting of a combination of mature trees and shrubs; and,
- (3) 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.

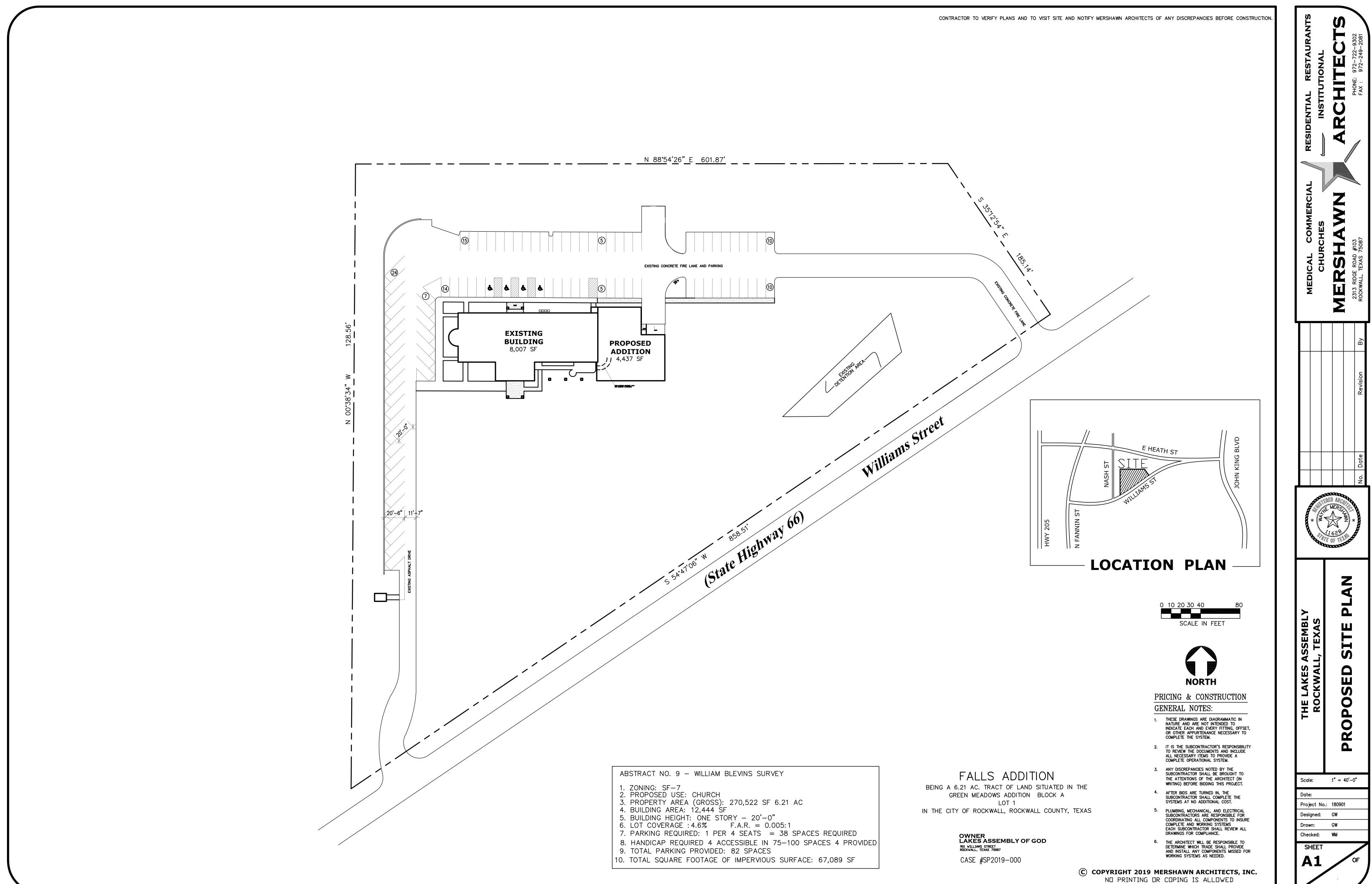




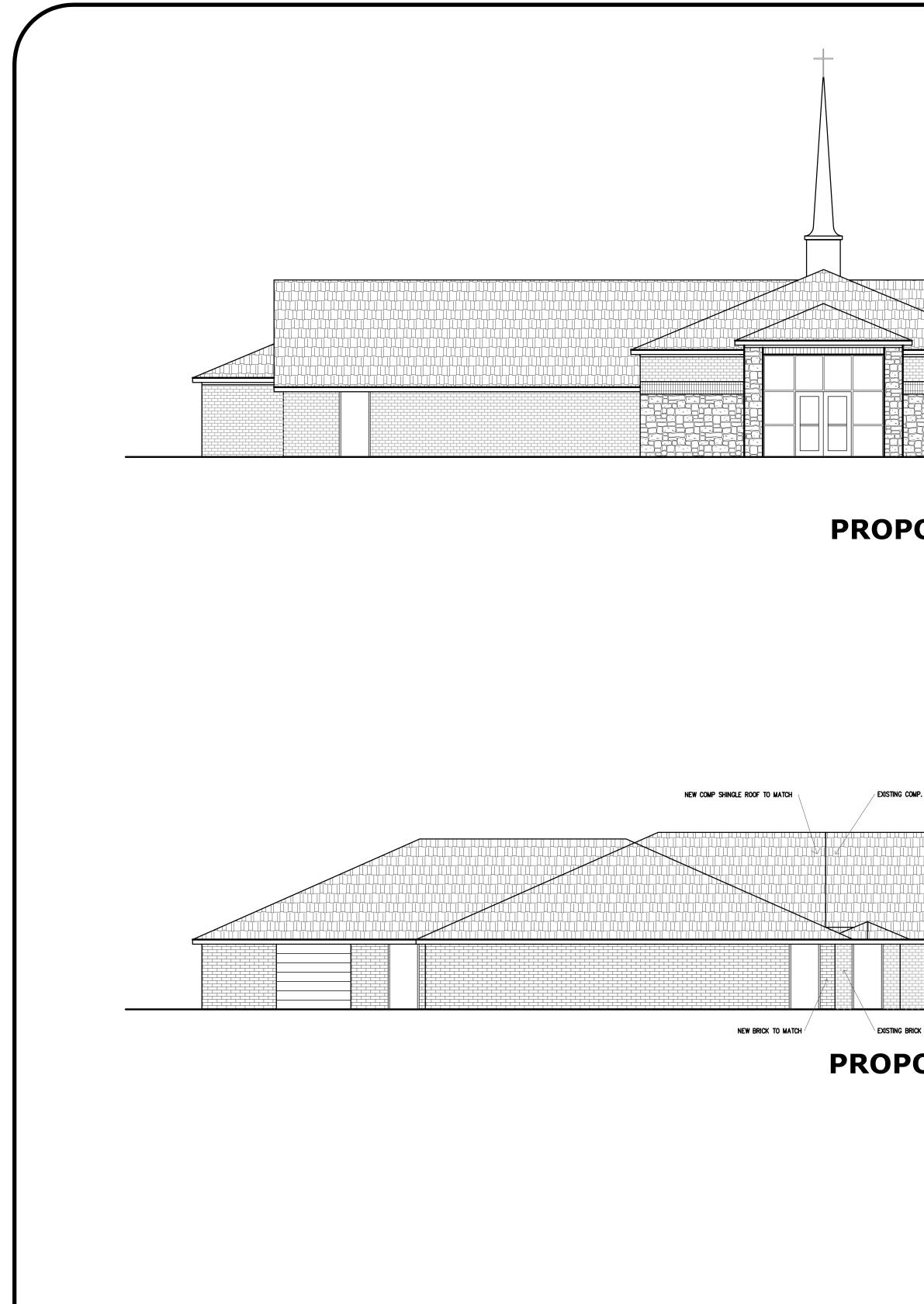
## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



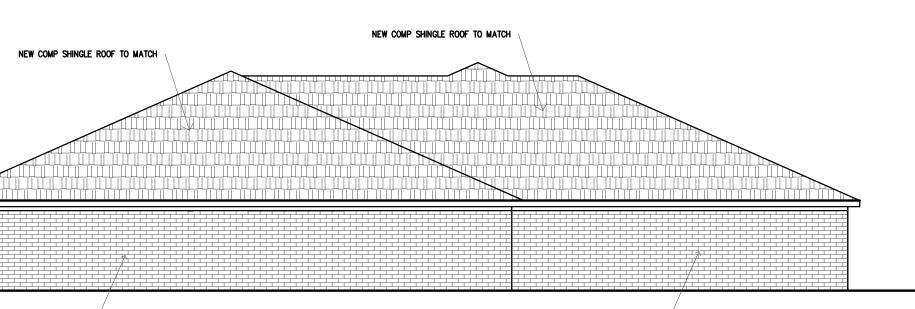


WITHOUT PERMISSION FROM MERSHAWN,



NEW BRICK TO MATCH

# **PROPOSED EAST ELEVATION**



NEW BRICK TO MATCH  $^{/}$ 

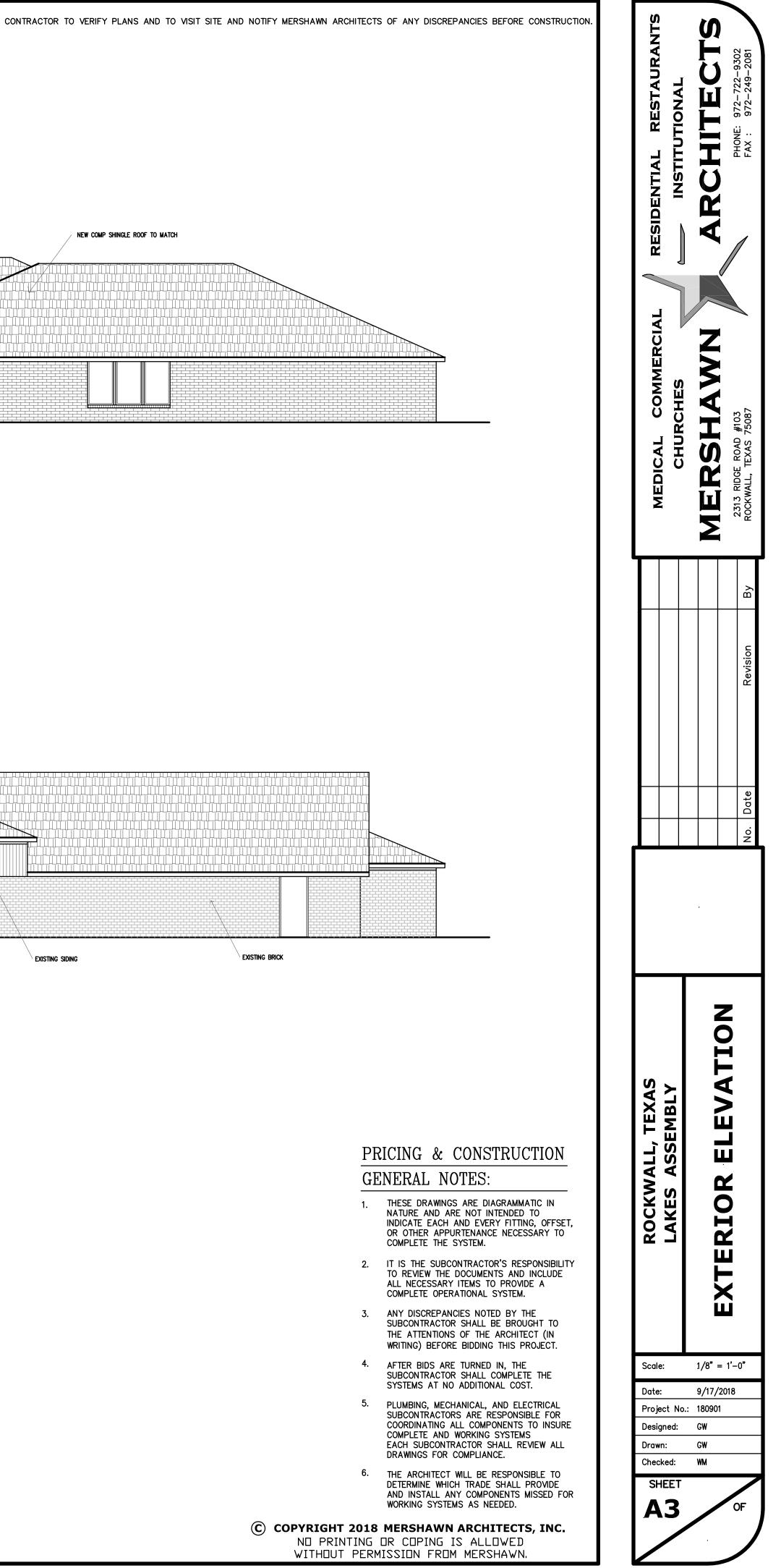
# **PROPOSED NORTH ELEVATION**

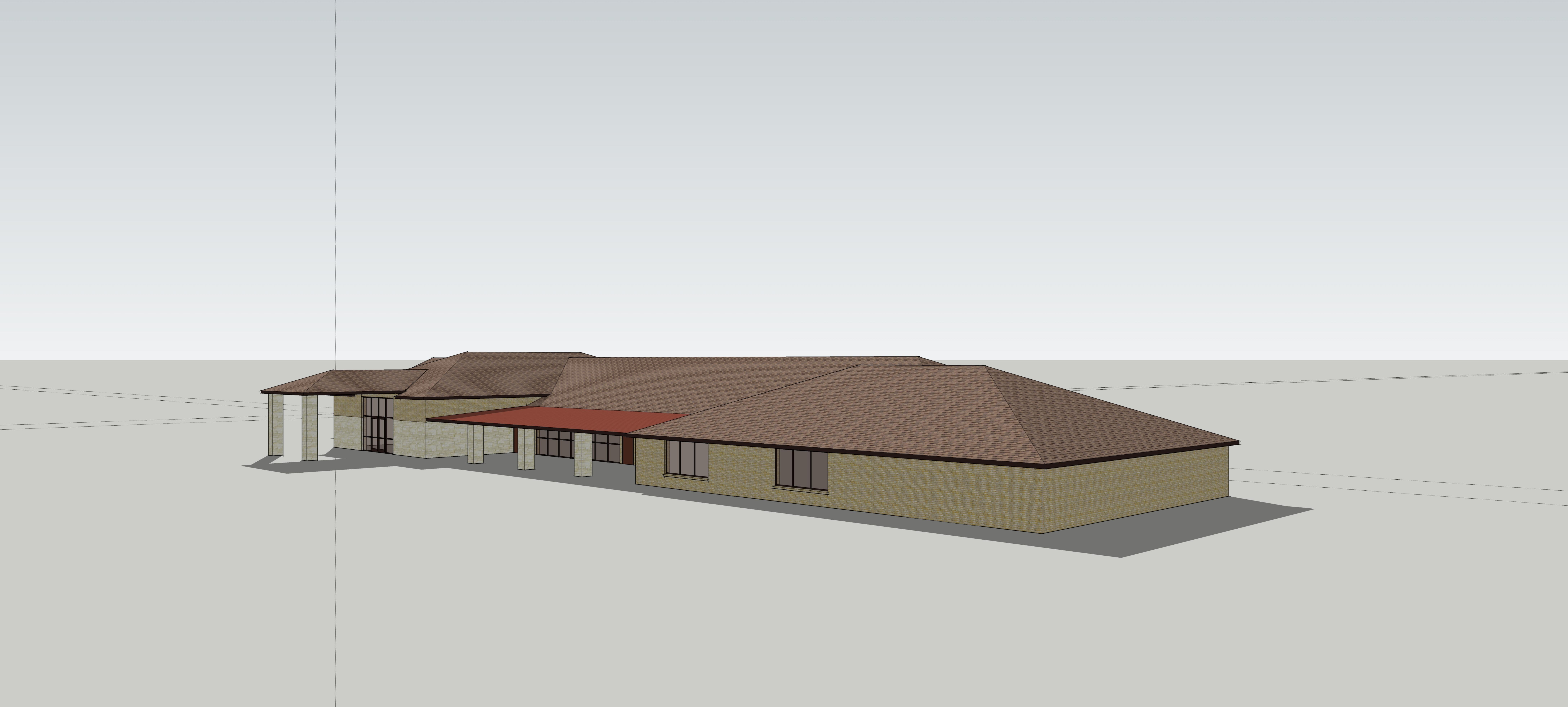
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# **PROPOSED SOUTH ELEVATION**

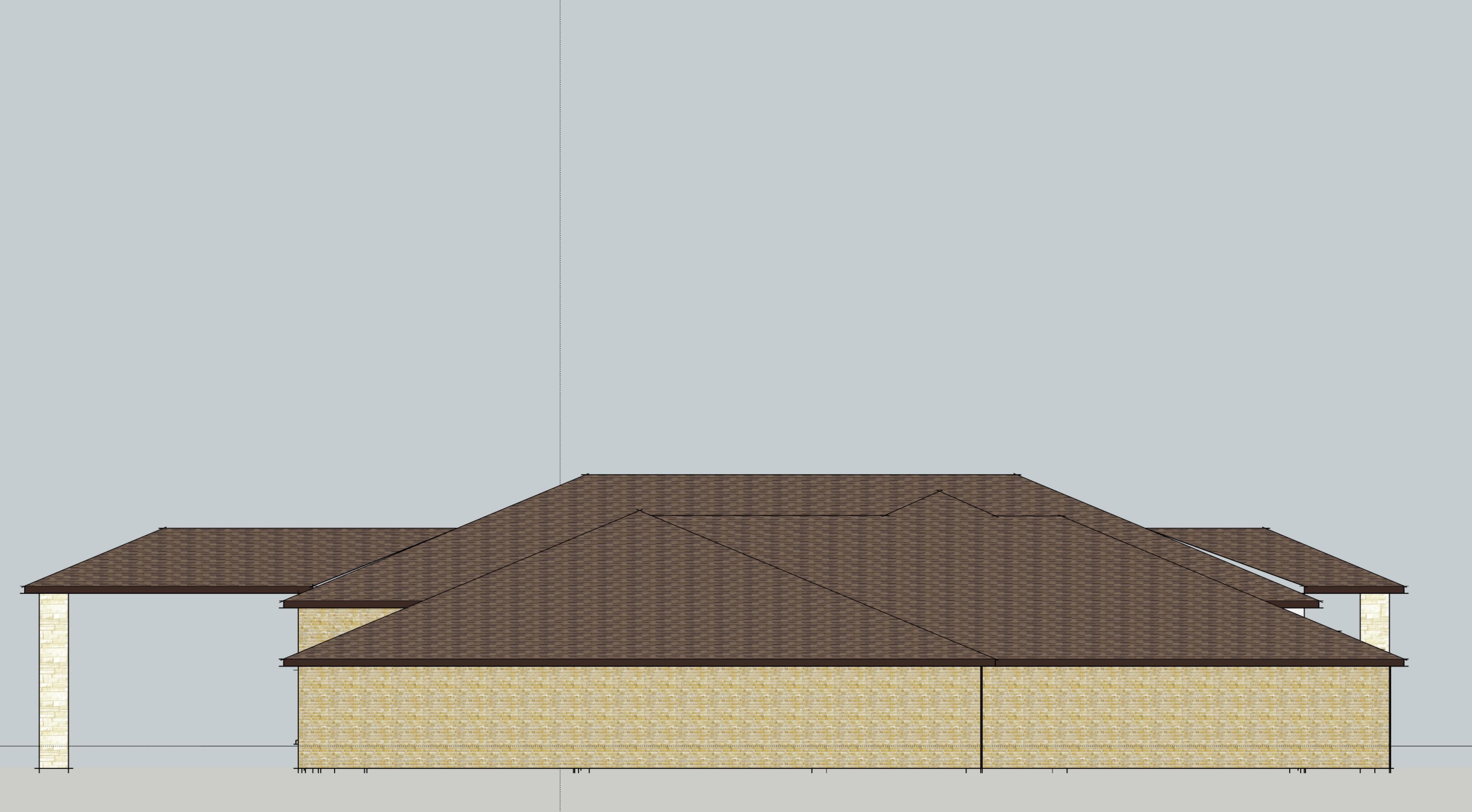
			EXISTING COMP. SHINGLE ROOF
Ň	PREFIN MTL STANDING SEAM ROOF	NEW STONE TO MATCH EXISTING BRICK	NEW BRICK TO MATCH

EXISTING STONE





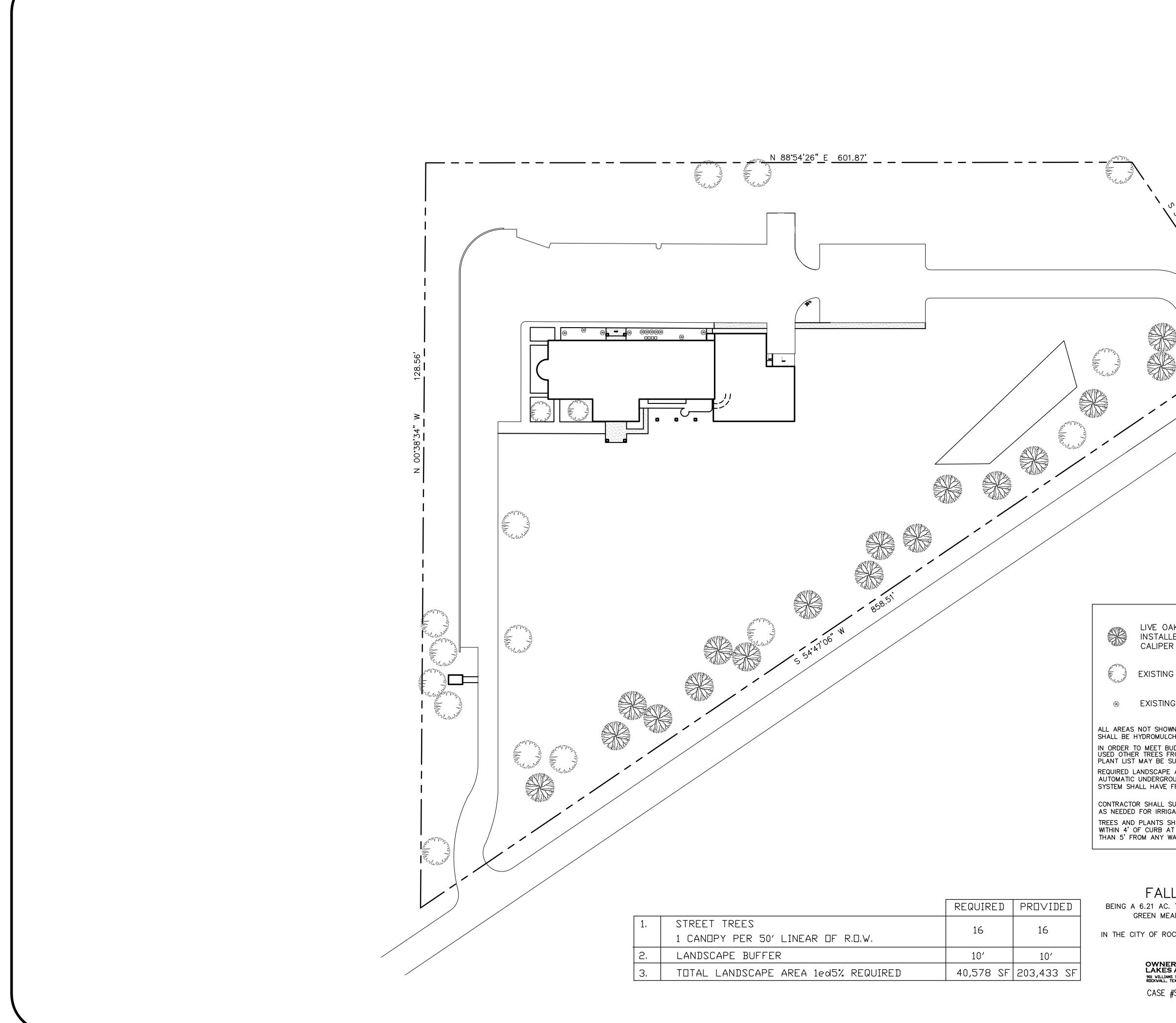




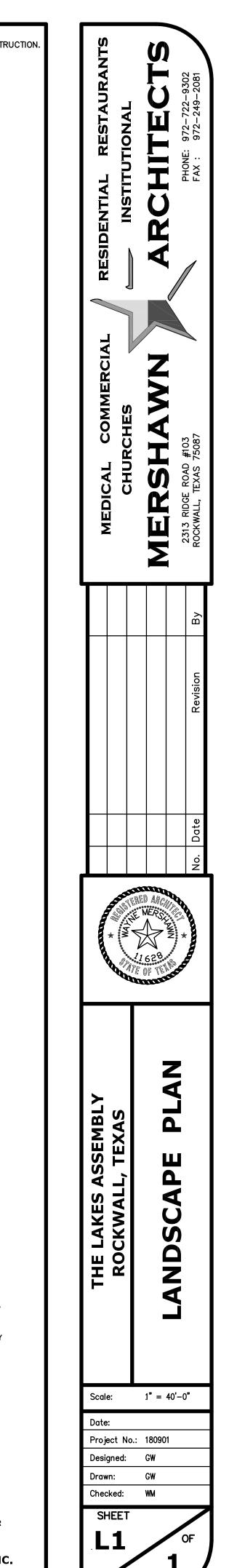








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	1 CANOPY PER 50' LINEAR OF R.O.W.	10	10	IN THE CITY O
2.	LANDSCAPE BUFFER	10′	10′	
З.	TOTAL LANDSCAPE AREA 1ed5% REQUIRED	40,578 SF	203,433 SF	O\ LA 901 RDC
,				



CALIPER

EXISTING TREE TO REMAIN

EXISTING SHRUB

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA. IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION. TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

## FALLS ADDITION

21 AC. TRACT OF LAND SITUATED IN THE EN MEADOWS ADDITION BLOCK A LOT 1 OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LAKES ASSEMBLY OF GOD 901 WILLIAMS STREET ROCKWALL, TEXAS 75087

CASE #SP2019-000

#### 0 10 20 30 40 80 SCALE IN FEET

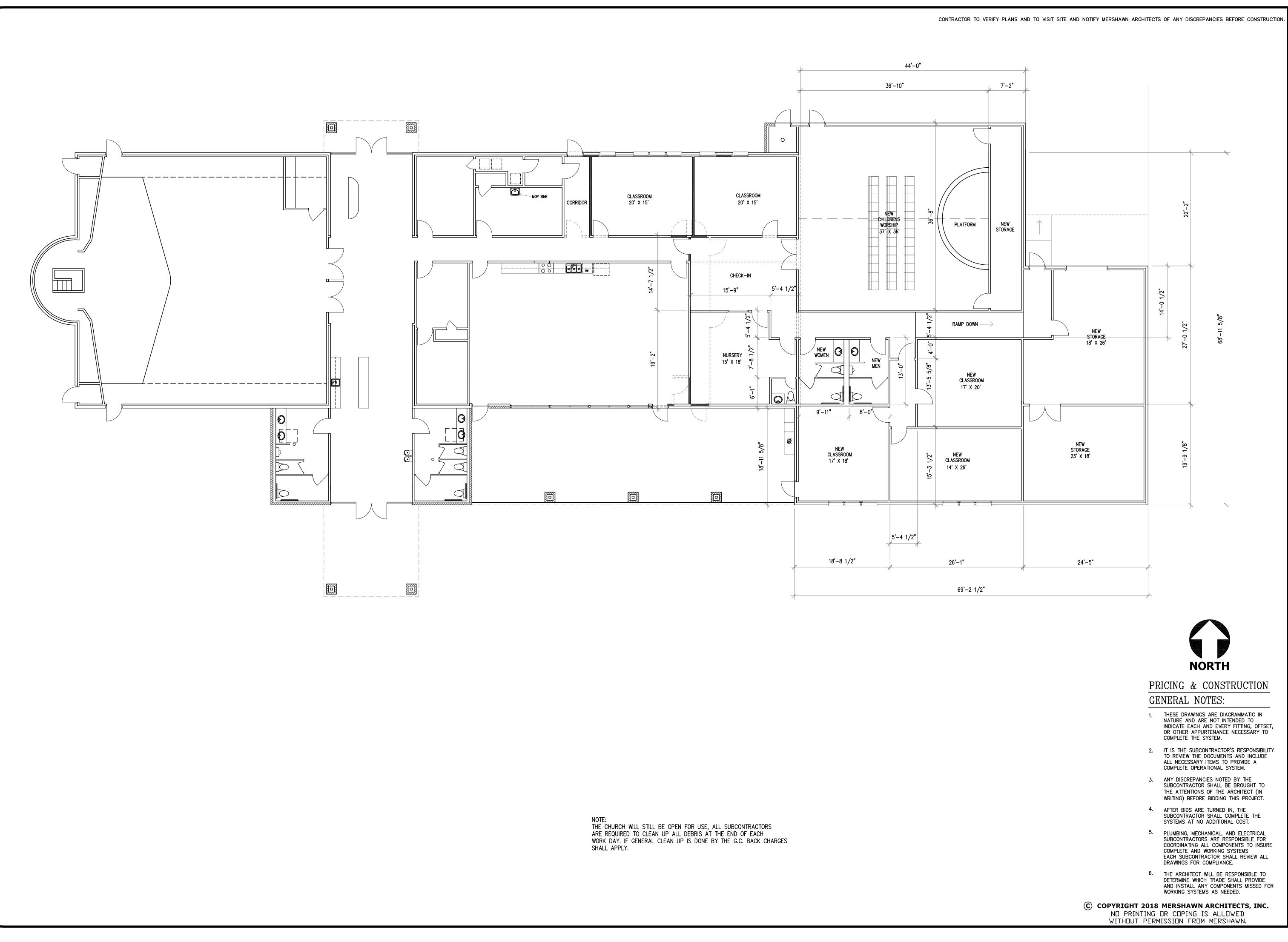


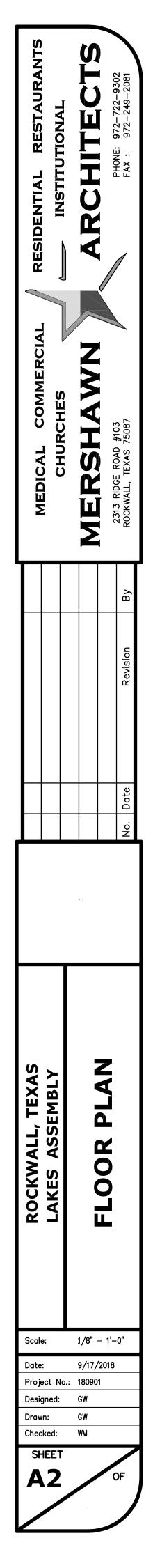
PRICING & CONSTRUCTION GENERAL NOTES:

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

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LIVE OAKS (17) INSTALLED WITH A MIN. 4"







## 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:	07/09/2019
APPLICANT:	Jake Fears, P.E.; Weir & Associates, Inc.
CASE NUMBER:	SP2019-023; Site Plan for Retail Buildings within PD-65

#### **SUMMARY**

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

#### **BACKGROUND**

The subject property is a 2.542-acre vacant tract of land located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*]. The property was annexed on February 3, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps, the subject property was zoned Single-Family 10 (SF-10) District on May 16, 1983. On January 3, 2006, the subject property was rezoned to Planned Development District 65 (PD-65) for General Retail (GR) District land uses by *Ordinance No. 06-02*. The subject property continues to be zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

#### <u>PURPOSE</u>

On June 13, 2019, the applicant -- Jake Fears, P.E. of Weir & Associates, Inc. -- submitted an application requesting approval of a site plan for the purpose of constructing a ~11,000 SF single story multi-tenant retail building on the subject property. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District and as stated in Planned Development District 65 (PD-65), the North SH-205 Overlay (N SH-205 OV) District, and the Unified Development Code (UDC).

#### ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], on the west side of N. Goliad Street. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is the Children's Lighthouse Daycare, which is located on a 3.543-acre parcel of land zoned Planned Development District 65 (PD-65) and Agricultural (AG) District. Continuing north from this property are additional single-family residential homes zoned Single-Family Estate 1.5 (SFE-1.5) District, Single-Family 16 (SF-16) District, and Agricultural (AG) District.
- <u>South</u>: Directly south of the subject property is Pecan Valley Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this roadway is Walgreens Pharmacy, which is situated on a 1.9894-acre parcel of land zoned Planned Development

District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is North Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

- *East*: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a P6D (*principle arterial, six* [6] lane, divided roadway) on the City's Master Thoroughfare Plan. Beyond this is CVS Pharmacy, which is situated on a 2.519-acre parcel of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. East of the pharmacy is a 62.484-acre vacant tract of land, which is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.
- <u>West</u>: Directly west of the subject property is W. Quail Run Road, followed by an 11.723-acre vacant tract of land zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) Districtand General Retail (GR) District land uses. In addition, there are five (5) single-family homes zoned Single-Family 10 (SF-10) District.

#### DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a retail facility*) is allowed *by-right* in a General Retail (GR) District. Excluding the variances being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within Planned Development District 65 (PD-65), the North SH-205 Overlay (N. SH-205 OV) District, and the Unified Development Code (UDC). The proposed multi-tenant retail facility will be constructed utilizing cultured stone, stucco, store front glass, canopies, and will incorporate a flat roof design. 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=67,502 SF; In Conformance
Minimum Lot Frontage	60-Feet	x>364-Feet; In Conformance
Minimum Lot Depth	100-Feet	x>177-Feet; In Conformance
Minimum Front Yard Setback	15-Feet	x>50-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	<25-Feet; In Conformance
Max Building/Lot Coverage	60%	37%; In Conformance
Minimum Masonry Requirement	90%	x>90%; Conformance
Minimum Number of Parking Spaces	56 Spaces	57 Spaces: In Conformance
Minimum Stone Requirement	20%	x>20%; Exception Requested for Cultured Stone
Minimum Landscaping Percentage	15%	x=47%; In Conformance
Maximum Impervious Coverage	85-95%	53%; In Conformance

#### TREESCAPE AND LANDSCAPE PLAN

According to the Tree Preservation Plan provided by the applicant, a total of 1,159-inches of trees will be removed from the site and 551-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 48-inches and reduces the overall mitigation balance to 1,111-inches. In addition, the landscape plan shows that the applicant will be planting a total of 94-inches of trees, which will further reduce the mitigation balance to 1,017-inches. The applicant has indicated that they will work with the Parks and Recreation Department to satisfy the mitigation balance, or request an *Alternative Tree Mitigation Plan* at a later date. Staff has included a condition of approval requiring that the tree mitigation balance be satisfied prior to the filing of a final plat.

According to Section 4, *Tree Removal Permit*, of Article IX, *Tree Preservation*, of the Unified Development Code, "(f)eature trees may not be removed without the approval of the Planning and Zoning Commission." A feature tree is defined as any tree that is greater than 25-inches. In this case, the applicant is requesting that the Planning and Zoning Commission allow the removal of five (5) feature trees. Staff has reviewed the location of each feature trees to see if preservation would be an option for the Planning and Zoning Commission to consider; however, it appears that each of the feature trees would need to be removed to accommodate the applicant's proposed development. As a compensatory measure the applicant will be meeting the two (2) to one (1) mitigation ratio required by the UDC.

#### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 4.04, General Retail (GR) District, of Article V, District Development Standards, of the Unified Development Code (UDC), states that the General Retail (GR) District is a district intended to provide limited retail and service uses for nearby residential neighborhoods and not intended to be a major commercial/retail district. General Retail (GR) Districts should try to avoid intensive commercial land uses that carry large volumes of retails traffic and should be adequately buffered from residential land uses. General Retail (GR) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. Since the General Retail (GR) District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. In this case, the applicant's proposal is adjacent to N. Goliad Street [*SH-205*] -- *a principle arterial identified as a TXDOT 4D on the City's Master Thoroughfare Plan* -- and West Quail Run Road. The multi-tenant retail land use is not typically considered an intensive commercial land use, nor is it a high-volume water/wastewater user. With regard to the land use, a retail facility is permitted *by-right* in a General Retail (GR) District.

#### VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of Section 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC):

- (1) Material and Masonry Composition. According to the General Overlay District Standards, "(a) minimum of 20% natural or quarried stone is required on all building facades." In this case the applicant is proposing to utilize a cultured or simulated stone product (*i.e. Coronado Stone*). The UDC does allow the Planning and Zoning Commission to, "...grant the use of high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building." In determining if the cultured stone is suitable for the proposed building the Planning and Zoning Commission is asked to consider a recommendation from the Architectural Review Board (ARB) and the shape, texture, size, quality and warranty of the product being proposed. A ¾-majority vote is required for the approval of any variance to the General Overlay District Standards.
- (2) Four (4) Sided Architecture. Buildings are to be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the applicant's proposed building does not incorporate details and features found on the primary façade such as canopies, storefront glass, and detailed accents associated with the wall sconces. A variance to this standard requires approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). A <sup>3</sup>/<sub>4</sub>-majority vote is required for the approval of any variance to the General Overlay District Standards.

These variances are discretionary decisions for the Planning and Zoning Commission and require approval pending a recommendation from the Architectural Review Board (ARB). In the event that the

variances are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

#### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the <u>North Lakeshore District</u>. According to the district, this is an established district that is has been developed with medium density and suburban residential homes. It is not anticipated that there will be changes to the district's development patterns. The district strategies for the <u>North Lakeshore District</u> state that, "(n)on-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures." Additionally, commercial development within this district is intended to support the surrounding residential subdivisions. In this case, the applicant is proposing a multi-tenant retail facility on the subject property that appear to blend with the established architecture along N. Goliad Street [*SH-205*], and that will act as a convenience center for the adjacent residential developments.

#### ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. With the number of variances to the North SH-205 Overlay (N. SH-205 OV) District and exceptions to the Unified Development Code (UDC) being requested -- *as outlined in staff's report* -- the ARB recommended that the applicant meet all of the standards as prescribed in the N. SH-205 Overlay (N. SH-205 OV) District and the UDC. The ARB will review the revision at the <u>July 9, 2019</u> meeting and forward a recommendation to the Planning and Zoning Commission.

#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;
- (2) All Roof Top Units (RTU's) or HVAC equipment will be screened so that units are not visible from N. Goliad Street, Pecan Valley Drive, and W. Quail Run Road;
- (3) The site directly adjacent to the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*] (*i.e. the location of the proposed restaurant, less than 2,000 SF*) will require the approval of a Specific Use Permit (SUP) and site plan;
- (4) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,
- (5) 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.

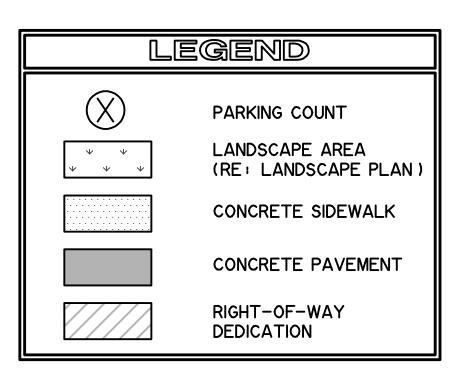




## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





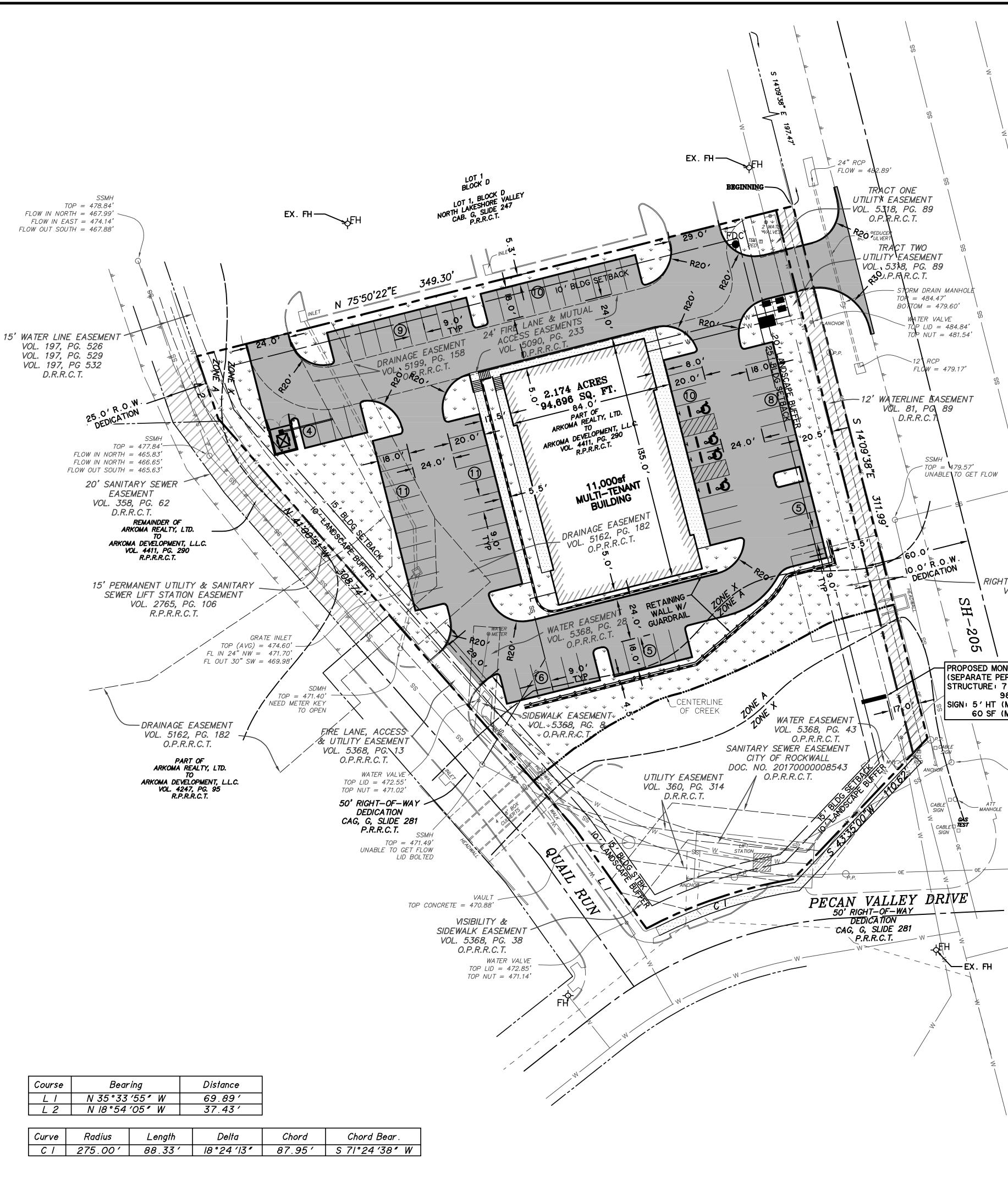
#### **GENERAL NOTES:**

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
- . SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS
- ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

### <u>FEMA NOTE</u>

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES "A" AND "X". PART OF THIS PROPERTY LIES WITHIN ZONES "A", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER GRAND CENTRAL CROSSING, LLC CONTACT: CHAD DUBOSE 8350 N CENTRAL EXPWY, STE 1300 DALLAS, TEXAS 75206 PHONE: (214) 891-3215 FAX: (214) 891-3203 CHAD@JTEVANS.COM



Course	Bear	ring	Distance	
LI	N 35°33	′55 <b>″</b> W	69.89 <i>′</i>	
L 2	N 18°54	′05 <b>″</b> W	37.43 <i>′</i>	
Curve	Radius	Length	Delta	Chord
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	I" =	30'
	$\frac{\text{VICINIT}}{  \mathbf{r}   = 2}$	
	SITE DAT	
Z	EXISTING USE PROPOSED USE LOT AREA NORTH (ARTIFICIA	D-65 W/ N. SH-205 OVERLAY VACANT / UNDEVELOPED MIXED-USE (COMMERCIAL) 2.174± AC (94,696 SF) AL): 1.682± AC (73,271 SF) L): 0.492± AC (21,425 SF)
OF—WAY EASEMENT 45, PG. 167 D.R.R.C.T.	BUILDING AREA	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: II,000 SF
	BUILDING HEIGHT	25 '-0 <b>'</b>
	BUILDING SETBACKS	HIGHWAY 205 : 25' PECAN VALLEY DR : 15' QUAIL RUN RD : 15'
ENT SIGN T) IT (MAX) F (MAX) ()	PARKING REQ (D 8 Q	INTERNAL : 10'
Γ) Τ (ΜΑΧ) F (ΜΑΧ)		OO SF RETAIL : 1/250 SF = 32 SF RESTAURANT : 1/100 = 30 TOTAL = 62
T (MAX) F (MAX) )		00 SF RETAIL: 1/250 SF = 32 SF RESTAURANT: 1/100 = 30 TOTAL = 62
$MH = 478.53' \\ LOW IN NORTH = 461.15'$	3,000	00 SF RETAIL: 1/250 SF = 32 SF RESTAURANT: 1/100 = 30 TOTAL = 62
Γ) Τ (ΜΑΧ) F (ΜΑΧ)	3,000 ACCESSIBLE PARKING PROVIDED	00 SF RETAIL : 1/250 SF = 32 SF RESTAURANT : 1/100 = 30 TOTAL = 62 4

## MIXED-USE DEVELOPMENT 3005 N. GOLIAD ST ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 1, 2019

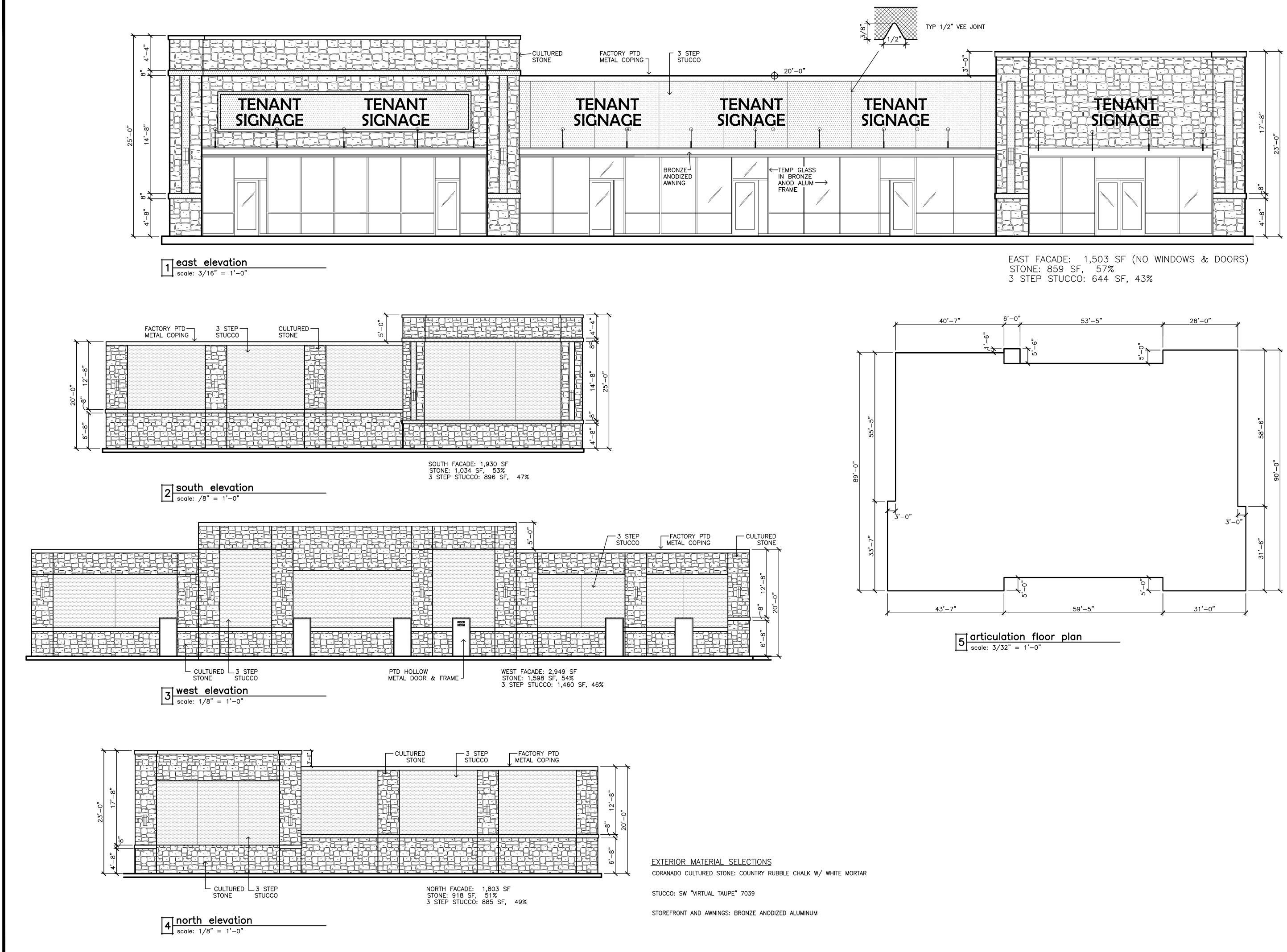
PREPARED BY WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, **BIDDING OR PERMIT** PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE **Texas Registration** N₀. 99376 On Date Shown Below.

RIGH

- MANHOL

Texas Firm Registration No. F-2776 www.WierAssociates.com DATE: 7/1/2019 CASE No.: SP2019-023 W.A. No. 19022





CMatthew King Architect

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. FOR INTERIM REVIEW ONLY. MATTHEW P. KING ARCHITECT TX REGISTRATION NO. 17957

July 1, 2019

Owner:

DA ENNIS 45 PARTNERS LP 14114 Dallas Parkway #670 Dallas, Texas 75254

Project:

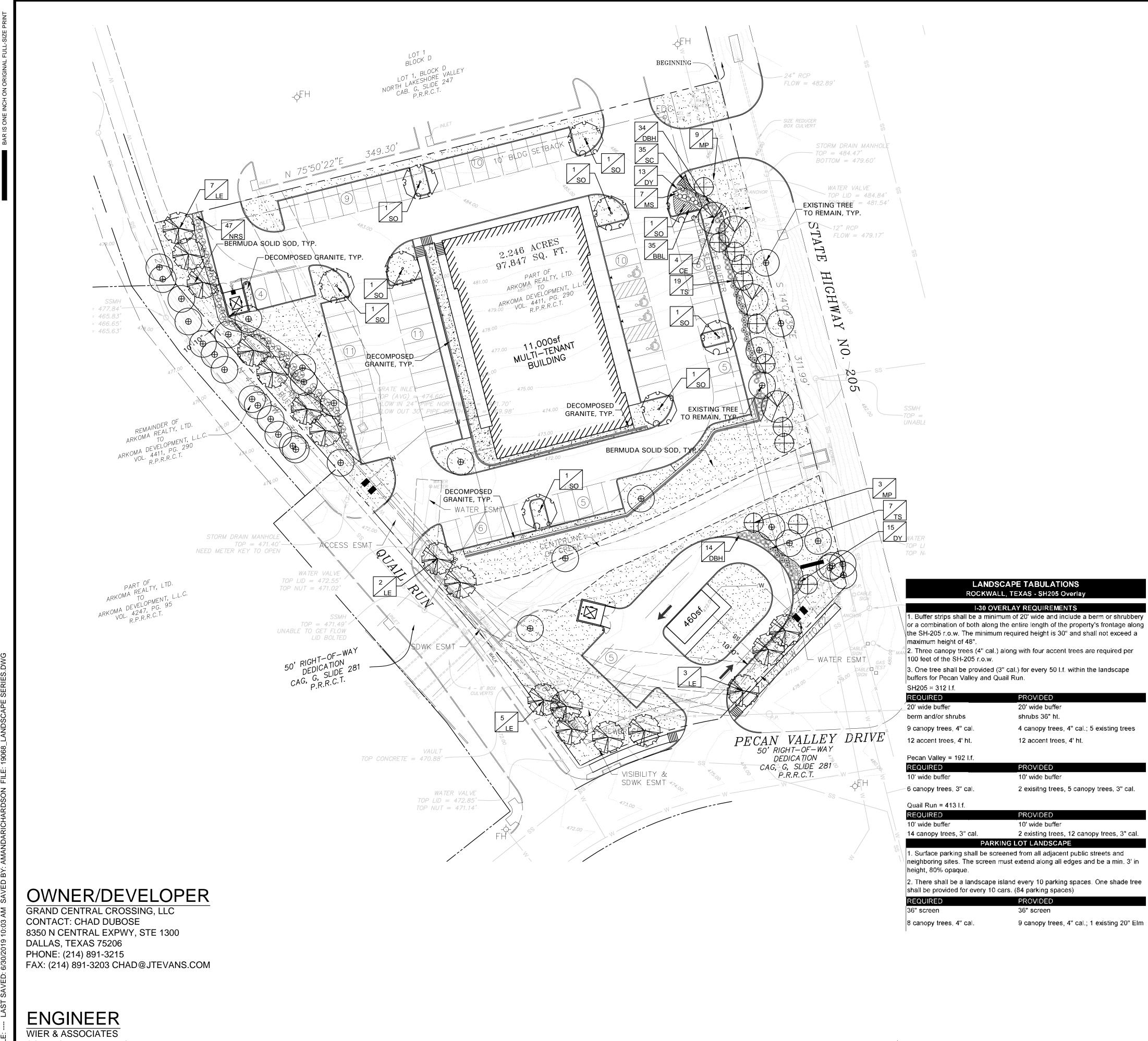
Shell Building Ridge Road

Rockwall, Texas

Scale: as noted Issue For: Site plan submittal 6-6-19 Site plan REVISIONS 7-1-19

Sheet Number:





CONTACT: JAKE FEARS, P.E. 2201 E. LAMAR BLVD., SUITE #200E ARLINGTON, TX 76006 PHONE: (817) 467-7700 FAX: (817) 467-7713 JAKEF@WIERASSOCIATES.COM

leet of the SH-205 LO.W.	
ine tree shall be provided (3" cal ers for Pecan Valley and Quail R	l.) for every 50 l.f. within the landscape Run.
!05 = 312 l.f.	
QUIRED	PROVIDED
wide buffer	20' wide buffer
n and/or shrubs	shrubs 36" ht.
inopy trees, 4º cal.	4 canopy trees, 4" cal.; 5 existing trees
accent trees, 4' ht.	12 accent trees, 4' ht.
an Valley = 192 l.f.	
QUIRED	PROVIDED
wide buffer	10' wide buffer
nopy trees, 3" cal.	2 exisitng trees, 5 canopy trees, 3" cal.
il Run = 413 l.f.	
NURED	PROVIDED

2 existing trees, 12 canopy trees, 3" cal. PARKING LOT LANDSCAPE 1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in

10' wide buffer

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces) PROVIDED

36" screen

9 canopy trees, 4" cal.; 1 existing 20" Elm



**GRAPHIC SCALE** Scale 1"=30' - 0"

NECESSARY.

PLANTED.

JOINTS.

SQUARE FEET.

4 CE

17 LE

9 SO

12 MP

48 DBH

28 DY

7 MS

26 TS

35 BBL

35 SC

47 NRS

PRIOR TO FINAL ACCEPTANCE.

#### EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF

SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO \$115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH: SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY

FOR OPTIMUM MOISTURE FOR SEED APPLICATION. ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

EGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

#### MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE QTY LABEL COMMON NAME SCIENTIFIC NAME SIZE NOTES SHADE TREES Cedar Elm 14' ht., 4' spread, matching Ulmus crassifolia 4" cal. 12' ht., 4' spread Lacebark Elm Ulmus parvifolia 'Sempervirens' 3" cal. Shumard Oak Quercus shumardii 12' ht., 5' spread 3" cal. **ORNAMENTAL TREES** Mexican Plum Prunus mexicana 30 gal. 8' ht., 4' spread min. SHRUBS Dwarf Burford Holly llex cornuta ' Burford Nana' 5 gal. full, 20" spread, 36" o.c. Dwarf Yaupon Holly llex vomitoria 'Condeaux' full, 24" sprd, 24" o.c. 5 gal. Morning Light Miscanthus full, 20" spread, 36" o.c. Miscanthus sinensis 'Morning Light' 5 gal. Nellie R Stevens Holly Illex x 'Nellie R. Stevens' 7 gal. full, 40" o.c. Texas Sage 'Thundercloud' full, 24" sprd, 30" o.c. Leucophyllum frutescens 'Thundercloud 5 gal. **GROUNDCOVER/VINES/GRASS** Big Blue Liriope Liriope muscari 'Big Blue' 1 gal. full, 18" o.c. 4" pots full, 12" o.c. Seasonal Color Bermuda Solid Sod Cynodon dactylon

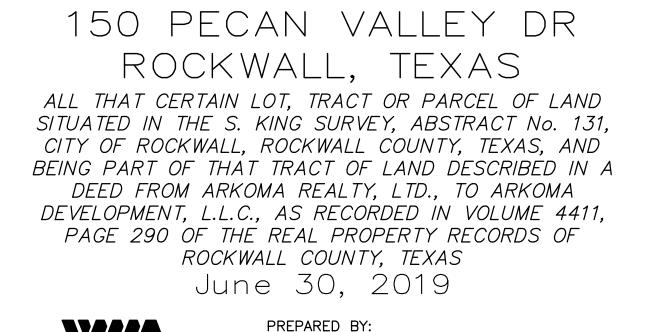
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



**Decomposed Granite** 



AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com c. 512.517.5589



LANDSCAPE PLAN

MIXED-USE DEVELOPMENT

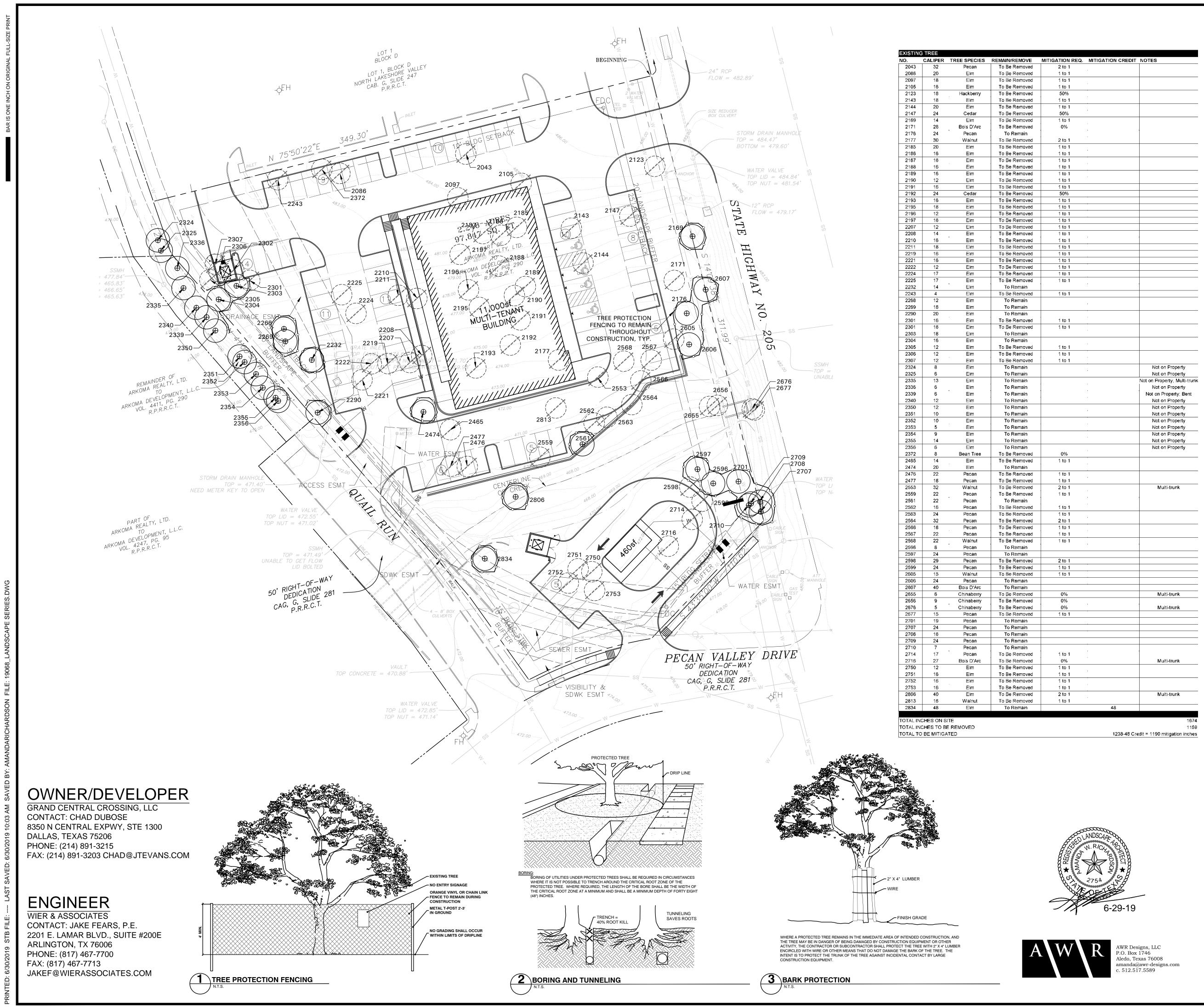
3005 N. GOLIAD ST

28

**VIIIA** WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SP2019-023

DATE: 6/30/2019 W.A. No. 19022



GATION REQ.		
04-4	MITIGATION CREDIT	NOTES
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### TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

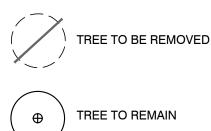
VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE. A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

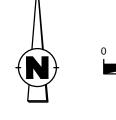
BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND



TREE TO REMAIN

TREE PRESERVATION FENCING



**GRAPHIC SCALE** Scale 1"=30' - 0"

TREE PRESERVATION PLAN MIXED-USE DEVELOPMENT 3005 N. GOLIAD ST

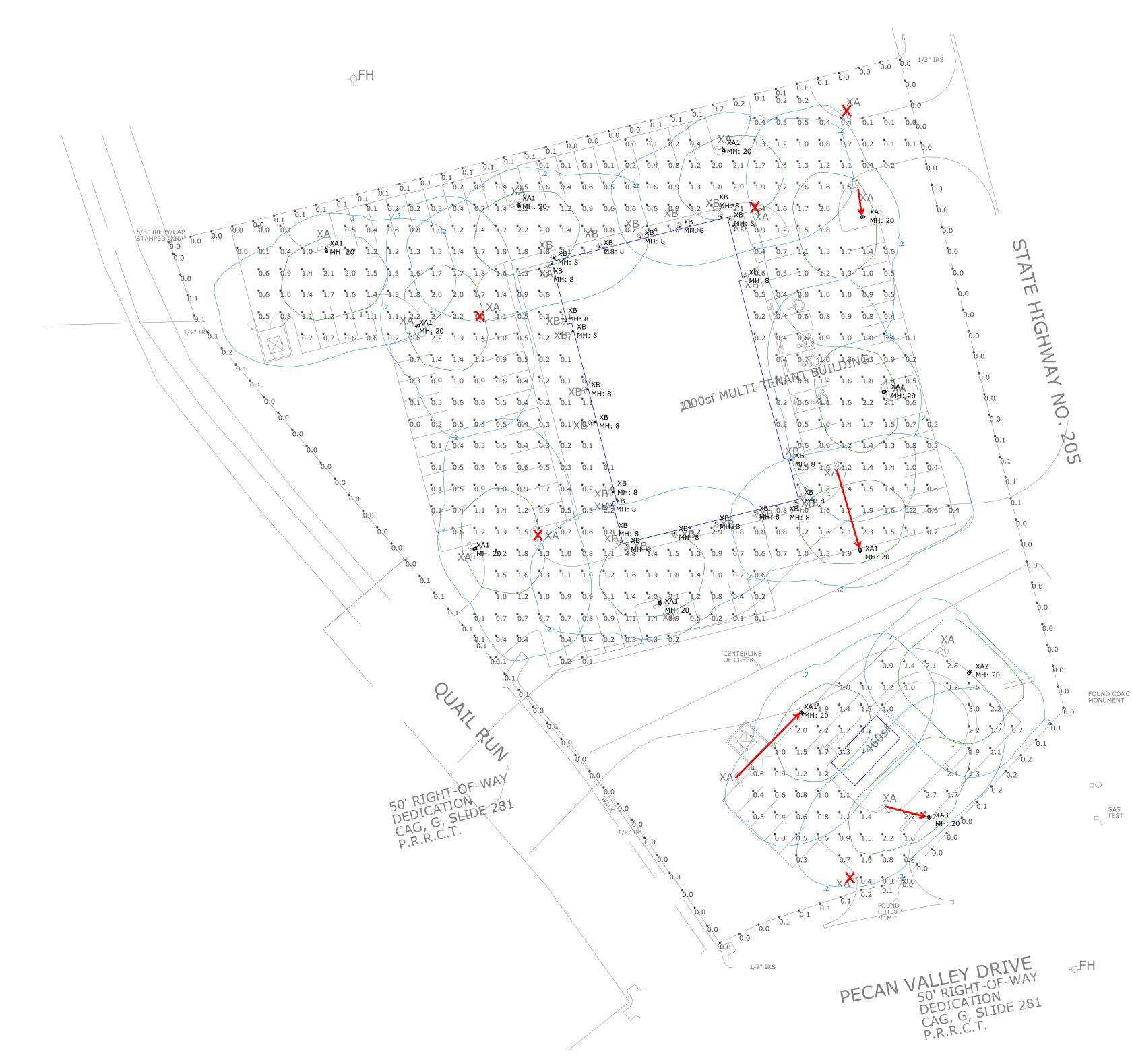
28 150 PECAN VALLEY DR ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS June 30, 2019

PREPARED BY: **VIIIA** WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com DATE: 6/30/2019 CASE No.: SP2019-023 W.A. No. 19022

AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com . 512.517.5589



Notes:

I. Surface reflectances: Vertical/Horizontal - 50/20.

2. Calculation values are at height indicated in summary table.

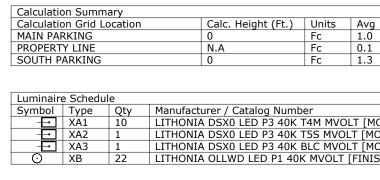
3. Mounting heights are designated on drawing with "MH."

4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.

5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.

7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: ALBERT RETAIL SALESPERSON: SCALE: I" = 30'-0" CALC BY: JM FILE: 190701\_ALBERT RETAIL-SITE\_V2

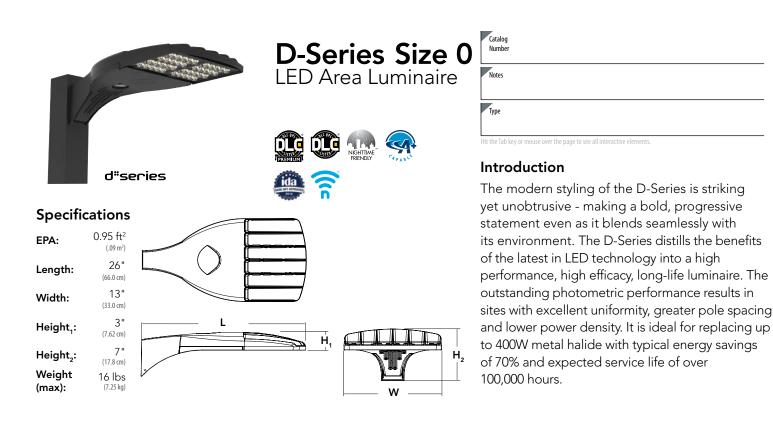


2019-07-01

/g	Max	Min	Avg/Min
0	4.8	0.0	N.A.
1	0.2	0.0	N.A.
3	3.5	0.0	N.A.

	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
MOUNTING] HS [FINISH]	6417	71	0.800	1.000
MOUNTING] HS [FINISH]	7283	71	0.800	1.000
MOUNTING] [FINISH]	6925	71	0.800	1.000
NISH]	264	8.6	0.800	1.000





### A+ Capable options indicated by this color background.

DSX0 LED									
eries	LEDs	Color temperature	Distribution			Voltage	Mounting		
DSXO LED	Forward optics           P1         P4         P7           P2         P5         P6           Rotated optics         P101         P121           P111         P131         P131	30K 3000 K 40K 4000 K 50K 5000 K	T2S Type T2M Type T3S Type T3M Type T4M Type TFTM Forw med	el short TSS el li short TSM el medium TSW el li short BLC el li medium LCCO el V medium RCCO vard throw lium el V very short	Type V short Type V medium Type V wide Backlight control <sup>2</sup> Left corner cutoff <sup>2</sup> Right corner cutoff <sup>2</sup>	MVOLT <sup>3,4</sup> 120 <sup>4</sup> 208 <sup>4</sup> 240 <sup>4</sup> 277 <sup>4</sup> 347 <sup>45</sup> 480 <sup>4,5</sup>	RPA Rou WBA Wal SPUMBA Squ RPUMBA Rou Shipped separately KMA8 DDBXD U Mas	nd pole univer	5
ontrol opt	tions					Other optic	ons	Finish (requ	uired)
Shipped in NLTAIR2 PIRHN PER PER5 PER7 DMG	nstalled nLight AIR generation 2 enabled <sup>8,9</sup> Network, high/low motion/ambient NEMA twist-lock receptacle only (co Five-pin receptacle only (control orc Seven-pin receptacle only (leads ex separate) <sup>11,12</sup> 0-10V dimming extend out back of (control ordered separate)	ontrol ordered separate) <sup>11</sup> dered separate) <sup>11,12</sup> it fixture) (control ordered	PIR PIRH PIR1FC3V PIRH1FC3V FAO	height, ambient sensor er High/low, motion/ambien height, ambient sensor er High/low, motion/ambien height, ambient sensor er	nt sensor, 15–30' mounting nabled at 5fc <sup>13,14</sup> nt sensor, 8–15' mounting nabled at 1fc <sup>13,14</sup> nt sensor, 15–30' mounting nabled at 1fc <sup>13,14</sup>	SF Sin DF Dou L90 Left R90 Rig DDL Dift Shipped so BS Bird	use-side shield <sup>16</sup> gle fuse (120, 277, 347V) <sup>4</sup> uble fuse (208, 240, 480V) <sup>4</sup> t rotated optics <sup>1</sup> ht rotated optics <sup>1</sup> fused drop lens <sup>16</sup>	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



### Accessories

Ordered and shipped separately.					
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) 18				
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) 18				
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) 18				
DSHORT SBK U	Shorting cap 18				
DSXOHS 20C U	House-side shield for P1,P2,P3 and P4 <sup>16</sup>				
DSXOHS 30C U	House-side shield for P10, P11, P12 and P13 <sup>16</sup>				
DSX0HS 40C U	House-side shield for P5,P6 AND P7 <sup>16</sup>				
DSXODDL U	Diffused drop lens (polycarbonate) 16				
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>19</sup>				
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>6</sup>				
For more control options, visit DTL and ROAM online. Link to nLight Air 2					

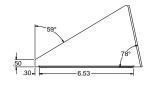
#### NOTES

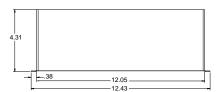
- PTES P10, P11, P12 and P13 and rotated options (L90 or R90) only available together. Not available with HS or DDL. WVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. Not available in P4, P7 or P13. Not available with B120, BLS0 or PNMT Options. Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included). Must be ordered with PIRN. Sensor cover available only in dark bronze, black, white and natural aluminum colors. Must be ordered with IAIR2 For more information on nLight Air 2 visit this link Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included. Reference Motion Sensor table on page 3. Reference PER Table on page 3 to see functionality. Not available with bHz, LCCO and RCCO distribution. Must be ordered with ILCL CCO and RCCO distribution. Must be ordered with future for factory pre-drilling. Requires luminare to be specified with PER, PERS or PER7 option. See PER Table on page 3. For retrofit use only. 2 3 4 5 6 7 8 9 10 11 12 13 14 5 16 7 8 9 10 11 12 13 4 5 6 7 8 9 10

- For retrofit use only.

### EGS – External Glare Shield

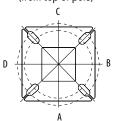




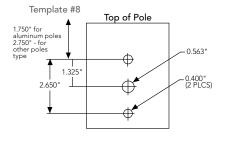


### Drilling

**HANDHOLE ORIENTATION** (from top of pole)



Handhole



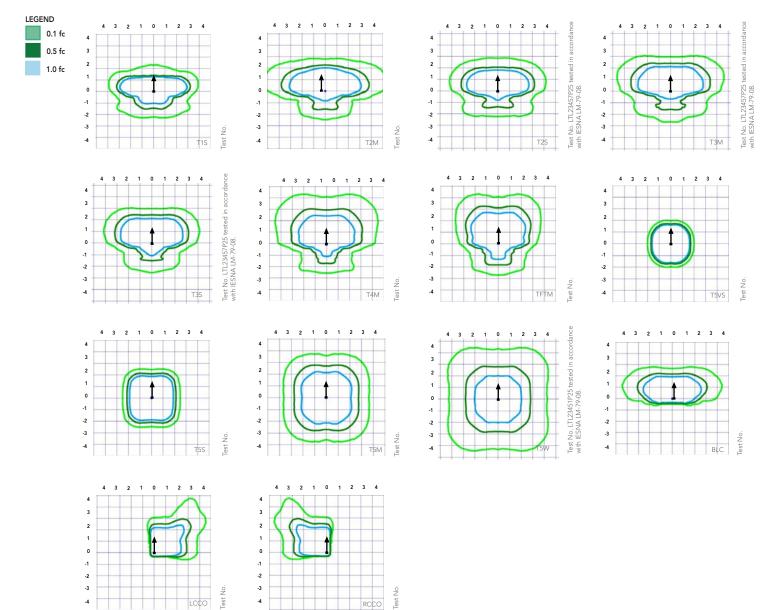
### **Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

		•-	<b>.</b>	L		<b>▲</b>	
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
				Minimum Acceptable	Outside Pole Dimens	ion	
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').





### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40  $^\circ$  (32-104 F).

Ambi	Lumen Multiplier	
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Electrical L	Electrical Load						Current (A)				
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480	
	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08	
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11	
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15	
Forward Optics (Non-Rotated)	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20	
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20	
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29	
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37	
	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12	
Rotated Optics	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16	
(Requires L90 or R90)	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23	
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27	

### **Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings							
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time	
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min	
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min	

### **Controls Options**

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Power		Drive	System	Dist.			30K					40K	(DI)				50K		
Package	LED Count	Current	Watts	Туре	Lumens	(3000 B	К, 70 ( U	CRI) G	LPW	Lumens	(4000 B	K, 70 ( U	CRI) G	LPW	Lumens	(5000 B	K, 70 ( U	.RI) G	LPW
				T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	12
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
			T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
P1	20	530	38W	TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	120
				T5VS T5S	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	13
				T5M	4,552 4,541	3	0	0	120 120	4,904 4,891	3	0	1	129 129	4,966 4,953	3	0	1	13
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M TFTM	5,458 5,576	1	0	2	111 114	5,880 6,007	1	0	2	120 123	5,955 6,083	1	0 0	2	122
P2	P2 20 70	700	49W	TSVS	5,799	2	0	0	114	6,007	2	0	0	125	6,083	2	0	2	124
				TSS	5,804	2	0	0	118	6,252	2	0	0	127	6,332	2	0	1	123
				T5M	5,789	3	0	1	118	6,237	3	0	1	120	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCC0	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S T3M	7,617	2	0	2	107 111	8,205 8,452	2	0	2	116 119	8,309 8,559	2	0	2	117
				T3M T4M	7,640	2	0	2	108	8,269	2	0	2	119	8,373	2	0	2	12
		1050		TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
P3	20		71W	T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S T2M	9,780 9,831	2	0	2	106 107	10,536 10,590	2	0	2	115 115	10,669 10,724	2	0	2	116
				T3S	9,651	2	0	2	107	10,390	2	0	2	115	10,724	2	0	2	113
				T3M	9,807	2	0	2	105	10,250	2	0	2	115	10,580	2	0	2	116
				T4M	9,594	2	0	2	107	10,335	2	0	3	112	10,466	2	0	3	114
D4	20	1400	0.214/	TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
P4	20	1400	92W	T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	12
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	12
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	12
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71



### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward	Forward Optics																		
Power	LED Count	Drive	System	Dist.		(3	30K 000 K, 70 Cl	RI)			(4	40K 000 K, 70 C	RI)			(5	50K 5000 K, 70 Cl	RI)	
Package		Current	Watts	Туре	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
P5	40	700	89W	TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
	10	,	0,11	T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC LCCO	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80 80	7,216	1	0	3	81
				T1S	6,615 14,805	3	0	3	74 110	7,126	1	0	3	119	7,216 16,151	3	0	3	81 121
				T2S	14,805	3	0	3	110	15,949	3	0	3	119	16,131	3	0	3	121
				T23	14,785	3	0	3	110	16,014	3	0	3	119	16,217	3	0	3	120
			T3S	14,396	3	0	3	107	15,509	3	0	3	120	15,705	3	0	3	117	
				T3M	14,829	2	0	3	107	15,975	3	0	3	110	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
P6	40	1050	050 134W	T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCC0	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
P7	40	1300	166W	TFTM T5VS	17,040 17,723	3	0	3	103 107	18,357	3	0	4	111 115	18,590	3	0	4	112 116
				TSS	17,723	4 4	0	2	107	19,092 19,108	4	0	2	115	19,334 19,349	4	0	2	116
				T5M	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5W	17,829	5	0	3	107	19,039	5	0	3	115	19,301	5	0	3	110
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,370		U	,	05	1,177		U	5	0/	ודעיוו		U	5	00



### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																																			
Power Package	LED Count	Drive Current		Dist.		(:	30K 3000 K, 70 Cl	RI)			(4	40K 1000 K, 70 Cl	RI)			50K (5000 K, 70 CRI)																			
Раскауе		Current		Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW																
					T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138															
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138																
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140																
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136																
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140																
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137																
	<b>P10</b> 30			TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141																
P10		530	53W	TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142																
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141																
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141																
				T5W	6,777	3	0	2	123	7,300	3	0	2	139	7,393	3	0	2	139																
				BLC		2	0	2	128		2	0	2	138		2	0	2	116																
					5,626					6,060					6,137																				
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83																
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83																
				T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130																
					T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129															
					T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132															
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127																
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132																
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129																
P11	30	700	72W	TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133																
	50	,	/20	T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134																
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132																
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132																
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131																
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109																
				LCC0	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78																
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78																
				T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127																
							T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127													
																						T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0
									-		T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125									
						T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129														
						T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126														
			1050 104W					TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130												
P12	30	1050		T5VS	12,456	3	0	1	120	13,419	3	0	1	120	13,589	4	0	1	130																
				TSS	12,351	3	0	1	119	13,306	3	0	1	125	13,474	3	0	1	130																
				T5M	12,331	4	0	2	119	13,303	4	0	2	120	13,471	4	0	2	130																
				T5W	12,349	4	0	3	113	13,183	4	0	3	120	13,350	4	0	3	130																
				BLC	10,159	3	0	3	98	10,944	3	0	3	127	11,083	3	0	3	128																
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76																
				RCCO	7,236	3	0	3	70	7,806	4	0	4	75	7,915	4	0	4	76																
				T1S		3	0	3	113		3	0	3	122		4	0	3	123																
					14,438					15,554		0			15,751	4																			
				T2S	14,355	4	0	4	112	15,465	4	-	4	121	15,660		0	4	122																
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	-	4	125																
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120																
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124																
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122																
P13	30	1300	128W	TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125																
-				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126																
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125																
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125																
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124																
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67																
				LCC0	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44																
			1		5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44																



### **4** Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL
- DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
  This luminaire is part of an A+ Certified solution for ROAM<sup>®</sup> or XPoint<sup>™</sup> Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit <u>www.acuitybrands.com/aplus</u>.

- 1. See ordering tree for details.
- 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

### FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly<sup>™</sup> product, meaning it is consistent with the LEED® and Green Globes<sup>™</sup> criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS<sup>™</sup> series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





# **50 YEAR LIMITED WARRANTY**

Coronado Stone<sup>®</sup> wall veneers are covered for a period of 50 years from the date purchased, when used on a vertical structure that conforms to local building codes and when installed in accordance with the manufacturer's instructions. Warranty coverage specifically excludes damage resulting from structure settlement and other types of wall movement; contact with paint or chemicals; discoloration due to contaminants; staining, oxidation and water damage.

This warranty covers only manufacturing defects in Coronado Stone<sup>®</sup> wall veneers and is limited to the replacement or repair of defective materials only and does not cover the cost of removal or installation of defective products. This warranty is limited to the original purchaser and is non-transferable to any subsequent owner.

June 20th, 2019



**AIA** 

11191 Calabash Ave. • Fontana, CA 92337 Phone: **(800) 847-8663** Fax: (909) 357-7362 sales@coronado.com



# WWW.CORONADO.COM

Due to photographic and printing variations, colors may not be accurate. All sizes are nominal. We suggest examination of Coronado Stone' product samples prior to purchase.



## 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:	07/09/2019
APPLICANT:	Matt Lucas, P.E.; <i>Kimley Horn</i>
CASE NUMBER:	SP2019-025; Site Plan for Office Building on Ridge Road

### **SUMMARY**

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04.* On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 19-05, SUP No. S-203*] allowing an office building exceeding 36-feet in height within the Scenic Overlay (SOV) District on the subject property. According to the City's historic zoning maps, the subject property has been zoned Commercial (C) District since at least January 3, 1972.

### <u>PURPOSE</u>

On June 14, 2019, the applicant -- *Matt Lucas, P.E. of Kimley Horn* -- submitted an application requesting the approval of a site plan for the purpose of constructing a four (4) story office complex. The site is subject to the requirements and land uses stipulated for the Commercial (C) District and the Scenic Overlay (SOV) District as stipulated by the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is 100-feet of railroad right-of-way owned by the Union Pacific Railroad. Adjacent to the northern line of the railroad right-of-way is the Turtle Cove Subdivision, Phase III, which contains 99 single family residential lots on 21.104-acres. The property is zoned Planned Development District 2 (PD-2) for single family residential uses. Beyond this is the city-limit line followed by the Lake Ray Hubbard Take-Line.
- <u>South</u>: Directly south of the subject property is Ridge Road [*FM-740*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadways is the Ridge Road Town Center, which is a commercial/retail shopping center situated on a 7.68-acre parcel of land zoned Commercial (C) District.

- *East*. Directly east of the subject property is Turtle Cove Boulevard, which is identified as a R2U (*residential, two* [2] *lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) office buildings and two (2) vacant tracts of land that are zoned Commercial (C) District.
- <u>West</u>: Directly west of the subject property is a medical office building on a 2.427-acre parcel of land zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

### DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. general office*) is allowed *by-right* in a Commercial (C) District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay (SOV) District and the Unified Development Code (UDC) for a property located within a Commercial (C) District. In addition, the site plan conforms to the Specific Use Permit (SUP) ordinance [*i.e. Ordinance No. 19-05*], which was approved by the City Council on January 7, 2019.

The proposed four (4) story office building will consist of a total of approximately 80,236 SF, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four (4) stories as stipulated by the *S-203*. The building design will be finished architecturally with a curtain wall system that incorporates natural stone (*i.e. buff and rocked limestone*), sintered stone accents, canopies, ACM paneling, and wood lattice work. 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=422,488 SF; In Conformance
Minimum Lot Frontage	60-Feet	x>634-Feet; In Conformance
Minimum Lot Depth	100-Feet	x>651-Feet; In Conformance
Minimum Front Yard Setback	15-Feet	x>87-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	36-Feet w/o SUP	x>36-Feet; In Conformance w/SUP
Max Building/Lot Coverage	60%	x=8.32%37%; In Conformance
Minimum Masonry Requirement	90%	x>90%; In Conformance
Minimum Number of Parking Spaces	268 Spaces	268 Spaces: In Conformance
Minimum Stone Requirement	20%	x>20%; In Conformance
Minimum Landscaping Percentage	15%	x=60.5%; In Conformance
Maximum Impervious Coverage	85-95%	46%; In Conformance

### TREESCAPE AND LANDSCAPE PLAN

According to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat.

### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent than lower intensity districts [*e.g. Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts*]. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D (*i.e. major collector, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

### VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variance to the requirements of Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the *Unified Development Code* (UDC):

- (1) Materials and Masonry Composition.
  - (a) <u>Secondary Materials</u>. "(A)re any materials that are not deemed to be *Primary Materials*...", which includes materials like aluminum composite materials (ACM), metal panels, acrylic products (*i.e. EIFS products*), cast stone, etc. In this case, the applicant's proposed development exceeds the maximum 10% secondary materials allowed by the Unified Development Code (UDC). Specifically, the building parapet walls are constructed with aluminum composite material (ACM) panels, and the roof-top units (RTU's) are screened with vertical metal panels. The percentage combination for both materials on each elevation is as follows; north=17%, south=19%, east=15%, and west=21%. Since the building design exceeds the maximum amount of secondary materials on each façade, a variance to the material requirements is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

This variance is a discretionary decision for the Planning and Zoning Commission and requires approval by a <sup>3</sup>/<sub>4</sub> majority vote. In the event that the variance is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>South Lakeshore District</u>. The <u>South Lakeshore District</u> is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties; however, Section 02.04, *Industrial/Office*, of Chapter 1, *Land Use and Growth Management*, lays out a goal of reserving adequate land for high quality "*Class A*" office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses. In addition, *Policy #1* under this section states that "...(h)igh quality, multi-story office buildings should be encourage to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard. In this case, the applicant's proposal conforms with the vision in the Comprehensive Plan.

### **INFRASTRUCTURE**

As part of the proposed development the applicant will be required to construct a two (2) land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the *Minor Collector* specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

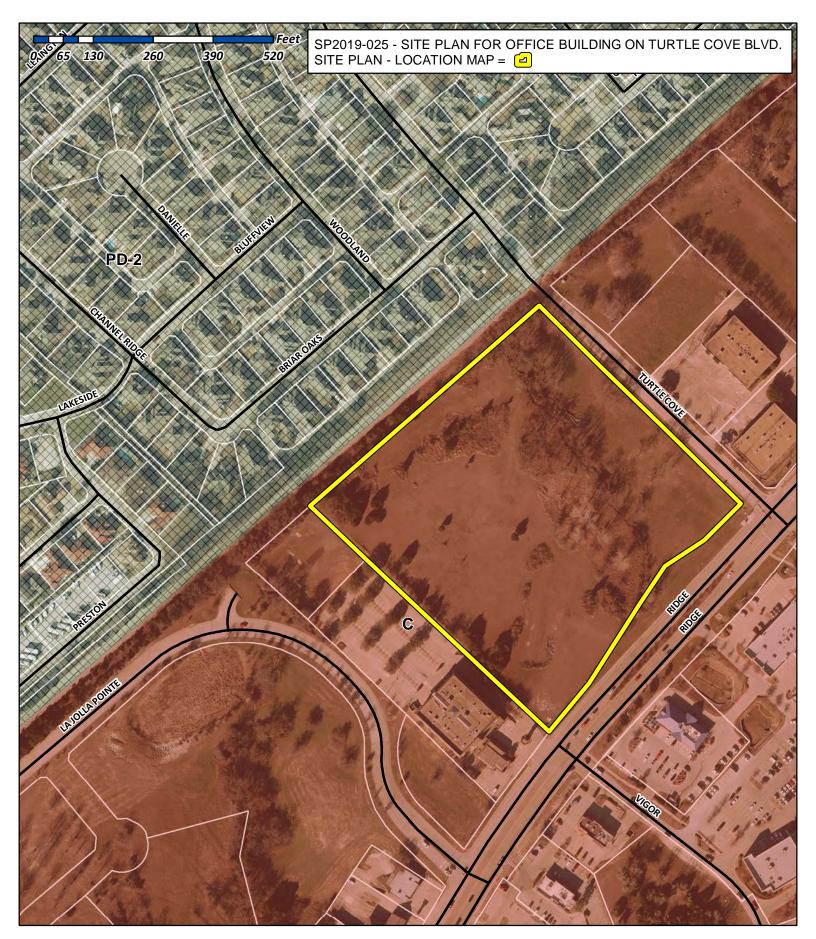
### ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variance to the secondary material requirements, and approved a motion to recommend approval of the building elevations and variance by a vote of 7-0.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;
- (2) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,
- (3) 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.

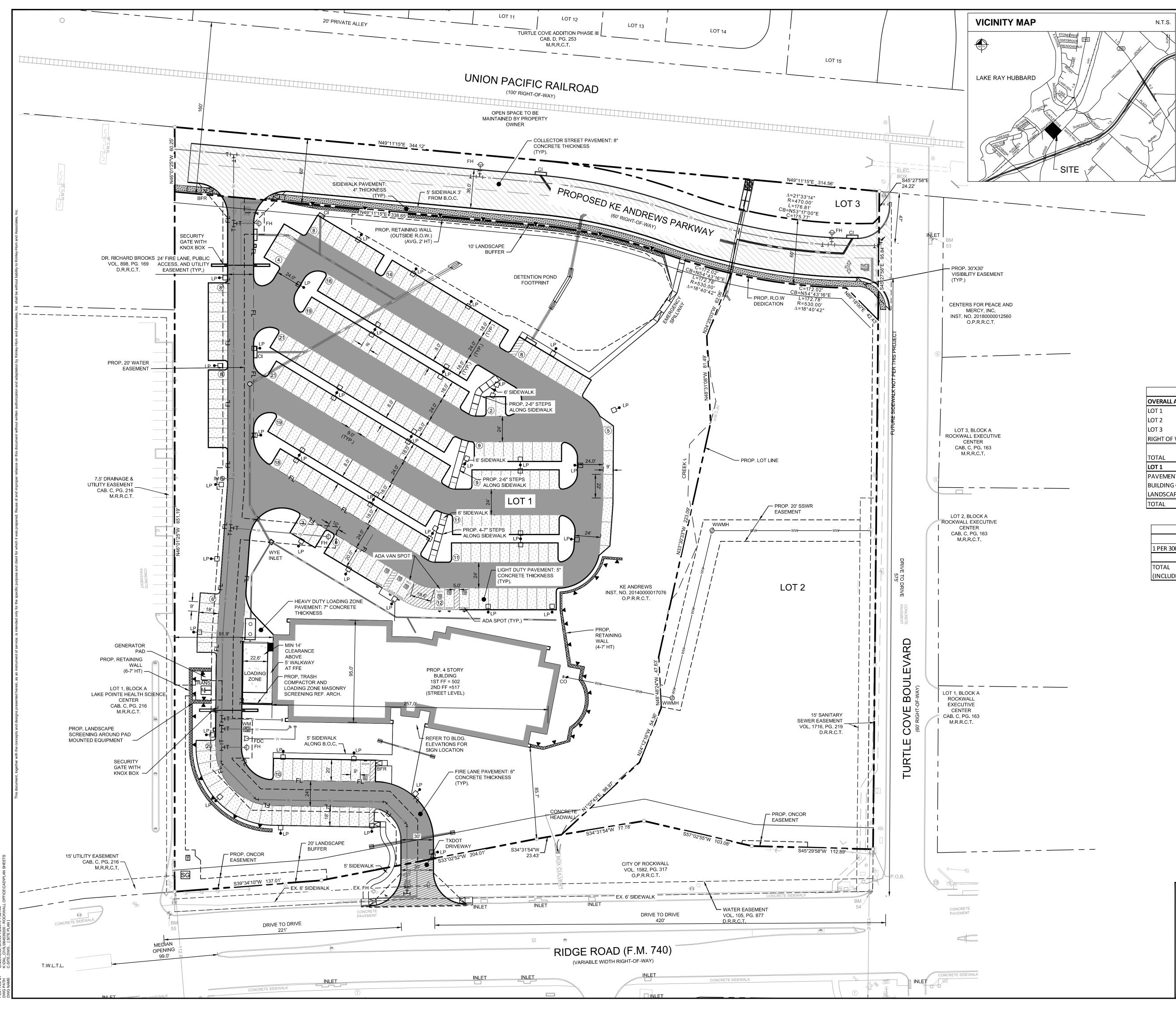




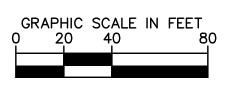
# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.









# NOTES

 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

L	EGEND				
PROPERTY LINE					
SAWCUT LINE					
PROPOSED CURB					
LIGHT DUTY CONCRETE					
FIRE LANE CONCRETE					
HEAVY DUTY CONCRETE					
PUBLIC STREET CONCRETE					
PROPOSED PUBLIC SIDEWALK					
SITE INFORMATION					

511	LINFORMATION		
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
LOT 3	6,103 SF	0.14 ACRES	(1.44%)
RIGHT OF WAY	40,298 SF	0.93 ACRES	(9.54%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING							
REQUIRED PER F	۶D	PROVIDED					
1 PER 300 SQ. FT.	268 SPACES	PROPOSED	273 SPACES				
ACCESSIBLE SPOTS	REQ.	ACCESSIBLE SPOTS PROV.					
TOTAL	7 SPACES	TOTAL	7 SPACES				
(INCLUDES 2 VAN SPOTS)		(INCLUDES 2 VAN SPOTS	5)				

DEVELOPMENT INFORMATION							
ZONING - C, SCENIC OVERLAY DISTRICT							
BUILDING	AREA 1 (HT = 60 FT)						
STORY	AREA (GSF)						
LL	80,236						
FLOOR AREA RATIO (FAR)	0.19						
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT						
	SHAFT DRILLED PIERS						

BENCH MARK LIST	
FICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC	

CONTROL SYSTEM BM 50 CITY OF ROCKWALL MONUMENT "RESET #1" ELEV. 567.70

BM 53 " 🖾 " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD. ELEV. 482.12

BM 54 " 🔀 " CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD. ELEV. 524.67

BM 55 " 🖾 " CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD. ELEV. 527.03

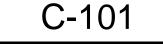
BM 56 " 🖾 " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD. ELEV. 489.81



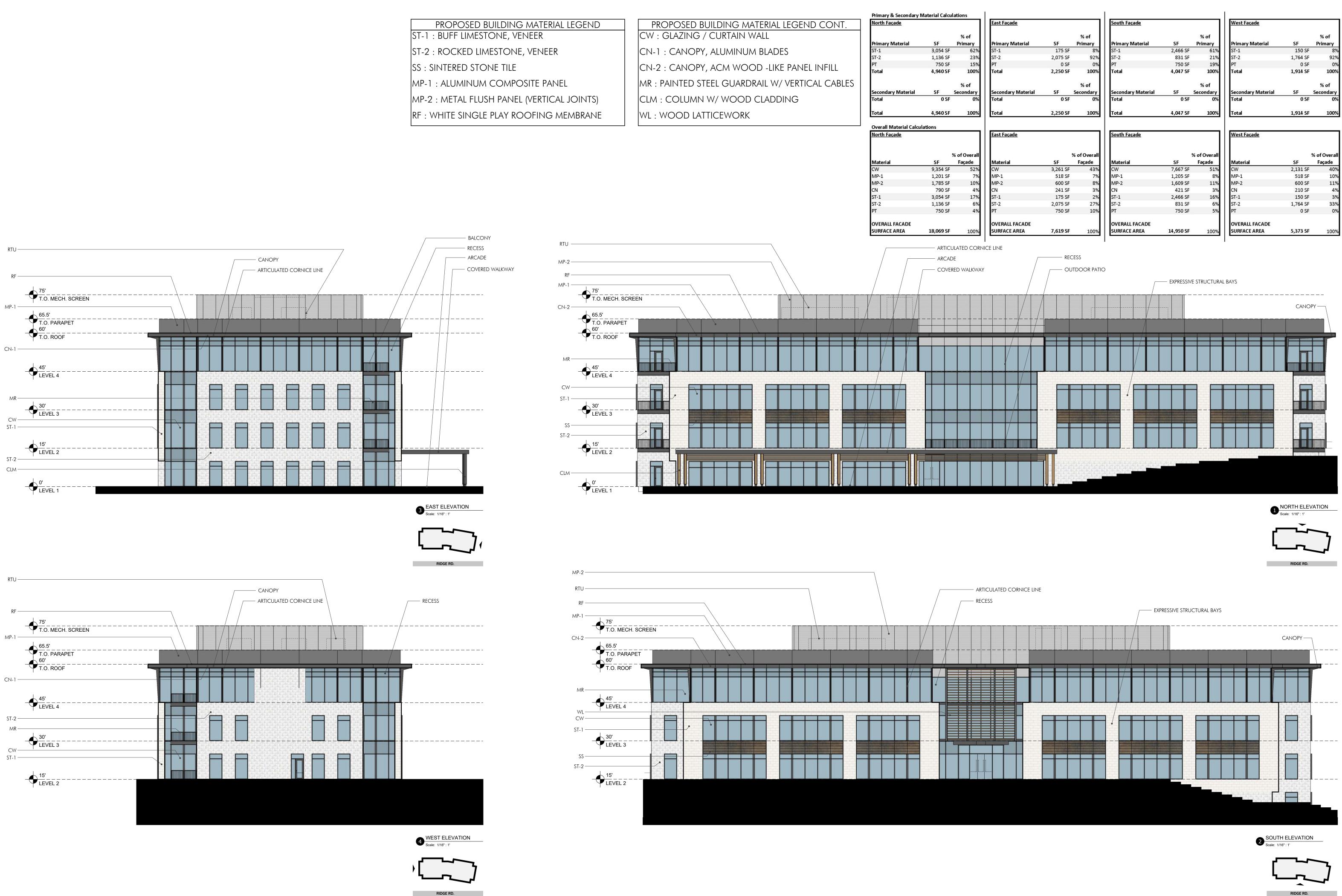
9.6990 ACRES, E.P.GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

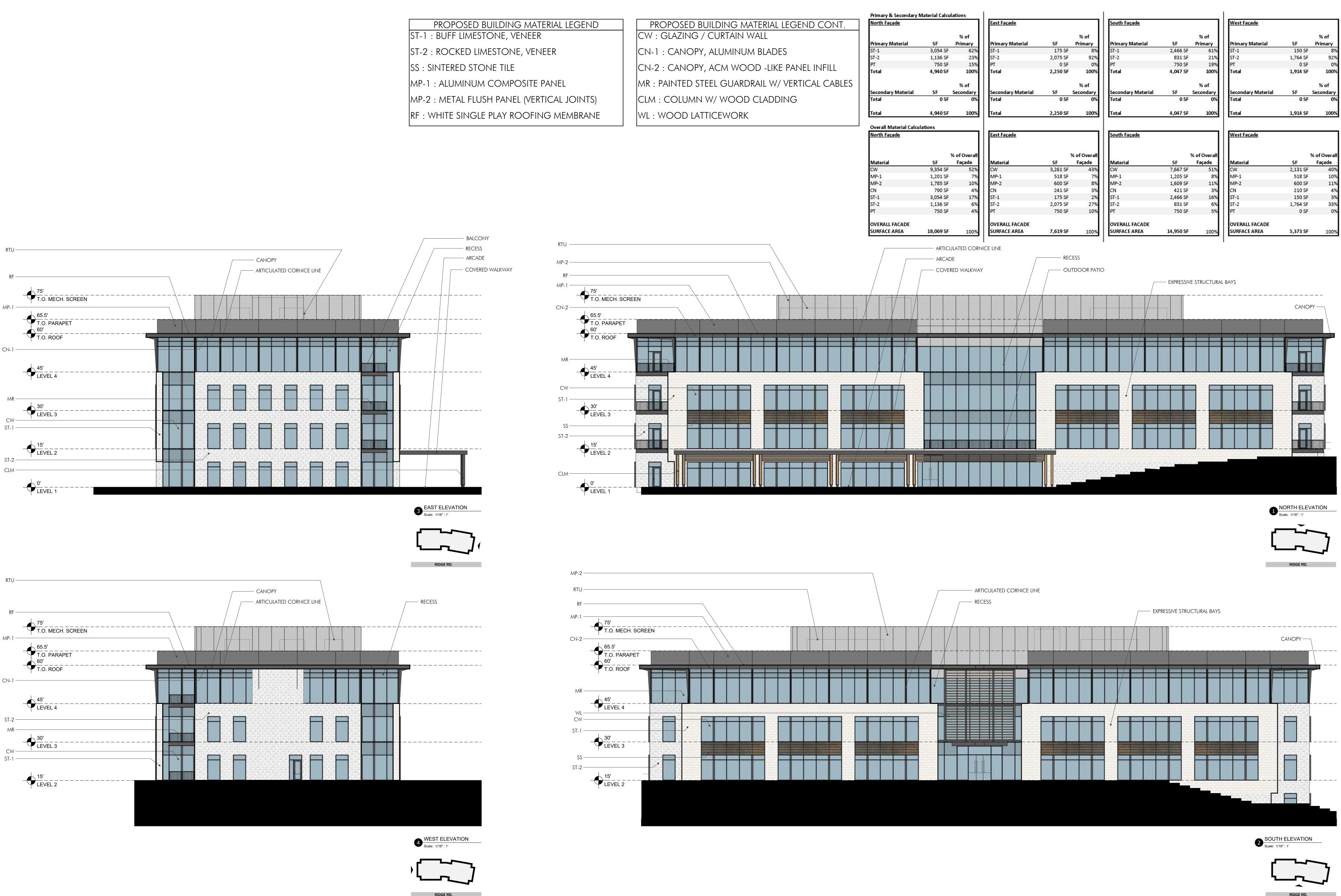
OWNER:ENGINEER/SURVEYOR:KE ANDREWSKIMLEY-HORN AND ASSOCIATES, INC1900 DALROCK RD.13455 NOEL ROAD, TWO GALLERIAROWLETT, TEXAS 75088OFFICE TOWER, SUITE 700CONTACT: KEVIN LLOYDDALLAS, TEXAS 75240E-MAIL: KLLOYD@KEATAX.COMPHONE: 972-770-1300CONTACT: JOSEPH HORNISHER, P.E.

					BΥ		
					DATE		
					No. REVISIONS		
<b>Kimpey Morn</b> 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.							
	FOR RE construction Constructio	EVIEW Con or pe	NLY rmit pu HC	rposes.	1		
КНА PROJECT 064539200 РАТЕ	07/02/2019	SCALE AS SHOWN	DESIGNED BY JWH	DRAWN BY ZEH	снескер ву МАL		
			RE ANDREWS		CITY OF ROCKWALL, TEXAS		
SITE PLAN case no. sp2019-025							



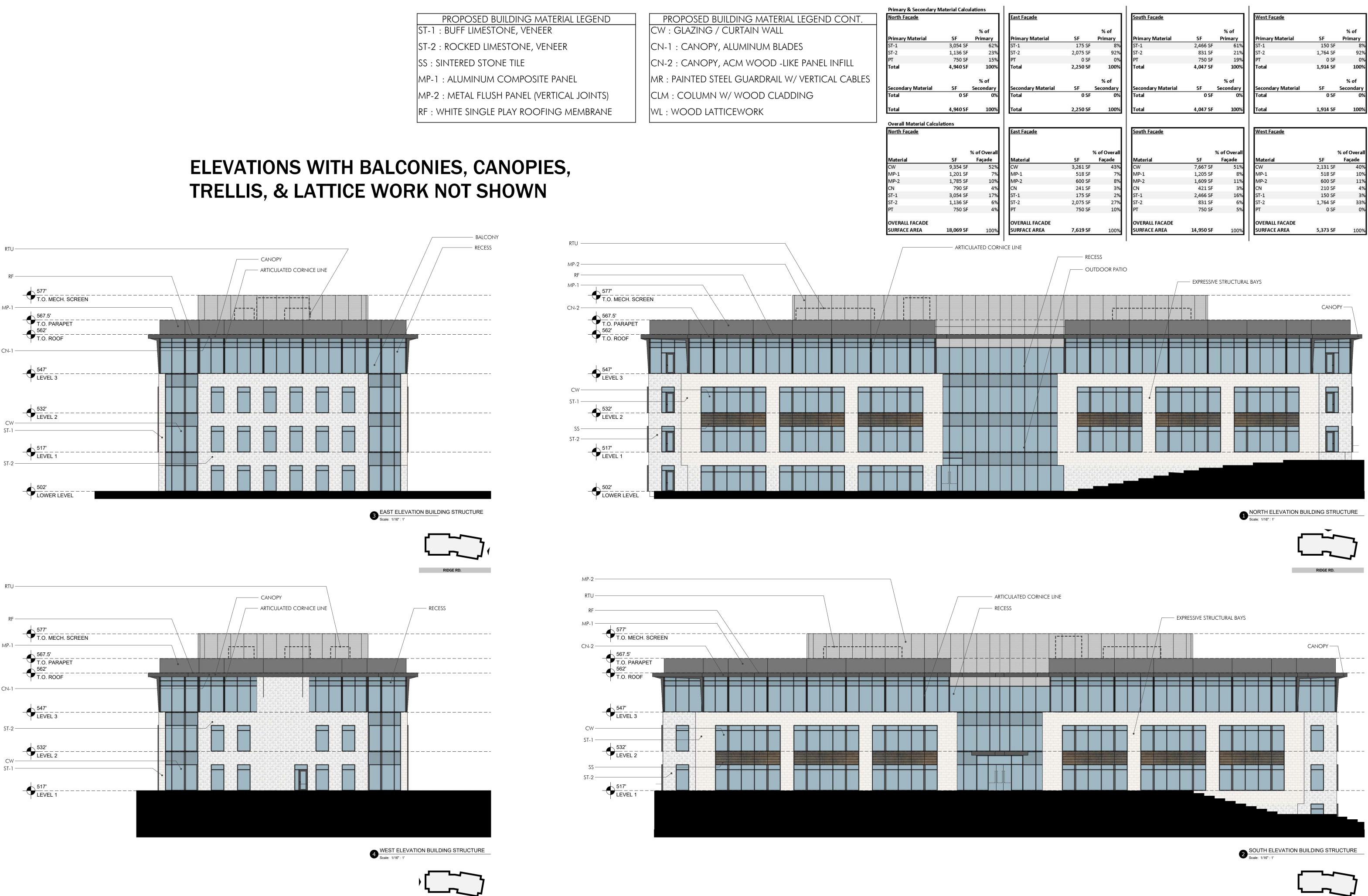
SHEET NUMBER

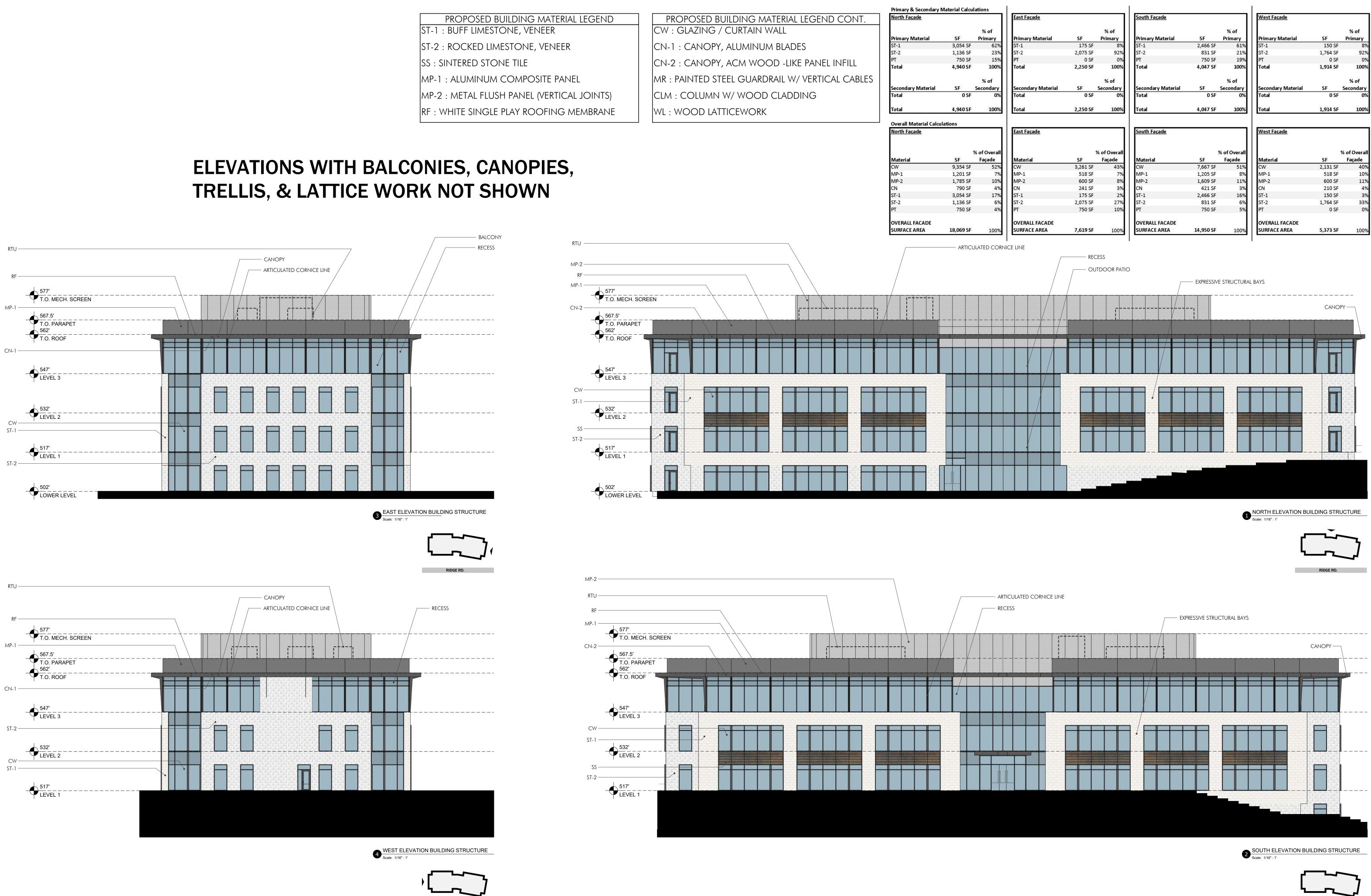




**BOKAPowell** 





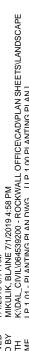


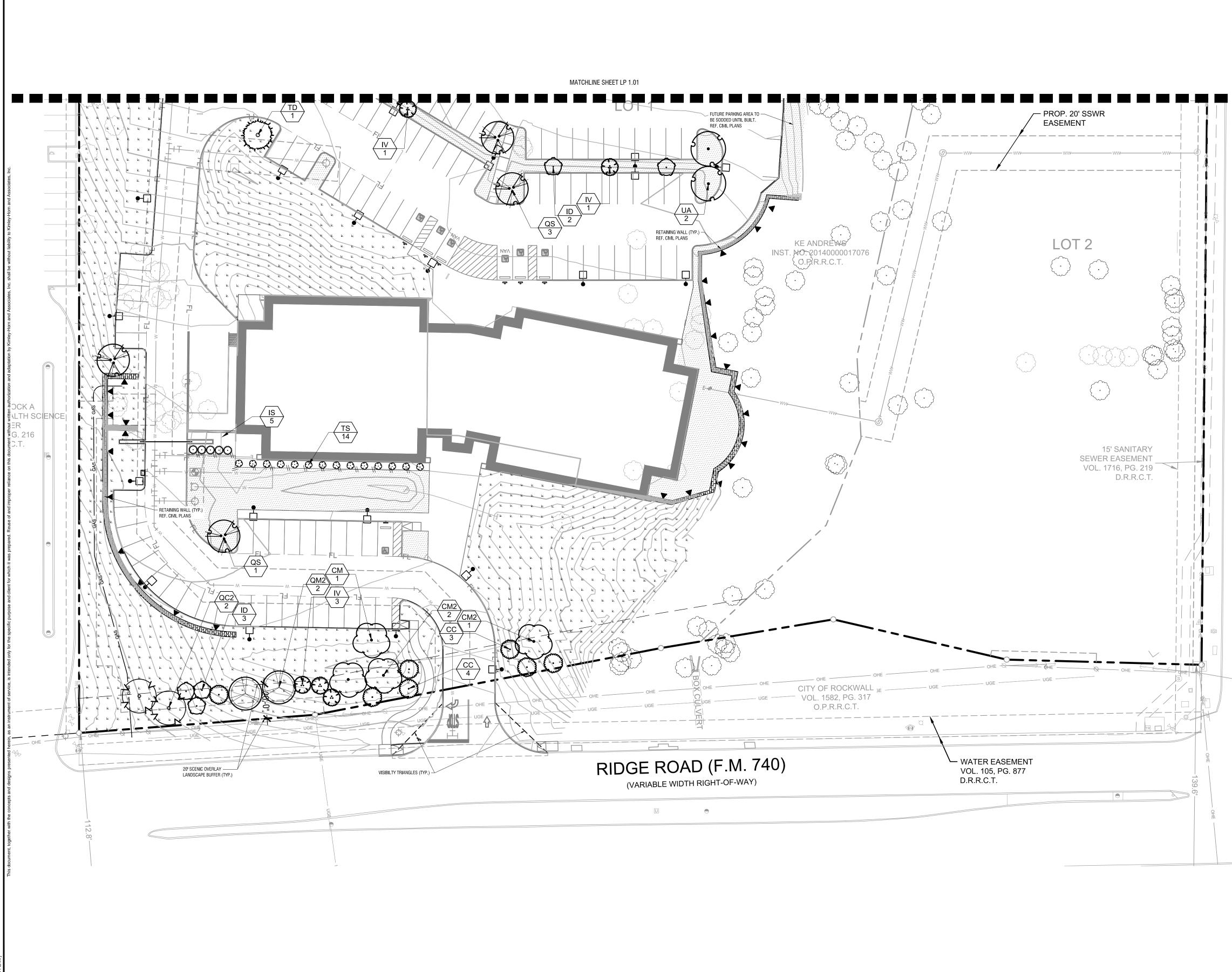
RIDGE RD.



Applicant Information BOKA Powell 8070 Park Ln. Suite 300, Dallas, TX 75231 Owner Information 2424 MTA Realty LLC 1900 Dalrock Rd., Rowlett, TX 75088 2424 MTA REALTY LLC Case No. SP2019-025







# PLANT SCHEDULE

TREES

<u>SHRUBS</u> Õ

	<u>CODE</u>	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
1	QM2	QUERCUS MACROCARPA / BURR OAK
	СМ	ACER SACCHARUM `CADDO` / CADDO MAPLE
)	CM2	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
)	QC2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	СС	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
	IV	ILEX VOMITORIA / YAUPON HOLLY
	<u>CODE</u>	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

		200		ĺ		
GRAPH ) 1	HIC 5	SC. 3	ALE 0	IN	FEE	T 60

# KE ANDREWS OFFICE LOTS 1 & 2

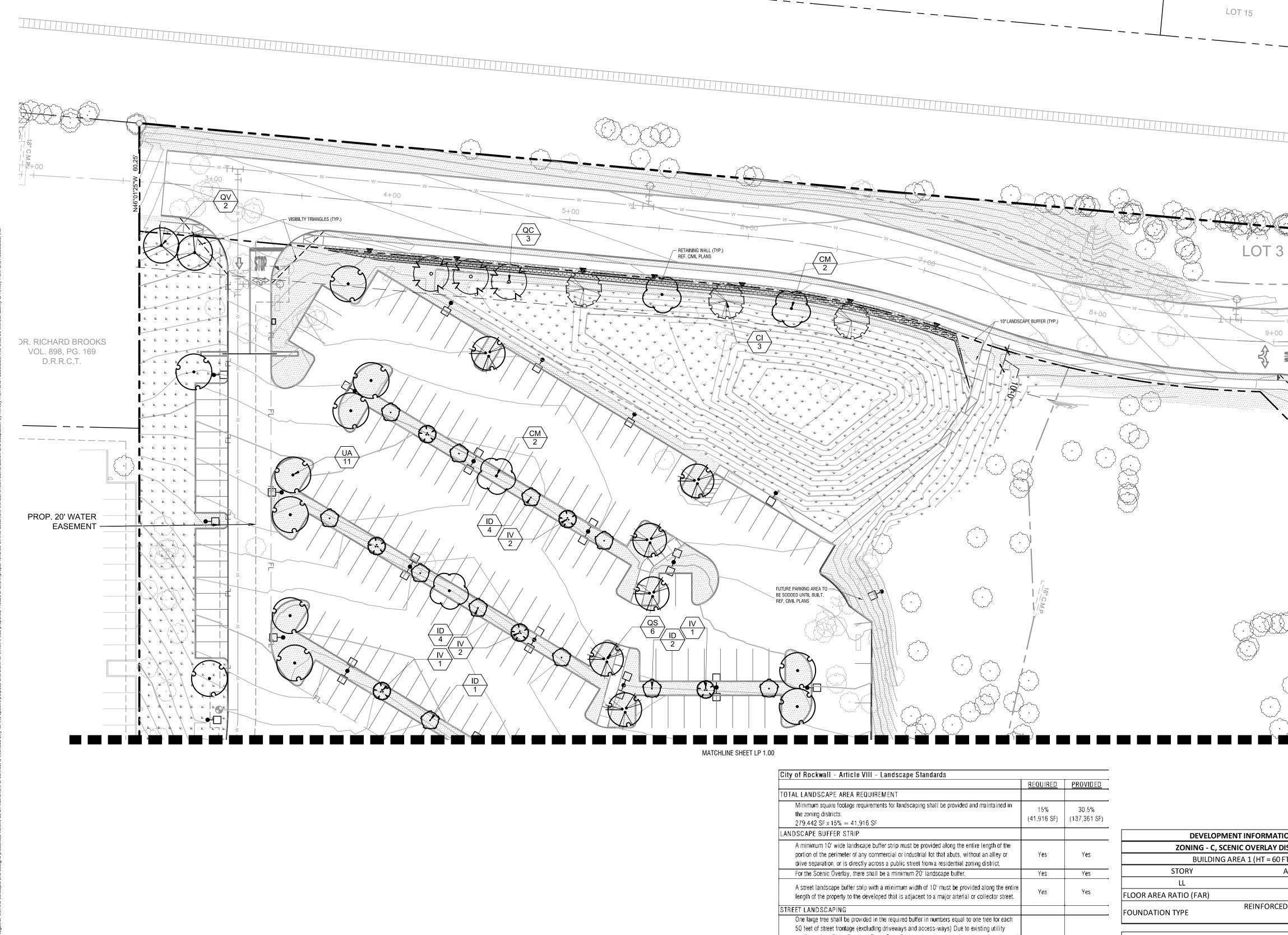
9.6990 ACRES, E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: KE ANDREWS 1900 DALROCK ROAD ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

REVISIONS								
Kimpey       Horn         13455 NOEL RD. TWO GALLERIA OFFICE TOWER         13455 NOEL RD. TWO GALLERIA OFFICE TOWER         SUITE 700 DALLAS, TX 75240         PHONE: 972-770-1300 FAX: 972-239-3820         WWW.KIMLEY-HORN.COM TX F-928         © 2019 KIMLEY-HORN AND ASSOCIATES, INC.								
PRELIMINARY         FOR REVIEW ONLY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horn         RLA.       PATRICK B. HART         L.A.       PATRICK B. HART       07/2019         Date       07/2019       Mg       Mg       Rg         DISCORED BY       Date       NN       A       A         DISCORED BY       Date       Date       07/2019								
KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS								
PLANTING PLAN								

LP 1.00



SA'SS'-IMAG XREF LAST PLOT

Sity of Rockwall – Afficie vill – Landscape Standards		
	<u>REQUIRED</u>	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts.	15%	30.5%
279,442 SF x 15% = 41,916 SF	(41,916 SF)	(137,361 SF
ANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
For the Scenic Overlay, there shall be a minimum 20' landscape buffer.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	Yes
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
KE Andrews Parkway - 486' / 50' = 10 Trees	10 Trees	10 Trees
For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required inside the 20 landscape buffer per 100 linear feet of R.O.W.		
Ridge Road - 334' / 50' — 7 Trees, 13 Accent Trees	7 Trees (4") 13 Accent Trees	7 Trees (4°) 13 Accent Tree
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5.310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 $-$ 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area $\underline{OR}$ detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf = 14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs an Native Grasse

DEVELOPMENT INFOR	MATIO
ZONING - C, SCENIC OVER	LAY DI
BUILDING AREA 1 (HT	<sup>-</sup> = 60 F
STORY	A
LL	
LOOR AREA RATIO (FAR)	
OUNDATION TYPE	ORCEL
PAR	KING
<b>REQUIRED PER PD</b>	
	PROP
1 PER 300 SQ. FT. 268 SPACES	FUTU
ACCESSIBLE SPOTS REQ.	
OTAL 7 SPACES	ΤΟΤΑ
INCLUDES 2 VAN SPOTS)	(INCL
NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL	
ALL LANDSCAPE AREAS AND MEET THE REQUIREM	
SPRAY ON STREETS AND WALKS IS PROHIBITED. A BUILDING INSPECTION DEPARTMENT IS REQUIRED	
SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVE	
DEPARTMENT FOR SEPARATE IRRIGATION METERS	PRIOR 1
RELEASE.	
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPR	
ALL PLANTINGS ARE EXPECTED TO MEET ALL SPEC	
NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY	
NOTE. NO TREES TO BE PLANTED WITHIN 3 OF ANY	UTILITIE
<u>NOTE:</u> PLANT QUANTITIES ARE PROVIDED FOR CON CASE OF A DISCREPANCY, THE DRAWING SHALL TA	
UAGE OF A DISONEFAINOT, THE DRAWING SHALL TA	

	PLANT SCHEDULE         TREES       CODE       BOTANICAL / COMMON NAME         UA       ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK EL         TD       TAXODIUM DISTICHUM / BALD CYPRESS         QM2       QUERCUS MACROCARPA / BURR OAK         CM       ACER SACCHARUM `CADDO` / CADDO MAPLE         CM2       ACER SACCHARUM `CADDO` / CADDO MAPLE	Mevisions Date By
	OC       QUERCUS MUEHLENBERGII / CHINKAPIN OAK         QC2       QUERCUS MUEHLENBERGII / CHINKAPIN OAK         QV       QUERCUS VIRGINIANA / LIVE OAK         QV       QUERCUS SHUMARDII / POSSUMHAW HOLLY         QV       QUERCUS SHUMARDII / SHUMARD RED OAK         QV       CC         QV       QUERCUS SHUMARDII / SHUMARD RED OAK         QV       CC         QV       ILEX VOMITORIA / YAUPON HOLLY         NV       ILEX VOMITORIA / YAUPON HOLLY         SHRUBS       CODE         BOTANICAL / COMMON NAME         IS       ILEX X 'NELLIE R, STEVENS ' / NELLIE R, STEVENS H         QV       TS         IEUCOPHYLLUM FRUTESCENS / TEXAS SAGE         GROUND COVERS       CODE         BOTANICAL / COMMON NAME         IS       IEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	A OFFICE TOWER X 75240 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
The core bound of the property		Itexa       Bigling       Detection       Date of the project of the
FORMATION /ERLAY DISTRICT (HT = 60 FT) AREA (GSF) 80,236 0.19 INFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS	SITE INFORMATION           OVERALL AREA           LOT 1         279,442 SF         6.42 ACRE           LOT 2         96,644 SF         2.22 ACRE           RIGHT OF WAY         46,402 SF         1.07 ACRE           TOTAL         422,488 SF         9.6990 ACRE           LOT 1         106,403 SF         2.44 ACRE           BUILDING COVERAGE         23,243 SF         0.53 ACRE           LANDSCAPE AND OPEN SPACE         149,796 SF         3.44 ACRE           TOTAL         279,442 SF         6.42 ACRE	S (38.08%) S (53.61%) S (53.61%)
ARKING PROVIDED PROPOSED 268 SPACES FUTURE 010 SPACES ACCESSIBLE SPOTS PROV. CES TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)  ALL BE PROVIDED TO MAINTAIN REMENTS OF THE UDC. OVER D. A PERMIT FROM THE RED FOR EACH IRRIGATION DEVELOPMENT SERVICES ERS PRIOR TO ANY PERMIT SPREAD, NOT CONTAINER SIZE. SPECIFICATIONS PROVIDED. C OVVNE ANY UTILITIES	ROCK ROAD 13455 NOEL ROAD, TWO GALLERIA (	EXAS T: TES, INC.
L TAKE PRECEDENCE. CONTACT	T, TEXAS 75088SUITE 700, DALLAS, TX 75240T: KEVIN LLOYDTEL. NO. 972-770-1300LOYD@KEATAX.COMCONTACT: PAT HART, PLA	SHEET NUMBER

	PLANT SCI	HEDU	LE					
	TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>R00T</u>	CAL	<u>SIZE</u>	REMARKS
	$\left( \cdot \right)$	UA	13	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
¢	)	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
~	$\bigcirc$	QM2	2	QUERCUS MACROCARPA / BURR OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
{•	)	СМ	5	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	$\bigcirc$	CM2	3	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	4" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	N N	QC	3	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	Ċ,	QC2	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
$\bigcirc$	) m	QV	2	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
		CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
Ċ		ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	() ()	QS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
Ċ	)	CC	7	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	B & B	3 - 1" CANES MIN.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	$\odot$	IV	11	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING
	<u>SHRUBS</u>	<u>CODE</u>	QTY	BOTANICAL / COMMON NAME	<u>R00T</u>	SIZE	SPACING	REMARKS
	$\odot$	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	$\bigcirc$	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING
	GROUND COVERS	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>R00T</u>	SIZE	SPACING	REMARKS
		SOD	41,174 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	۲	WF	75,573 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

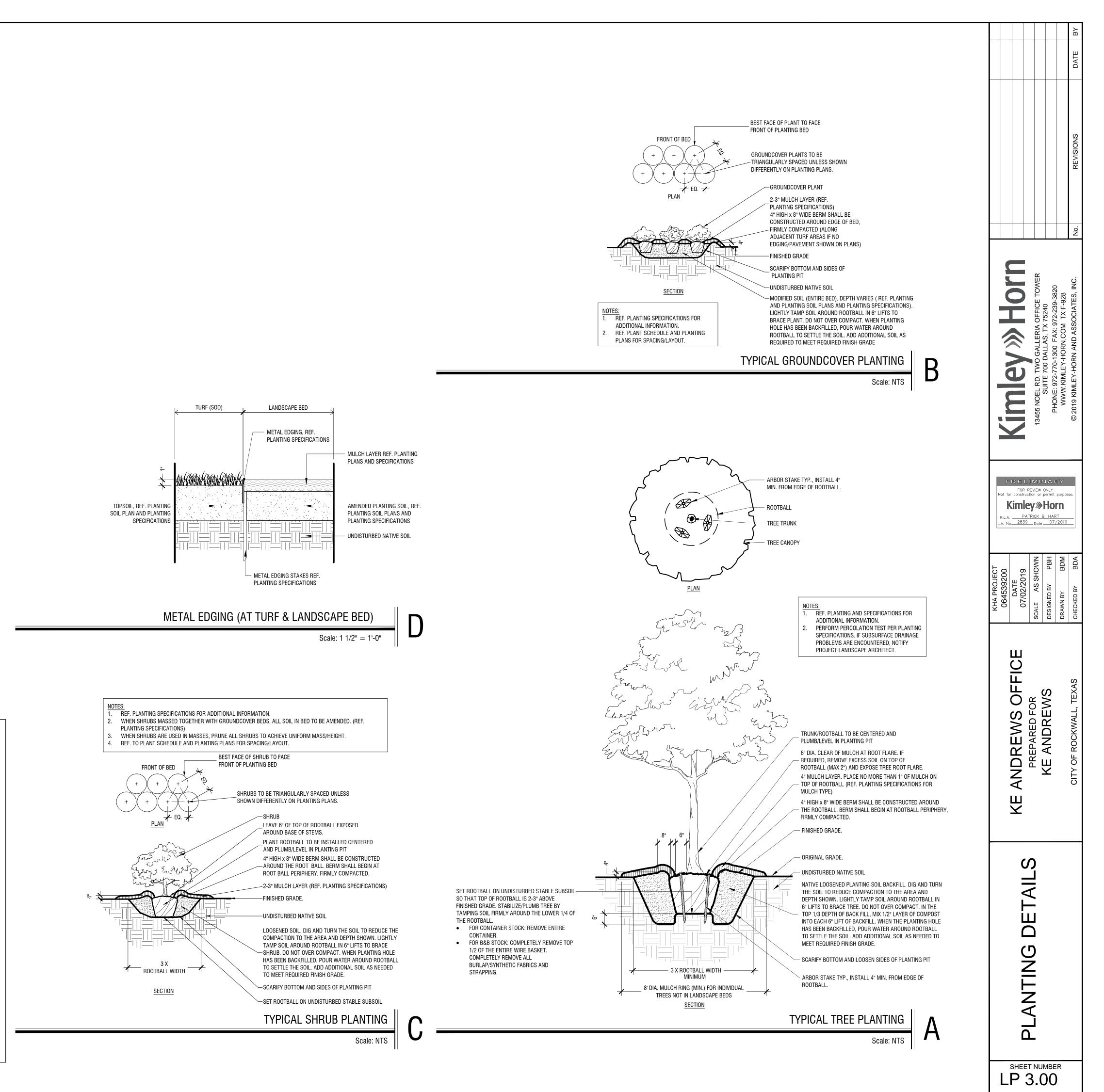
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.

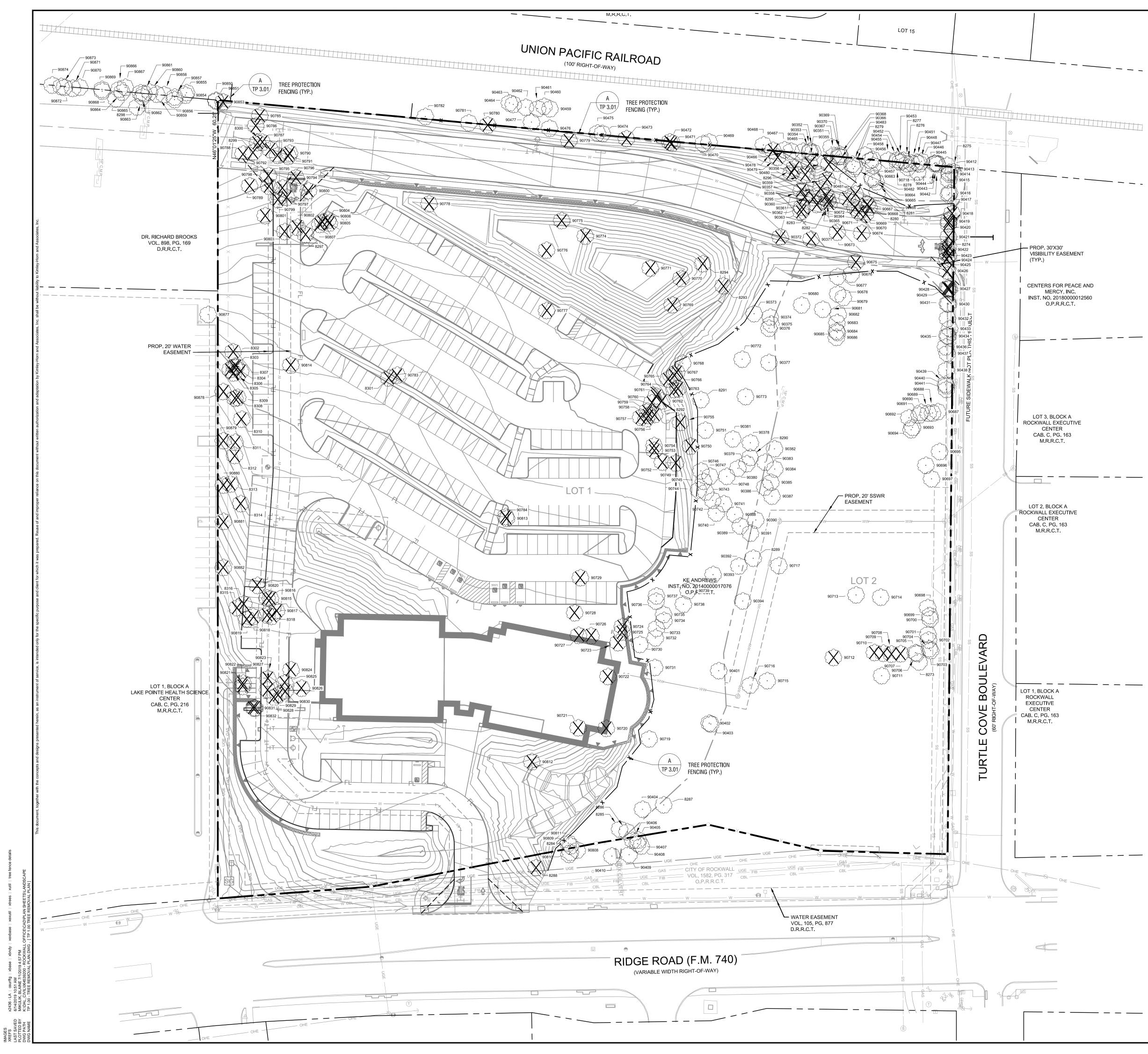
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.

5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO

- PLANTING. 6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS
- SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
  - 7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- 9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- 11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
- 13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
- 14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- 15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- 16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- 17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.

18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AURTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.





LEGEND 0  $\rangle \times \times \times \times$  $\times \times \times \times$  EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN/PROTECT

TREE PROTECTION FENCE

DEVELOPM	ENT INFORMATION
ZONING - C, SCI	ENIC OVERLAY DISTRICT
BUILDING	AREA 1 (HT = 60 FT)
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
	REINFORCED CONCRETE STRAIGH
FOUNDATION TYPE	SHAFT DRILLED PIER

SIT	E INFORMATION		
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	



GRAPHIC SCALE IN FEET 0 20 40 80

# KE ANDREWS OFFICE LOTS 1 & 2

9.6990 ACRES, E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: KE ANDREWS 1900 DALROCK ROAD ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

					DATE BY				
					REVISIONS				
					No.				
	Kimley Many Morn 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.								
Not fo	Kimley »Horn								
KHA PROJECT 064539200	DATE 07/02/2019	SCALE AS SHOWN	DESIGNED BY PBH	DRAWN BY BDM	снескер ву ВDA				
	KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS								
REMOVAL PLAN									

SHEET NUMBER TP 1.00

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Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATIO
			Kimley Horn R					
8273 8274	4.8 6.1	Green Ash Hackberry	Fraxinus pennsylvanica Celtis laevigata	Healthy Declining	Single Forked	PROTECT REMOVE	1:1 NON-PROTECTED	0.0 0.0
8275	5.4	White Mulberry	Morus alba	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277 8278	6.0 6.2	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	Celtis laevigala	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	Ulmus crassitolia	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE REMOVE	NON-PROTECTED	0.0
8283 8284	4.8 5.0	American Elm	Ulmus americana	Healthy Healthy	Single Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	Acer negundo	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow White Mulberry	Salix nigra Morus alba	Healthy	Multi	PROTECT REMOVE	NON-PROTECTED	0.0
8288 8289	7.5	American Elm	Ulmus americana	Declining Healthy	Multi Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	Ulmus crassifolia	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry Eastern Redcedar	Celtis laevigata Juniperus virginiana	Healthy	Forked	REMOVE REMOVE	NON-PROTECTED	0.0
8293 8294	4.3 5.8	Cedar Elm	Umus crassitolia	Healthy Healthy	Single Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298 8299	6.0 5.5	Cedar Elm Hackberry	Ulmus crassitolia Celtis laevigata	Healthy Healthy	Single Single	PROTECT REMOVE	1:1 NON-PROTECTED	0.0
8299	5.5 6.3	Osage-Orange	Maclura pornifera	Healthy Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	Sideroxylon lanuginosum	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304 8305	5.2 5.1	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	Celtis laevigala	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	Quercus shumardii	Healthy	Single	REMOVE		5.0
8309 8310	7.7 9.5	Eastern Redcedar Osage-Orange	Juniperus virginiana Maclura pomifera	Hazard Healthy	Single Multi	REMOVE REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314 8315	10.3	Eastern Redcedar Osage-Orange	Juniperus virginiana Maclura pomifera	Healthy	Single Multi	REMOVE REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	Maclura pomifera Maclura pomifera	Healthy Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	Pyrus calleryana	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Reddedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
00054	10.0		SCI Green	<b>.</b>	O in alla	PROTECT	NON-PROTECTED	0.0
90351 90352	10.2 9.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355 90356	11.6 7.4	American Elm Hackberry	Ulmus americana Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	1:1 NON-PROTECTED	11.6 0.0
90357	8.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360 90361	9.7 5.8	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	6.3
90365 90366	6.5 8.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE PROTECT	NON-PROTECTED	0.0
90366	6.4	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90370 90371	10.6	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT REMOVE	NON-PROTECTED .5:1	0.0 5.7
90371 90372	7.4	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90375 90376	7.4	Cedar Elm Cedar Elm	Ulmus crassitolia Ulmus crassitolia	Healthy	Single	PROTECT PROTECT	1:1 1:1	0.0
90376 90377	8.6	American Elm	Ulmus americana	Healthy Healthy	Single Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	Acer negundo	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
90381 90382	8.6 13.2	Hackberry Green Ash	Fraxinus pennsylvanica	Healthy Healthy	Single Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry Eastern Redcedar	Celtis laevigata	Healthy	Single	PROTECT PROTECT	NON-PROTECTED	0.0
90386 90387	9.4 12.4	Hackberry	Juniperus virginiana Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90388	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	Maclura pomitera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391 90392	9.3 17.2	Osage-Orange American Elm	Maclura pomifera Ulmus americana	Healthy Hazard	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
90392	11.3	Box Elder	Acer negundo	Hazard	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403 90404	5.7 8.5	Black Willow Black Willow	Salix nigra Salix nigra	Healthy Healthy	Single Forked	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
	8.5 14.6	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90405	8.0	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90405 90406		Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406 90407	12.0			· · · · ·			1	
90406 90407 90408	8.5	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406				· · · · ·	Single Single Single	PROTECT PROTECT PROTECT	NON-PROTECTED NON-PROTECTED 1:1	0.0

Tree #	DBH	COMMON NAME
90414 90415	7.0 10.0	Hackberry Hercules-club
90415	9.0	Hackberry
90417	7.1	Hackberry
90418	12.5	Hackberry
90419 90420	6.4 12.3	Hackberry Hackberry
90421	8.4	Hackberry
90422	8.3	Hackberry
90423 90424	9.7 10.0	Hackberry Hackberry
90424	6.4	Hackberry
90426	9.5	Hackberry
90427	9.3 6.2	Hackberry Hackberry
90428 90429	0.2 12.6	Hackberry
90430	10.4	Hackberry
90431	7.7	Hackberry
90432 90433	7.0	Hackberry Hackberry
90434	9.5	Hackberry
90435	10.1	Hackberry
90436 90437	7.0 9.3	Hackberry Hackberry
90438	13.0	Hackberry
90439	13.0	Hackberry
90440 90441	8.0 9.3	Hackberry Hercules-club
90441	9.3 7.8	Hackberry
90443	6.4	Hackberry
90444	7.6	Hackberry
90445 90446	10.4 11.0	Hackberry Hackberry
90447	9.0	Hackberry
90448	8.6	Hackberry
90451 90452	7.6 9.2	Hackberry Hackberry
90452	9.2 9.1	Hackberry
90454	7.1	Hackberry
90455	11.0	Hackberry
90456 90457	9.6 9.7	Hackberry Hackberry
90458	8.0	Hackberry
90459	9.6	Eastern Redcedar
90460 90461	6.0 6.3	Eastern Redcedar Eastern Redcedar
90462	18.0	Eastern Redcedar
90463	7.4	Eastern Redcedar
90464 90466	7.4	Eastern Redcedar Hackberry
90466	10.3 9.5	Hackberry
90468	15.3	Hercules-club
90469	13.7	Hackberry
90470 90471	11.8 6.5	Hackberry Eastern Redcedar
90472	7.3	Eastern Redcedar
90473	20.0	Osage-Orange
90474 90475	5.9 8.4	Eastern Reddedar Eastern Reddedar
90476	6.8	Eastern Redcedar
90477	7.2	Eastern Redcedar
90478 90479	7.1 7.4	Hercules-club Osage-Orange
90480	11.0	Osage-Orange
90481	11.6	Hackberry
90482	9.7	Hackberry
90483 90663	10.6 6.9	Hackberry Hackberry
90664	11.0	Hackberry
90665	11.1	Hackberry
90666 90667	9.8 10.3	Hackberry Hackberry
90668	16.2	Hackberry
90669	10.5	Hackberry
90670 90671	10.1 8 9	Hackberry Hackberry
90671 90672	8.9 10.7	Hackberry Hackberry
90673	34.6	Hackberry
90674	9.0	Hackberry
90675 90676	10.3 16.9	Hackberry Hackberry
90677	8.9	Hackberry
90678	11.7	Hackberry
90679 90680	17.9 9.9	Hackberry Hackberry
90680	9.9 6.8	Hackberry
90682	11.2	Hackberry
90683	8.2	Hackberry
90684 90685	9.1 6.8	Hackberry Hackberry
90686	11.4	Hackberry
90687	7.5	Hackberry
90688	6.4	Hackberry
90689 90690	7.8 6.6	Hackberry Hackberry
90690	15.0	American Elm
90692	10.3	Hackberry
90693 90694	6.5	Hackberry Hackberry
- an in M/L	9.5 12.0	American Elm
90695		
90695 90696	48.5	Hackberry
90695 90696 90697	15.0	Hackberry
90695 90696		

IMAGES XREFS LAST SAVED PLOTTED BY PWG PATH

ИE	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
<b>_</b>	Celtis laevigata Zanthoxylum clava-herculis	Declining Declining	Single	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0 0.0
,	Zanthoxylum clava-herculis Celtis laevigata	Declining Declining	Forked Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Single	REMOVE REMOVE	NON-PROTECTED	0.0 0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Forked	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Forked Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Forked	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Multi	PROTECT PROTECT	NON-PROTECTED	0.0
1	Celtis laevigata Zanthoxylum clava-herculis	Declining Declining	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar ar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Forked	PROTECT	.5:1	0.0
ar ar	Juniperus virginiana Juniperus virginiana	Healthy	Single	PROTECT PROTECT	NON-PROTECTED	0.0
a	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Zanthoxylum clava-herculis	Healthy	Forked	PROTECT	1:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Forked	PROTECT PROTECT	.5:1 .5:1	0.0
ar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
e ar	Maclura pomifera Juniperus virginiana	Healthy Healthy	Multi Single	REMOVE PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana Zanthoxylum clava-herculis	Healthy Healthy	Single Single	PROTECT REMOVE	NON-PROTECTED 1:1	0.0
:	Maciura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Forked		.5:1	8.1
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
_	Celtis laevigata	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Cellis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
1	Celtis laevigata Ulmus americana	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 1:1	0.0
_	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Ulmus americana	Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Hazard	Single Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
y	Morus alba	Healthy	Forked	PROTECT	1:1	0.0
	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	ТҮРЕ	ACTION	RATIO
90701	15.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1
90702	9.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1
90703	17.5	Osage-Orange Green Ash	Maclura pomilera	Healthy	Single	PROTECT	NON-PROTE
90704 90705	12.5	Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Healthy Healthy	Forked Single	PROTECT PROTECT	1:1 1:1
90706	10.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1
90707	13.5	Green Ash	Fraxinus pennsylvanica	Declining	Single	REMOVE	NON-PROTE
90708 90709	12.0 9.7	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Hazard Declining	Single Single	REMÓVE REMÓVE	NON-PROTE NON-PROTE
90710	10.1	Green Ash	Fraxinus pennsylvanica	Hazard	Single	REMOVE	NON-PROTE
90711	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1 NON-PROTE
90712 90713	21.5 15.6	Osage-Orange Osage-Orange	Maclura pomifera Maclura pomifera	Healthy Healthy	Forked Forked	PROTECT PROTECT	NON-PROTE
90714	14.6	White Mulberry	Morus alba	Healthy	Single	PRÔTECT	1:1
90715	11.6 16.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1 .5:1
90716 90717	11.4	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	.5:1
90718	21.2	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTE
90719 90720	26.0 17.5	Eastern Cottonwood American Elm	Populus deltoides Ulmus americana	Healthy Healthy	Single Single	PROTECT REMOVE	NON-PROTE
90721	15.3	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTE
90722	14.5	White Mulberry	Morus alba	Healthy	Single	REMOVE	1:1
90723 90724	7.4	Cedar Elm Eastern Cottonwood	Ulmus crassifolia Populus deltoides	Healthy Healthy	Single Single	REMOVE REMOVE	1:1 NON-PROTE
90725	15.4	Eastern Cottonwood	Populus deltoides	Healthy	Single	REMOVE	NON-PROTE
90726	10.2	Cedar Elm Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1 1:1
90727 90728	10.8 14.0	Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE REMOVE	1:1
90729	12.9	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1
90730	9.3 26.0	Cedar Elm Eastern Cottonwood	Ulmus crassifolia Populus deltoides	Declining	Single Single	PROTECT PROTECT	NON-PROTE
90731 90732	26.0 14.3	Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	PROTECT	NON-PROTE
90733	17.6	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90734 90735	15.8 15.0	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE
90735	16.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90737	19.3	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90738 90739	19.8 18.7	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE NON-PROTE
90740	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90741	8.7	Hackberry	Celtis laevigata	Hazard	Single	PROTECT	NON-PROTE
90742 90743	8.6 13.9	Hackberry Osage-Orange	Celtis laevigata Maclura pomifera	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE
90744	9.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90745 90746	9.4 8.2	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE
90747	10.1	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTE
90748	8.3 9.6	Persimmon Green Ash	Diospyros virginiana Fraxinus pennsylvanica	Healthy	Single	PROTECT REMOVE	1:1 1:1
90749 90750	12.0	Green Ash	Fraxinus pennsylvanica	Healthy Healthy	Single Single	REMOVE	1:1
90751	10.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90752 90753	14.3 16.4	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	.5:1 .5:1
90754	10.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90755 90756	6.6 13.6	Green Ash Hackberry	Fraxinus pennsylvanica Celtis laevigata	Healthy Declining	Single Single	REMOVE REMOVE	1:1 NON-PROTE
90757	11.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1
90758 90759	7.7	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE REMOVE	NON-PROTE
90759	10.0	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	REMOVE	NON-PROTE
90761	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90762 90763	9.6 7.4	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE
90764	7.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90765	20.0	Hackberry	Celtis laevigata	Declining	Multi	REMOVE	NON-PROTE
90766 90767	7.5 14.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE
90768	12.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1
90769	6.5 6.4	Cedar Elm Hackberry	Ulmus crassifolia Celtis laevigata	Healthy	Single	REMOVE REMOVE	1:1 NON-PROTE
90770 90771	6.4 7.4	Eastern Redcedar	Juniperus virginiana	Healthy Healthy	Single Single	REMOVE	NON-PROTE
90772	30.2	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1
90773 90774	27.5 8.6	Pecan Eastern Redcedar	Carya illinoinensis Juniperus virginiana	Healthy Healthy	Single Single	PROTECT REMOVE	2:1 NON-PROTE
90775	9.6	Eastern Reddedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90776	10.2	Eastern Reddedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90777 90778	6.3 9.6	Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE NON-PROTE
90779	11.0	Osage-Orange	Maclura pomilera	Healthy	Forked	REMOVE	NON-PROTE
90780	8.4	Eastern Reddedar	Juniperus virginiana Iuniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90781 90782	6.7 13.2	Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Forked	PROTECT PROTECT	NON-PROTE
90783	9.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90784	14.0 18.3	Eastern Reddedar Eastern Reddedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Forked Multi	REMOVE REMOVE	.5:1 .5:1
9078F		Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90785 90786	8.4	Osage-Orange	Maclura pomilera	Healthy	Multi	REMOVE	NON-PROTE
90786 90787	11.8			i Hoalfby	Multi	REMOVE	NON-PROTE
90786 90787 90788	11.8 17.3	Osage-Orange Osage-Orange	Maclura pomilera Maclura pomilera	Healthy Healthy		REMOVE	
90786 90787 90788 90789 90790	11.8 17.3 13.0 10.0	Osage-Orange Osage-Orange Eastern Redcedar	Maclura pomilera Juniperus virginiana	Healthy Healthy	Multi Single	REMOVE	NON-PROTE
90786 90787 90788 90789 90790 90791	11.8 17.3 13.0 10.0 11.0	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy	Multi Single Forked	REMOVE REMOVE	NON-PROTE .5:1
90786 90787 90788 90789 90790	11.8 17.3 13.0 10.0	Osage-Orange Osage-Orange Eastern Redcedar	Maclura pomilera Juniperus virginiana	Healthy Healthy	Multi Single Forked Forked	REMOVE	NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar	Maclura pomitera Juniperus virginiana Juniperus virginiana Maclura pomitera Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy	Multi Single Forked Forked Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794 90795	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2 9.4	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Multi Single Forked Forked Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar	Maclura pomitera Juniperus virginiana Juniperus virginiana Maclura pomitera Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy	Multi Single Forked Forked Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794 90795 90796 90797 90798	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2 9.4 6.9 13.8 8.7	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Multi Single Forked Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794 90795 90796 90797	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2 9.4 6.9 13.8	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Multi Single Forked Forked Single Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1
90786 90787 90788 90790 90790 90791 90792 90793 90794 90795 90796 90796 90797 90798 90799 90800	11.8 17.3 13.0 10.0 11.0 10.7 9.2 9.2 9.4 6.9 13.8 8.7 8.2 9.0 9.2	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy	Multi Single Forked Single Single Single Single Single Single Single Single Forked	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE
90786 90787 90788 90789 90790 90791 90792 90793 90794 90795 90796 90796 90797 90798 90799	11.8         17.3         13.0         10.0         11.0         10.7         9.2         9.4         6.9         13.8         8.7         8.2         9.0	Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Maclura pomilera Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy	Multi Single Forked Single Single Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE

RATIO 1:1 1:1 ON-PROTECTED 1:1 1:1	MITIGATION REQUIRED 0.0 0.0 0.0 0.0 0.0 0.0		DATE BY
1:1 1:1 ON-PROTECTED ON-PROTECTED ON-PROTECTED .5:1 ON-PROTECTED ON-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		REVISIONS
1:1 .5:1 .5:1 ION-PROTECTED ION-PROTECTED 1:1 ION-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 17.5 0.0		ÓZ
1:1 1:1 1:1 1:1 1:1 1:1 1:1 1:1	14.5           7.4           0.0           0.0           10.2           10.8           14.0           12.9           0.0           0.0           0.0           0.0		<b>TAGET REALT AND AND AND AND AND AND AND AND AND AND</b>
NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		<b>Kimley</b> 13455 NOEL RD. TWO GALLERIA SUITE 700 DALLAS, TX PHONE: 972-770-1300 FAX: 9 WWW.KIMLEY-HORN AND ASS © 2019 KIMLEY-HORN AND ASS
NON-PROTECTED NON-PROTECTED NON-PROTECTED 1:1 1:1 1:1 NON-PROTECTED .5:1 .5:1	0.0 0.0 0.0 0.0 0.0 9.6 12.0 0.0 7.2 8.2		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes. Kimley Horn R.L.A. <u>PATRICK B. HART</u> L.A. No. 2839 Date 07/2019
NON-PROTECTED 1:1 NON-PROTECTED .5:1 NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 6.6 0.0 5.5 0.0 0.0 0.0 0.0 0.0 0.0		KHA PROJEC 064539200 064539200 07/02/2019 SCALE AS SHO DESIGNED BY DESIGNED BY DRAWN BY CHECKED BY
NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 .5:1 .5:1 1:1 NON-PROTECTED	0.0           0.0           0.0           0.0           0.0           0.0           7.2           0.0           6.5           0.0		KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS
NON-PROTECTED           .5:1           .5:1           NON-PROTECTED           NON-PROTECTED	0.0           7.0           9.2           0.0	<b>KE ANDREWS OFFICE</b> LOTS 1 & 2 9.6990 ACRES, E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OWNER/DEVELOPER: LANDSCAPE ARCHITECT: KE ANDREWS KIMLEY-HORN AND ASSOCIATES, INC.	TREE MITIGATION REFERENCE DATA
NON-PROTECTED	0.0	1900 DALROCK ROAD13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, ROWLETT, TEXAS 75088ROWLETT, TEXAS 75088SUITE 700, DALLAS, TX 75240CONTACT: KEVIN LLOYDTEL. NO. 972-770-1300EMAIL: KLLOYD@KEATAX.COMCONTACT: PAT HART, PLA	sheet number TP 3.00

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	ТҮРЕ	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Reddedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	Celtis laevigata		_	REMOVE	NON-PROTECTED	0.0
	6.9	Eastern Redcedar		Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824		Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0		Juniperus virginiana	Healthy	Single		-	
90826	6.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	Zanthoxylum clava-herculis	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	Celtis laevigata	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	Celtis laevigata	Healthy	Single	PRÓTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	Maclura pomifera	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	Ulmus crassitolia	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	Celtis laevigata	Healthy	Single	PRÓTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	Ulmus crassitolia	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	14.2
10000Z	_ 1 <b>4</b> .2			Гпеанну	londie		1.1	1 1.2

All trees 4-inches and larger at DBH were tagged.

Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25' - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM > 25' - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

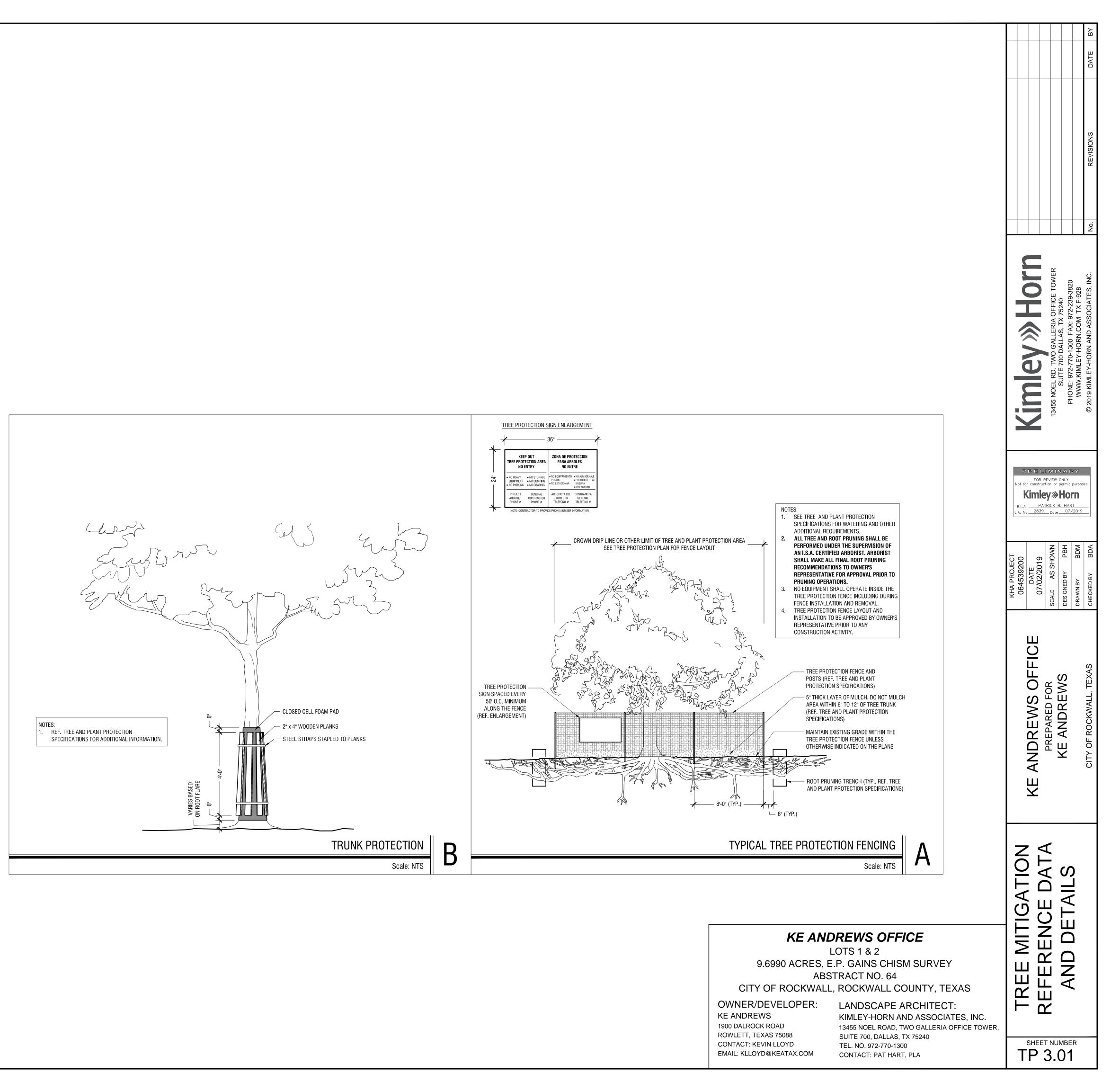
TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:

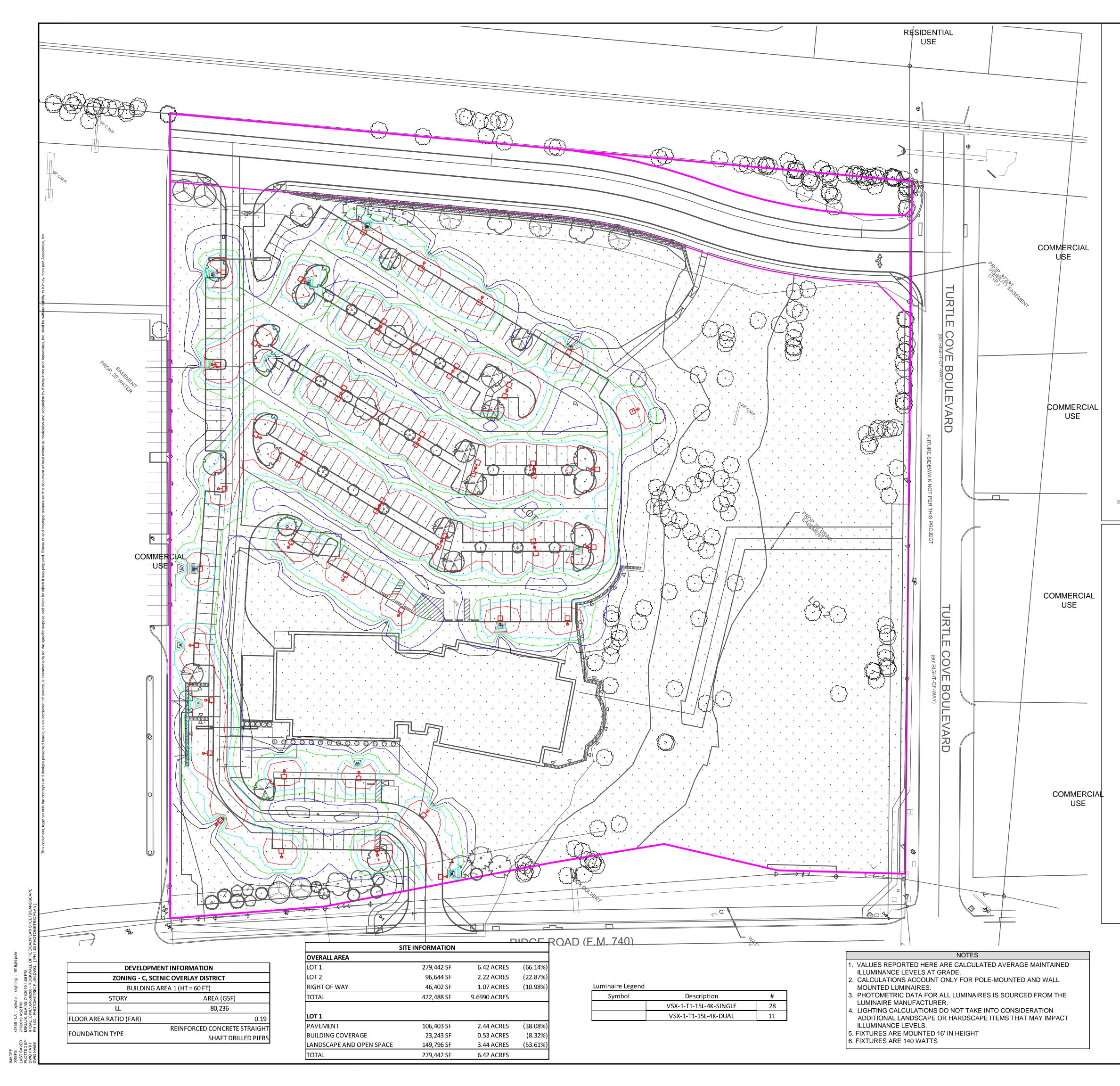
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

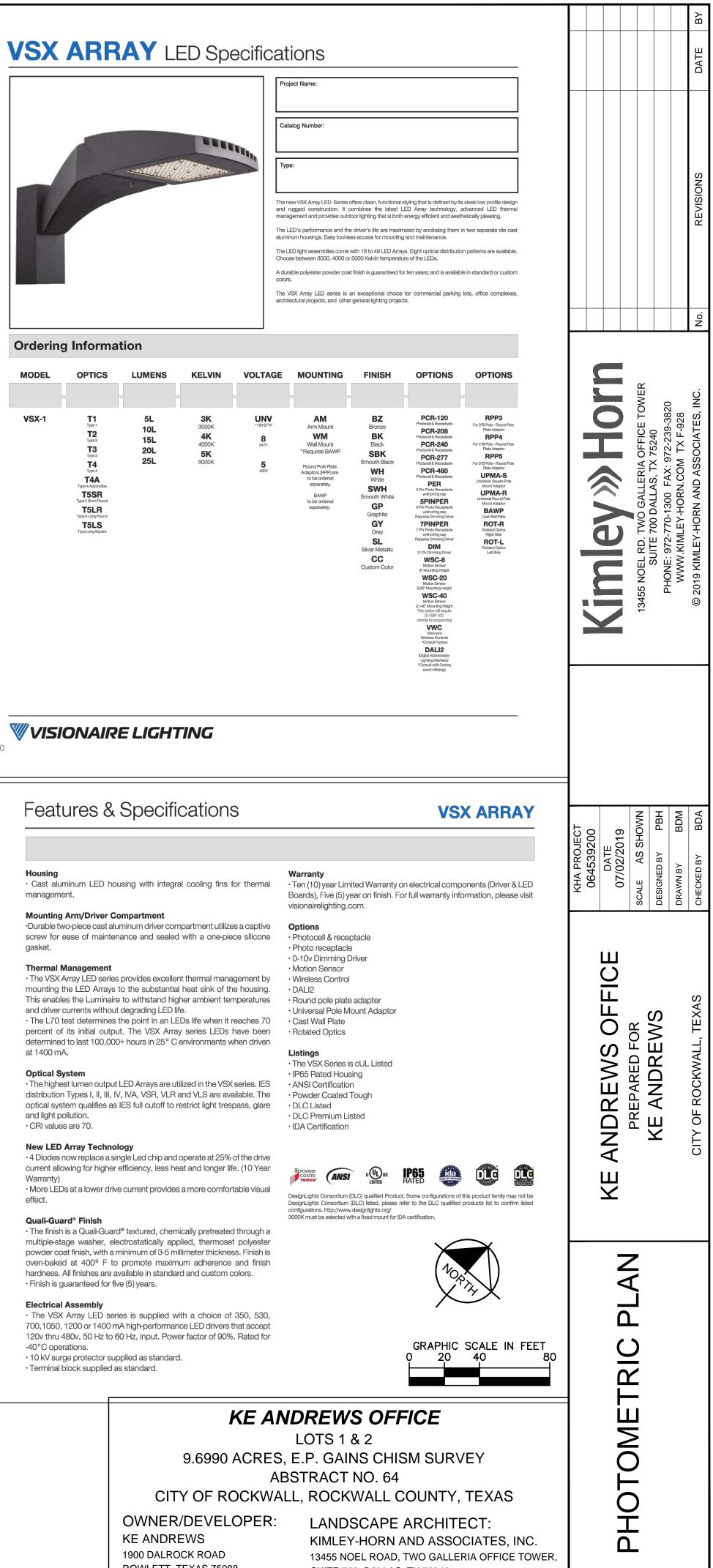
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED. DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.

HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.





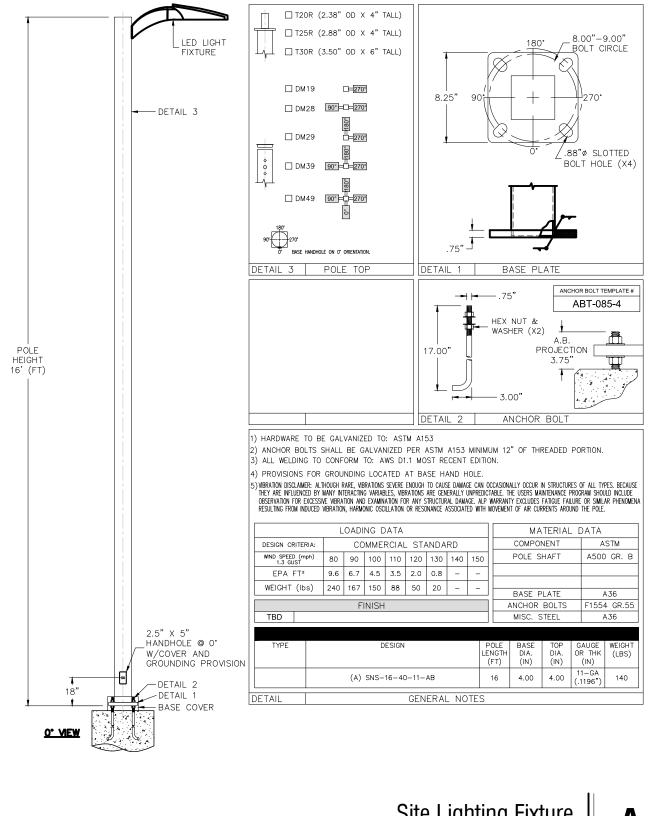


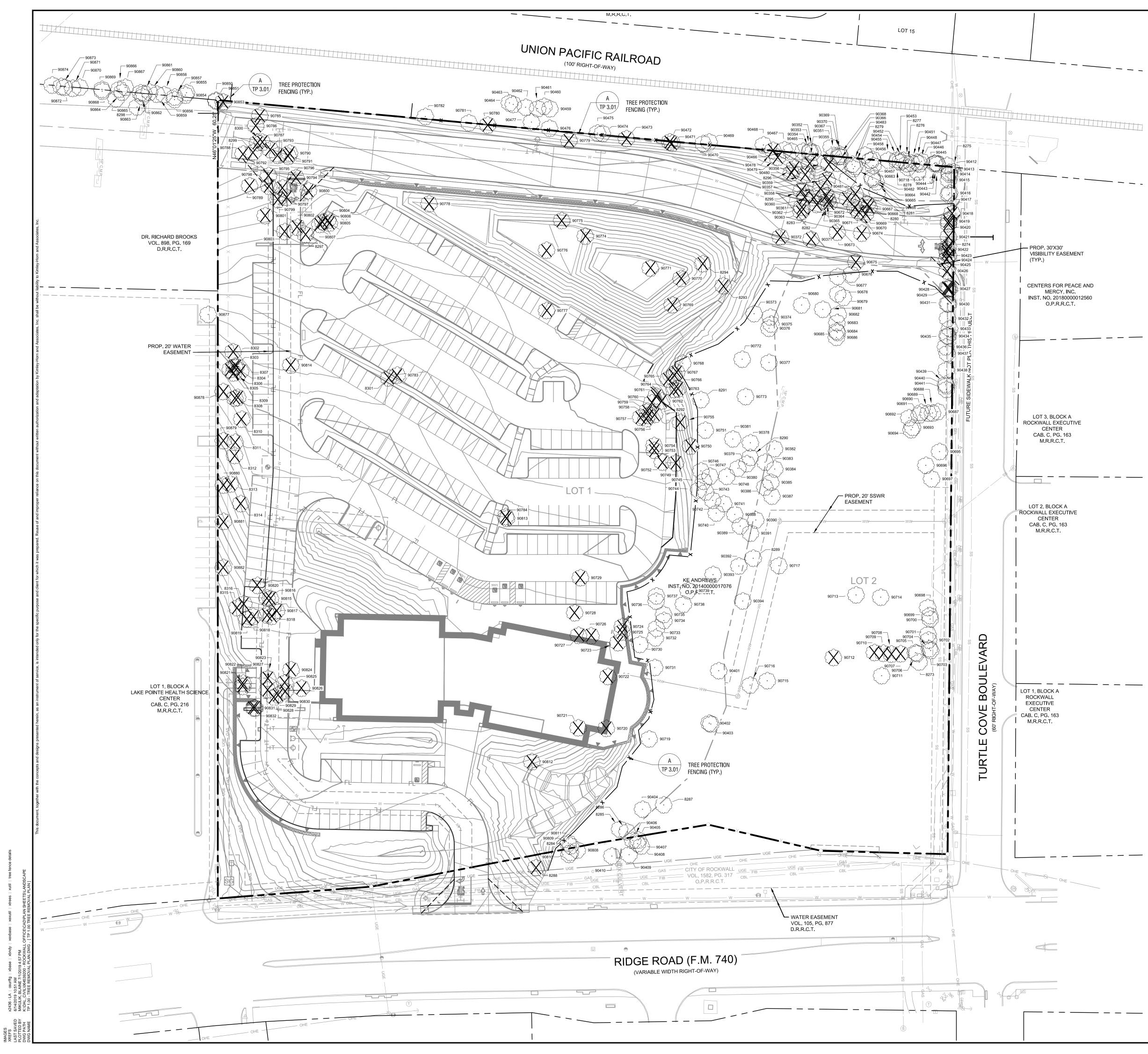
ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

SHEET NUMBER

PH 1.00

	DATE BY
	REVISIONS
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	Kimley-Horn and Associates, INC.
$ \begin{array}{c} 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 $	KHA PROJECT 064539200 DATE 07/02/2019 SCALE AS SHOWN SCALE AS SHOWN SCALE AS SHOWN DESIGNED BY PBH DRAWN BY BDM CHECKED BY BDA
2.5" X 5" HARDWARE TO BE GALVANIZED TO: ASTM AF53         1) HARDWARE TO BE GALVANIZED TO: ASTM AF53 DETAIL 2         1) HARDWARE TO BE GALVANIZED TO: ASTM AF53 ANDOR BOLTS SHALL BE GALVANIZED PER ASTM AF53 ANDOR BOLTS SHALL BE GALVANIZED PER ASTM AF54 ANDOR BOLTS SHALL BE GALVANIZED PER ASTM AF55 ANDOR TO COMPORE TO ASTM AF55 ANDOR TO ASTM AF56 ANDOR A	KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS
Site Lighting Fixture Scale: NTS	METRIC AILS
KE ANDREWS OFFICELOTS 1 & 29.6990 ACRES, E.P. GAINS CHISM SURVEYABSTRACT NO. 64CITY OF ROCKWALL, ROCKWALL COUNTY, TEXASOWNER/DEVELOPER:KE ANDREWS1900 DALROCK ROADLANDSCAPE ARCHITECT:KIMLEY-HORN AND ASSOCIATES, INC.13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,	PHOTO DET
ROWLETT, TEXAS 75088SUITE 700, DALLAS, TX 75240CONTACT: KEVIN LLOYDTEL. NO. 972-770-1300EMAIL: KLLOYD@KEATAX.COMCONTACT: PAT HART, PLA	SHEET NUMBER





LEGEND 0  $\rangle \times \times \times \times$  $\times \times \times \times$  EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN/PROTECT

TREE PROTECTION FENCE

DEVELOPMENT INFORMATION					
ZONING - C, SCI	ENIC OVERLAY DISTRICT				
BUILDING	AREA 1 (HT = 60 FT)				
STORY	AREA (GSF)				
LL	80,236				
FLOOR AREA RATIO (FAR)	0.19				
	REINFORCED CONCRETE STRAIGH				
FOUNDATION TYPE	SHAFT DRILLED PIER				

SIT	E INFORMATION		
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	



GRAPHIC SCALE IN FEET 0 20 40 80

# KE ANDREWS OFFICE LOTS 1 & 2

9.6990 ACRES, E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: KE ANDREWS 1900 DALROCK ROAD ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

					DATE BY	
					REVISIONS	
					No.	
Kimley-Horn and Associates, INC.						
Not fo	r construc Cimle	REVIEW tion or	ONLY permit <b>HO</b> I 3. HAR	purpos	es.	
KHA PROJECT 064539200	DATE 07/02/2019	SCALE AS SHOWN	DESIGNED BY PBH	DRAWN BY BDM	снескер ву ВDA	
	KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS					
REMOVAL PLAN						

SHEET NUMBER TP 1.00

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Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATIO
			Kimley Horn R					
8273 8274	4.8 6.1	Green Ash Hackberry	Fraxinus pennsylvanica Celtis laevigata	Healthy Declining	Single Forked	PROTECT REMOVE	1:1 NON-PROTECTED	0.0 0.0
8275	5.4	White Mulberry	Morus alba	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277 8278	6.0 6.2	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	Celtis laevigala	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	Ulmus crassitolia	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE REMOVE	NON-PROTECTED	0.0
8283 8284	4.8 5.0	American Elm	Ulmus americana	Healthy Healthy	Single Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	Acer negundo	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow White Mulberry	Salix nigra Morus alba	Healthy	Multi	PROTECT REMOVE	NON-PROTECTED	0.0
8288 8289	7.5	American Elm	Ulmus americana	Declining Healthy	Multi Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	Ulmus crassifolia	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry Eastern Redcedar	Celtis laevigata Juniperus virginiana	Healthy	Forked	REMOVE REMOVE	NON-PROTECTED	0.0
8293 8294	4.3 5.8	Cedar Elm	Umus crassitolia	Healthy Healthy	Single Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298 8299	6.0 5.5	Cedar Elm Hackberry	Ulmus crassitolia Celtis laevigata	Healthy Healthy	Single Single	PROTECT REMOVE	1:1 NON-PROTECTED	0.0
8299	5.5 6.3	Osage-Orange	Maclura pornifera	Healthy Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	Sideroxylon lanuginosum	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304 8305	5.2 5.1	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	Celtis laevigala	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	Quercus shumardii	Healthy	Single	REMOVE		5.0
8309 8310	7.7 9.5	Eastern Redcedar Osage-Orange	Juniperus virginiana Maclura pomifera	Hazard Healthy	Single Multi	REMOVE REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314 8315	10.3	Eastern Redcedar Osage-Orange	Juniperus virginiana Maclura pomifera	Healthy	Single Multi	REMOVE REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	Maclura pomifera Maclura pomifera	Healthy Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	Pyrus calleryana	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Reddedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
00054	10.0		SCI Green	<b>.</b>	O in alla	PROTECT	NON-PROTECTED	0.0
90351 90352	10.2 9.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355 90356	11.6 7.4	American Elm Hackberry	Ulmus americana Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	1:1 NON-PROTECTED	11.6 0.0
90357	8.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360 90361	9.7 5.8	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	6.3
90365 90366	6.5 8.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE PROTECT	NON-PROTECTED	0.0
90366	6.4	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90370 90371	10.6 11.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT REMOVE	NON-PROTECTED .5:1	0.0
90371 90372	7.4	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90375 90376	7.4	Cedar Elm Cedar Elm	Ulmus crassitolia Ulmus crassitolia	Healthy	Single	PROTECT PROTECT	1:1 1:1	0.0
90376 90377	8.6	American Elm	Ulmus americana	Healthy Healthy	Single Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	Acer negundo	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
90381 90382	8.6 13.2	Hackberry Green Ash	Fraxinus pennsylvanica	Healthy Healthy	Single Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry Eastern Redcedar	Celtis laevigata	Healthy	Single	PROTECT PROTECT	NON-PROTECTED	0.0
90386 90387	9.4 12.4	Hackberry	Juniperus virginiana Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90388	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	Maclura pomitera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391 90392	9.3 17.2	Osage-Orange American Elm	Maclura pomifera Ulmus americana	Healthy Hazard	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
90392	17.Z	Box Elder	Acer negundo	Hazard	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403 90404	5.7 8.5	Black Willow Black Willow	Salix nigra Salix nigra	Healthy Healthy	Single Forked	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
	8.5 14.6	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90405	8.0	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90405 90406		Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406 90407	12.0			· · · · ·			1	
90406 90407 90408	8.5	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406				· · · · ·	Single Single Single	PROTECT PROTECT PROTECT	NON-PROTECTED NON-PROTECTED 1:1	0.0

Tree #	DBH	COMMON NAME
90414 90415	7.0 10.0	Hackberry Hercules-club
90415	9.0	Hackberry
90417	7.1	Hackberry
90418	12.5	Hackberry
90419 90420	6.4 12.3	Hackberry Hackberry
90421	8.4	Hackberry
90422	8.3	Hackberry
90423 90424	9.7 10.0	Hackberry Hackberry
90424	6.4	Hackberry
90426	9.5	Hackberry
90427	9.3 6.2	Hackberry Hackberry
90428 90429	0.2 12.6	Hackberry
90430	10.4	Hackberry
90431	7.7	Hackberry
90432 90433	7.0	Hackberry Hackberry
90434	9.5	Hackberry
90435	10.1	Hackberry
90436 90437	7.0 9.3	Hackberry Hackberry
90438	13.0	Hackberry
90439	13.0	Hackberry
90440 90441	8.0 9.3	Hackberry Hercules-club
90441	9.3 7.8	Hackberry
90443	6.4	Hackberry
90444	7.6	Hackberry
90445 90446	10.4 11.0	Hackberry Hackberry
90447	9.0	Hackberry
90448	8.6	Hackberry
90451 90452	7.6 9.2	Hackberry Hackberry
90452	9.2 9.1	Hackberry
90454	7.1	Hackberry
90455	11.0	Hackberry
90456 90457	9.6 9.7	Hackberry Hackberry
90458	8.0	Hackberry
90459	9.6	Eastern Redcedar
90460 90461	6.0 6.3	Eastern Redcedar Eastern Redcedar
90462	18.0	Eastern Redcedar
90463	7.4	Eastern Redcedar
90464 90466	7.4	Eastern Redcedar Hackberry
90466	10.3 9.5	Hackberry
90468	15.3	Hercules-club
90469	13.7	Hackberry
90470 90471	11.8 6.5	Hackberry Eastern Redcedar
90472	7.3	Eastern Redcedar
90473	20.0	Osage-Orange
90474 90475	5.9 8.4	Eastern Reddedar Eastern Reddedar
90476	6.8	Eastern Redcedar
90477	7.2	Eastern Redcedar
90478 90479	7.1 7.4	Hercules-club Osage-Orange
90480	11.0	Osage-Orange
90481	11.6	Hackberry
90482	9.7	Hackberry
90483 90663	10.6 6.9	Hackberry Hackberry
90664	11.0	Hackberry
90665	11.1	Hackberry
90666 90667	9.8 10.3	Hackberry Hackberry
90668	16.2	Hackberry
90669	10.5	Hackberry
90670 90671	10.1 8 9	Hackberry Hackberry
90671 90672	8.9 10.7	Hackberry Hackberry
90673	34.6	Hackberry
90674	9.0	Hackberry
90675 90676	10.3 16.9	Hackberry Hackberry
90677	8.9	Hackberry
90678	11.7	Hackberry
90679 90680	17.9 9.9	Hackberry Hackberry
90680	9.9 6.8	Hackberry
90682	11.2	Hackberry
90683	8.2	Hackberry
90684 90685	9.1 6.8	Hackberry Hackberry
90686	11.4	Hackberry
90687	7.5	Hackberry
90688	6.4	Hackberry
90689 90690	7.8 6.6	Hackberry Hackberry
90690	15.0	American Elm
90692	10.3	Hackberry
90693 90694	6.5	Hackberry Hackberry
- an in M/L	9.5 12.0	American Elm
90695		
90695 90696	48.5	Hackberry
90695 90696 90697	15.0	Hackberry
90695 90696		

IMAGES XREFS LAST SAVED PLOTTED BY PWG PATH

ИE	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
<b>_</b>	Celtis laevigata Zanthoxylum clava-herculis	Declining Declining	Single	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0 0.0
,	Zanthoxylum clava-herculis Celtis laevigata	Declining Declining	Forked Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Single	REMOVE REMOVE	NON-PROTECTED	0.0 0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Forked	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Forked Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Declining	Forked	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Declining	Multi	PROTECT PROTECT	NON-PROTECTED	0.0
1	Celtis laevigata Zanthoxylum clava-herculis	Declining Declining	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar ar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Forked	PROTECT	.5:1	0.0
ar ar	Juniperus virginiana Juniperus virginiana	Healthy	Single	PROTECT PROTECT	NON-PROTECTED	0.0 0.0
a	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Zanthoxylum clava-herculis	Healthy	Forked	PROTECT	1:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Forked	PROTECT PROTECT	.5:1 .5:1	0.0
ar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
e ar	Maclura pomifera Juniperus virginiana	Healthy Healthy	Multi Single	REMOVE PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
ar	Juniperus virginiana Zanthoxylum clava-herculis	Healthy Healthy	Single Single	PROTECT REMOVE	NON-PROTECTED 1:1	0.0
:	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	.5:1 NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Forked		.5:1	8.1
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Declining Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
_	Celtis laevigata	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Celtis laevigata	Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
1	Celtis laevigata Ulmus americana	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 1:1	0.0
_	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata Ulmus americana	Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Declining Hazard	Single Forked	PROTECT	NON-PROTECTED	0.0
	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
<i>y</i>	Morus alba	Healthy	Forked	PROTECT	1:1	0.0
	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0

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Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	ТҮРЕ	ACTION	RATIO
90701	15.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1
90702	9.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1
90703	17.5	Osage-Orange	Maclura pomilera	Healthy	Single	PROTECT	NON-PROTE
90704 90705	12.5 7.7	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Healthy Healthy	Forked Single	PROTECT PROTECT	1:1 1:1
90706	10.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1
90707	13.5	Green Ash	Fraxinus pennsylvanica	Declining	Single	REMOVE	NON-PROTE
90708 90709	12.0 9.7	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Hazard Declining	Single Single	REMOVE REMOVE	NON-PROTE NON-PROTE
90710	10.1	Green Ash	Fraxinus pennsylvanica	Hazard	Single	REMOVE	NON-PROTE
90711	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1
90712 90713	21.5 15.6	Osage-Orange Osage-Orange	Maclura pomifera Maclura pomifera	Healthy Healthy	Forked Forked	PROTECT PROTECT	NON-PROTE NON-PROTE
90714	14.6	White Mulberry	Morus alba	Healthy	Single	PROTECT	1:1
90715	11.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1
90716 90717	16.0 11.4	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	.5:1 .5:1
90718	21.2	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTE
90719	26.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90720 90721	17.5 15.3	American Elm Hackberry	Ulmus americana Cellis laevigata	Healthy Declining	Single Single	REMÔVE REMÔVE	1:1 NON-PROTE
90722	14.5	White Mulberry	Morus alba	Healthy	Single	REMOVE	1:1
90723	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	
90724 90725	23.0 15.4	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE NON-PROTE
90726	10.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1
90727	10.8	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1
90728 90729	14.0 12.9	Cedar Elm Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE REMOVE	1:1 1:1
90730	9.3	Cedar Elm	Ulmus crassifolia	Declining	Single	PROTECT	NON-PROTE
90731	26.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90732 90733	14.3 17.6	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE NON-PROTE
90734	15.8	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90735 90736	15.0 16.0	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy	Single Single	PROTECT PROTECT	NON-PROTE
90736	16.0 19.3	Eastern Cottonwood	Populus deitoides	Healthy Healthy	Single Single	PROTECT	NON-PROTE
90738	19.8	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTE
90739 90740	18.7 7.1	Eastern Cottonwood Hackberry	Populus deltoides Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE NON-PROTE
90740	8.7	Hackberry	Celtis laevigata	Hazard	Single	PROTECT	NON-PROTE
90742	8.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90743 90744	13.9 9.0	Osage-Orange Hackberry	Maclura pomifera Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTE NON-PROTE
90745	9.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90746	8.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTE
90747 90748	10.1 8.3	Osage-Orange Persimmon	Maclura pomifera Diospyros virginiana	Healthy Healthy	Forked Single	PROTECT PROTECT	NON-PROTE
90749	9.6	Green Ash	Fraxinus pennsylvanica	Healthy	Single	REMOVE	1:1
90750 90751	12.0 10.0	Green Ash Hackberry	Fraxinus pennsylvanica Celtis laevigata	Healthy Healthy	Single Single	REMOVE PROTECT	1:1 NON-PROTE
90752	14.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1
90753	16.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1
90754 90755	10.4 6.6	Hackberry Green Ash	Celtis laevigata Fraxinus pennsylvanica	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE
90756	13.6	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTE
90757	11.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1
90758 90759	7.7	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE
90760	10.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90761 90762	9.0 9.6	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTE
90763	<u> </u>	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90764	7.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTE
90765 90766	20.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Declining Healthy	Multi Single	REMOVE REMOVE	NON-PROTE
90767	14.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1
90768	12.7	Hackberry Cedar Elm	Celtis laevigata Ulmus crassifolia	Healthy	Single	PROTECT REMOVE	.5:1 1:1
90769 90770	6.5 6.4	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	REMOVE	NON-PROTE
90771	7.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90772 90773	30.2 27.5	Pecan Pecan	Carya illinoinensis Carya illinoinensis	Healthy Healthy	Single Single	PROTECT PROTECT	2:1 2:1
90773	27.5 8.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
90775	9.6	Eastern Reddedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTE
	10.00	Exercitional Madia adam	Juniperus virginiana	Healthy	Single	REMOVE REMOVE	NON-PROTE
90776	10.2 6.3	Eastern Redcedar Eastern Redcedar		,	AnniS	TICIAIOAL	LIQUE LIQUE
	10.2 6.3 9.6		Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Single	REMOVE	NON-PROTE
90776 90777 90778 90779	6.3 9.6 11.0	Eastern Redcedar Eastern Redcedar Osage-Orange	Juniperus virginiana Juniperus virginiana Maclura pomilera	Healthy Healthy Healthy	Single Forked	REMOVE REMOVE	NON-PROTE NON-PROTE
90776 90777 90778 90779 90780	6.3 9.6	Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy	Single Forked Single	REMOVE	NON-PROTE
90776 90777 90778 90779 90780 90781 90782	6.3 9.6 11.0 8.4 6.7 13.2	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy	Single Forked Single Single Forked	REMOVE REMOVE REMOVE PROTECT PROTECT	NON-PROTE NON-PROTE NON-PROTE NON-PROTE
90776 90777 90778 90779 90780 90781 90782 90783	6.3 9.6 11.0 8.4 6.7 13.2 9.5	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Single Forked Single Single Forked Single	REMOVE REMOVE REMOVE PROTECT PROTECT REMOVE	NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE
90776 90777 90778 90779 90780 90781 90782	6.3 9.6 11.0 8.4 6.7 13.2	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy	Single Forked Single Single Forked	REMOVE REMOVE REMOVE PROTECT PROTECT	NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1
90776 90777 90778 90779 90780 90781 90782 90783 90783 90784 90785	6.3 9.6 11.0 8.4 6.7 13.2 9.5 14.0 18.3 8.4	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	HealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthy	Single Forked Single Forked Single Forked Multi Single	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 NON-PROTE
90776 90777 90778 90779 90780 90781 90782 90783 90783 90784 90785 90786 90787	6.3 9.6 11.0 8.4 6.7 13.2 9.5 14.0 18.3 8.4 11.8	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Osage-Orange	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Maclura pomilera	HealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthy	Single Forked Single Forked Single Forked Multi Single Multi	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 .5:1 NON-PROTE NON-PROTE
90776 90777 90778 90779 90780 90781 90782 90783 90783 90784 90785	6.3 9.6 11.0 8.4 6.7 13.2 9.5 14.0 18.3 8.4	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	HealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthyHealthy	Single Forked Single Forked Single Forked Multi Single	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 .5:1 NON-PROTE
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90776 90777 90778 90779 90780 90781 90782 90783 90783 90785 90785 90786 90785 90786 90787 90788 90789 90790 90791 90792 90793 90794	6.39.611.08.46.713.29.514.018.38.411.817.313.010.011.010.79.29.2	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Maclura pomilera Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy	Single Forked Single Forked Single Forked Multi Single Multi Multi Single Forked Forked Single	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE
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90776 90777 90778 90779 90780 90780 90782 90783 90783 90784 90785 90786 90787 90788 90789 90790 90790 90790 90791 90792 90793 90794 90795 90795 90796	6.39.611.08.46.713.29.514.018.38.411.817.313.010.011.010.79.29.46.913.88.7	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Maclura pomilera Maclura pomilera Maclura pomilera Juniperus virginiana Juniperus virginiana	Healthy	Single Forked Single Forked Single Forked Multi Single Multi Multi Multi Single Forked Single Single Single Single	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE
90776 90777 90778 90778 90780 90780 90782 90783 90783 90783 90785 90786 90787 90788 90789 90790 90790 90790 90791 90792 90793 90794 90795 90795 90796 90797 90798 90797	6.3         9.6         11.0         8.4         6.7         13.2         9.5         14.0         18.3         8.4         11.8         17.3         13.0         10.0         11.0         10.7         9.2         9.4         6.9         13.8         8.7         8.2         9.0	Eastern Redcedar Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar Osage-Orange Osage-Orange Osage-Orange Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana Maclura pomilera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Maclura pomilera Maclura pomilera Maclura pomilera Juniperus virginiana Juniperus virginiana	Healthy	Single Forked Single Forked Single Forked Multi Single Multi Multi Multi Single Forked Single Single Single Single Single Single	REMOVE REMOVE PROTECT PROTECT REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTE NON-PROTE NON-PROTE NON-PROTE .5:1 NON-PROTE .5:1 NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE NON-PROTE

RATIO 1:1 1:1 ON-PROTECTED 1:1 1:1	MITIGATION REQUIRED 0.0 0.0 0.0 0.0 0.0 0.0		DATE BY
1:1 1:1 ION-PROTECTED ION-PROTECTED ION-PROTECTED .5:1 ION-PROTECTED ION-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		REVISIONS
1:1 .5:1 .5:1 ION-PROTECTED ION-PROTECTED 1:1 ION-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 17.5 0.0		ÓZ
1:1 1:1 1:1 1:1 1:1 1:1 1:1 1:1	14.5           7.4           0.0           0.0           10.2           10.8           14.0           12.9           0.0           0.0           0.0           0.0		<b>TAGET REALT AND AND AND AND AND AND AND AND AND AND</b>
NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		13455 NOEL RD. TWO GALLERIA SUITE 700 DALLAS, TX PHONE: 972-770-1300 FAX: 9 WWW.KIMLEY-HORN AND ASS © 2019 KIMLEY-HORN AND ASS
NON-PROTECTED NON-PROTECTED NON-PROTECTED 1:1 1:1 1:1 NON-PROTECTED .5:1 .5:1	0.0 0.0 0.0 0.0 0.0 9.6 12.0 0.0 7.2 8.2		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes. Kimley Horn R.L.A. <u>PATRICK B. HART</u> L.A. No. 2839 Date 07/2019
NON-PROTECTED 1:1 NON-PROTECTED .5:1 NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 6.6 0.0 5.5 0.0 0.0 0.0 0.0 0.0 0.0		KHA PROJEC 064539200 064539200 DATE 07/02/2019 SCALE AS SHO DESIGNED BY DESIGNED BY DRAWN BY CHECKED BY
NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 .5:1 .5:1 .5:1 NON-PROTECTED	0.0           0.0           0.0           0.0           0.0           0.0           7.2           0.0           6.5           0.0		KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS
NON-PROTECTED           .5:1           .5:1           NON-PROTECTED           NON-PROTECTED	0.0           7.0           9.2           0.0	<b>KE ANDREWS OFFICE</b> LOTS 1 & 2 9.6990 ACRES, E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OWNER/DEVELOPER: LANDSCAPE ARCHITECT: KE ANDREWS KIMLEY-HORN AND ASSOCIATES, INC.	TREE MITIGATION REFERENCE DATA
NON-PROTECTED	0.0	1900 DALROCK ROAD13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, ROWLETT, TEXAS 75088ROWLETT, TEXAS 75088SUITE 700, DALLAS, TX 75240CONTACT: KEVIN LLOYDTEL. NO. 972-770-1300EMAIL: KLLOYD@KEATAX.COMCONTACT: PAT HART, PLA	sheet number TP 3.00

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	ТҮРЕ	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Reddedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	Juniperus virginiana	· · · · ·		REMOVE	NON-PROTECTED	0.0
90822	0.7 7.9	Hackberry	Celtis laevigata	Healthy Healthy	Single Single	REMOVE	NON-PROTECTED	0.0
	6.9	Eastern Redcedar			-	REMOVE	NON-PROTECTED	0.0
90824		Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0		Juniperus virginiana	Healthy	Single		-	
90826	6.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	Zanthoxylum clava-herculis	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	Celtis laevigata	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	Maclura pomifera	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	Celtis laevigata	Healthy	Single	PRÓTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	, Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	Cettis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	Ulmus crassitolia	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	14.2
1000UZ	_ 1 <b>H</b> .Z	oouur Einn	511110 01 d00101/d	Поститу	londie		1.1	1 1.2

All trees 4-inches and larger at DBH were tagged.

Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25' - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM > 25' - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

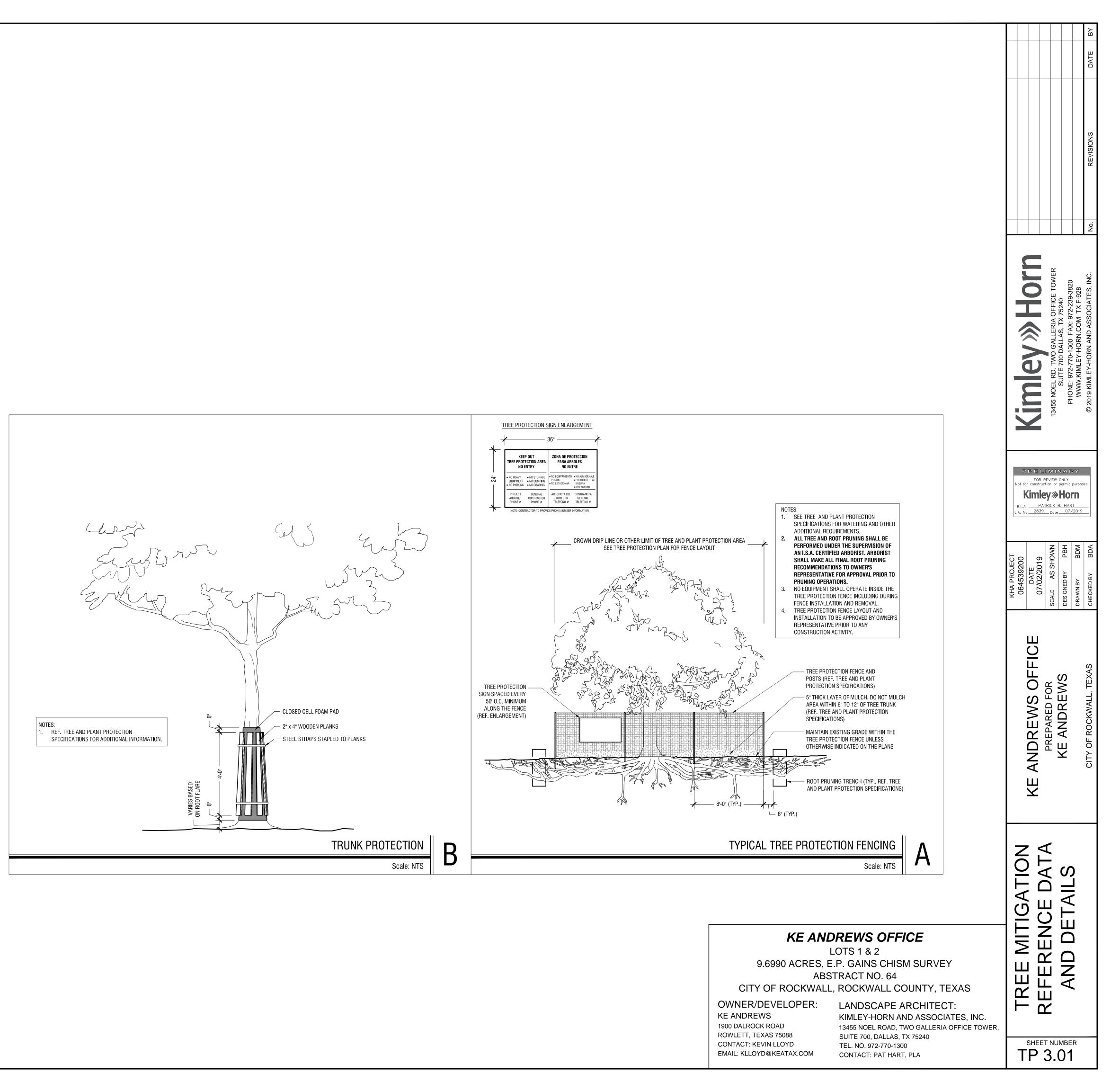
TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:

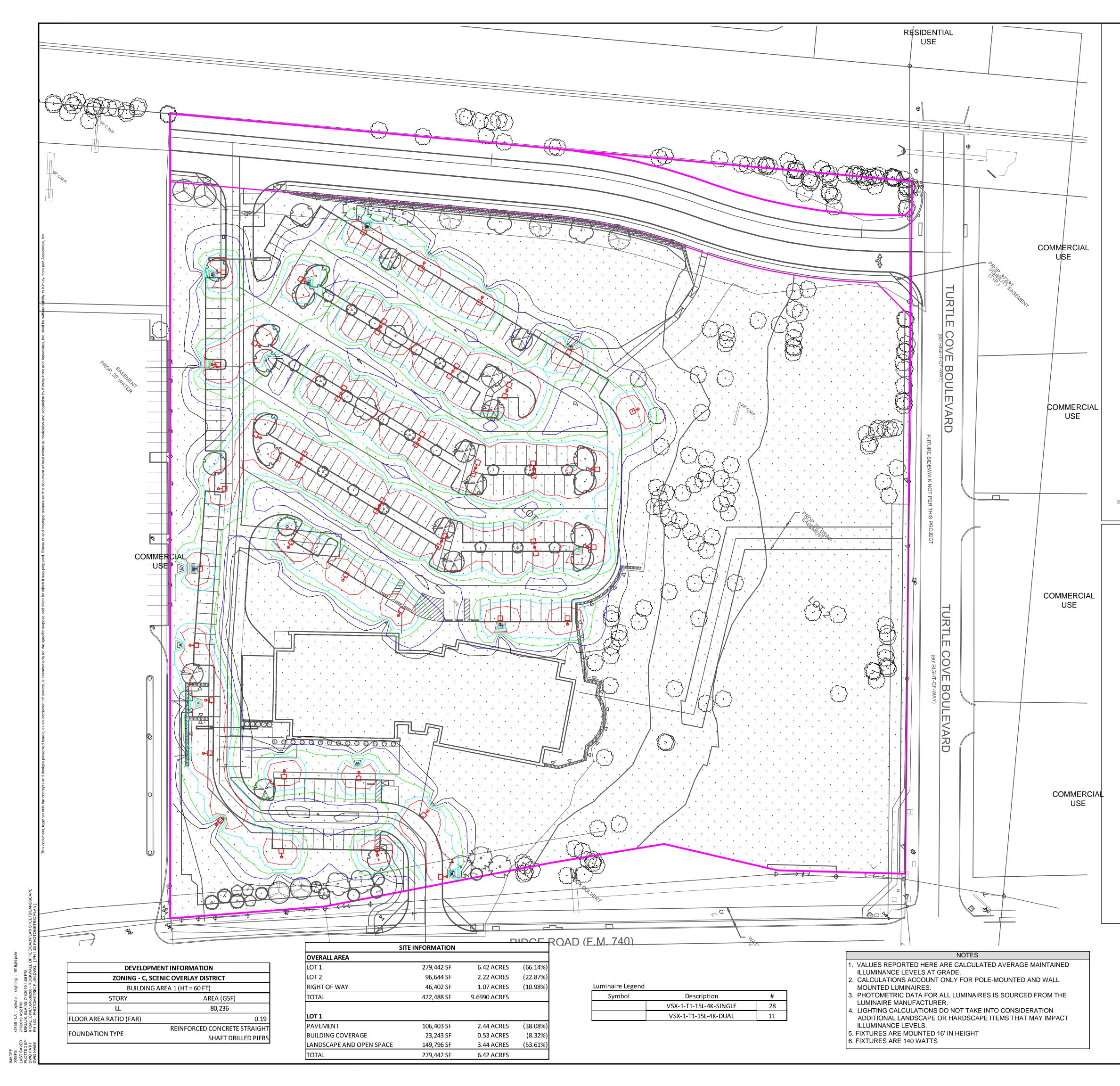
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

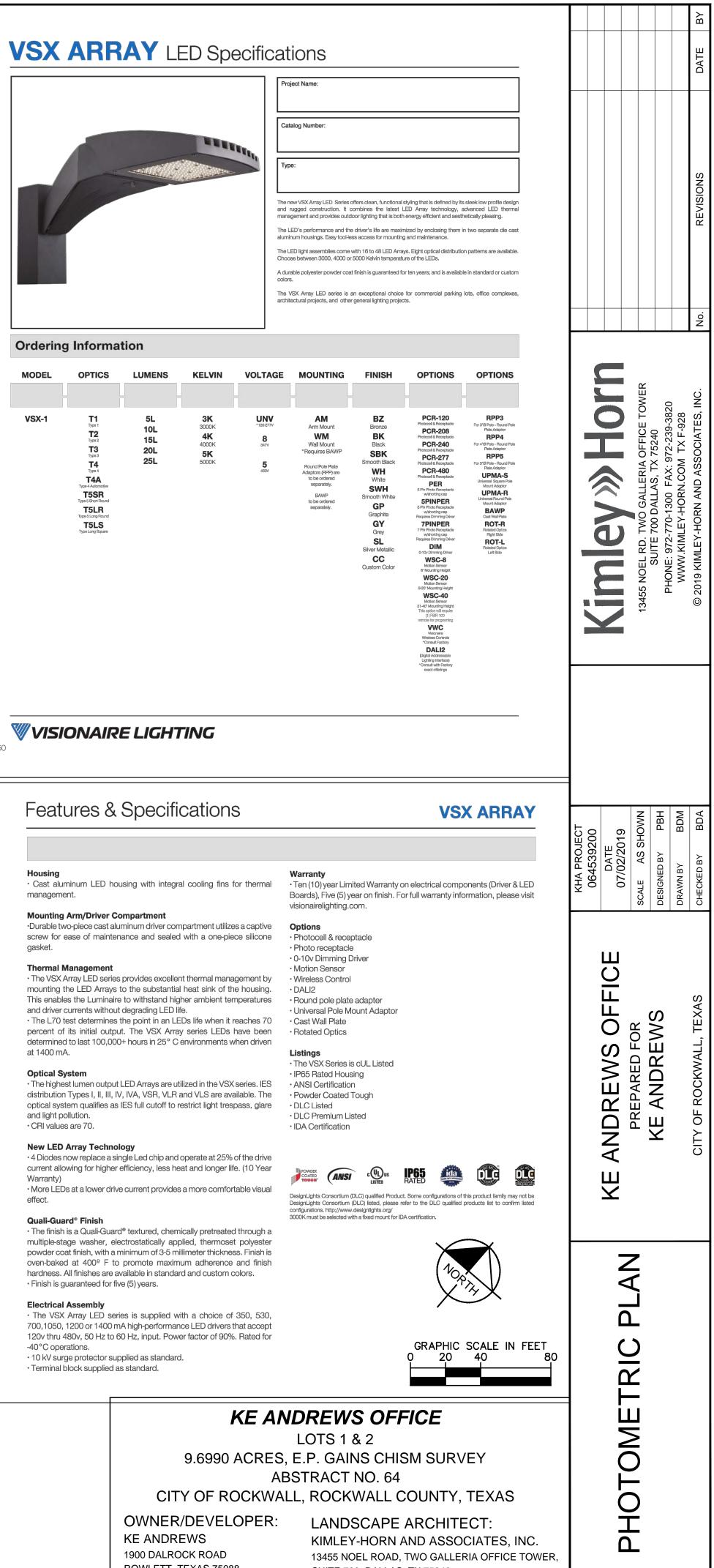
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED. DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.

HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.







ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

SHEET NUMBER

PH 1.00

	DATE BY
	REVISIONS
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	Kimley-Horn and Associates, INC.
$ \begin{array}{c}                                     $	KHA PROJECT 064539200 DATE 07/02/2019 SCALE AS SHOWN SCALE AS SHOWN SCALE AS SHOWN DESIGNED BY PBH DRAWN BY BDM CHECKED BY BDA
2.5" X 5" HARDWARE TO BE GALVANIZED TO: ASTM A153       Image: Control of the control	KE ANDREWS OFFICE PREPARED FOR KE ANDREWS CITY OF ROCKWALL, TEXAS
Site Lighting Fixture Scale: NTS	METRIC AILS
KE ANDREWS OFFICELOTS 1 & 29.6990 ACRES, E.P. GAINS CHISM SURVEYABSTRACT NO. 64CITY OF ROCKWALL, ROCKWALL COUNTY, TEXASOWNER/DEVELOPER:KE ANDREWS1900 DALROCK ROAD	PHOTON DET/
ROWLETT, TEXAS 75088SUITE 700, DALLAS, TX 75240CONTACT: KEVIN LLOYDTEL. NO. 972-770-1300EMAIL: KLLOYD@KEATAX.COMCONTACT: PAT HART, PLA	SHEET NUMBER

