AGENDA

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 13, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the *March 30, 2021* Planning and Zoning Commission meetings.

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

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

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

(5) P2021-012 (DAVID GONZALES)
Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a *Preliminary Plat* for Phase 2 of the Saddle Star Subdivision being a 29.002-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

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

(7) P2021-014 (HENRY LEE)
Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a *Preliminary Plat* for the Nelson Lake Subdivision being a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the

podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

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

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

(V) ACTION ITEMS

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

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

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

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

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

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

(VI) DISCUSSION ITEMS

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

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

- Z2021-004: SUP for Residential Infill in an Established Subdivision at 418 Perch Road (APPROVED; 2ND READING)
- Z2021-005: Zoning Change (AG to PD) for Winding Creek (APPROVED; 2ND READING)

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *April 9, 2021* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

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

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:03 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Mark Moeller, Jean Conway, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams, and Civil Engineers Sarah Johnston and Jeremy White.

II. OPEN FORUM

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

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

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

IV. CONSENT AGENDA

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

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

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

V. DISCUSSION ITEMS

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

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

Planning and Zoning Director Ryan Miller advised the applicant was present.

Pat Atkins
3076 Hays Lane
Rockwall, TX 75087

Mr. Atkins came forward and provided a brief summary in regards to his request. He added that it was a change in the verbiage to allow single-story products in the new development.

Mr. Miller added that the applicant is requesting to change the Type A lots to allow for a new product. As the ordinance is written now, Type A products allow for 50% flat-front entry and 50% j-swing entry. The applicant is proposing is 50% flat-front entry, 50% j-swing and/or modified swing.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

4. **Z2021-007** (RYAN MILLER)

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

Director of Planning and Zoning Ryan Miller advised his applicant was present.

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

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

Mr. Miller provided additional details in regards to the request. The applicant made changes to the concept plan from the original submittal where they changed the lot mix slightly. The property is currently designated for low-density residential which is two (2) units per gross acre and the applicant is requesting that you change this to a medium density residential designation which would allow for 2.87 units per acre. Mr. Miller added that this does not meet the comprehensive plan or future land use plan but it does meet the district strategies in that the product he's providing is 'suburban residential.' When looking at the policies and guidelines for residential, there's a lot of conforming aspects as well as major areas where this request is not meeting that and it is mostly tied to the 52-foot lot product. In addition, the Comprehensive Plan talks about discouraging flat-front entry garages and, if approved, only allow up to 25%. In this case, the applicant is requesting 47.60% flat-front entry so it does not meet the comprehensive plan on that aspect. Staff also proposed additional changes to the applicant such as removing the 52-foot product in favor of the 62-foot product. Mr. Miller also advised that dog parks would not be allowed without Council approval. He also added that the applicant's proposal of a park would be a discretionary decision for the City Council as to whether or not accept that dedication of land.

Commissioner Womble asked what percentage of the park would be in the floodplain.
Commissioner Deckard asked is there had been any discussion with the City in regards to the park.
Commissioner Conway appreciated the curvature of the streets. She asked if the applicant could bring fencing photos to the next meeting.
Vice-Chairman Welch asked how large Harry Myers Park is. He would like to hear feedback from the Park Board prior to the next meeting.
Commissioner Moeller added that there were many things he liked about the project but he did not like the 52-foot lots.
Commissioner Deckard asked if the applicant had a back-up plan just in case the Parks department did not decide to utilize the space.
Chairman Chodun asked Amy Williams if there were any water/waste water issues with the property.
Commissioner Thomas added that he knew the 52-foot lots are going to be an issue at the public hearing and he advised the applicant to listen to the recommendations made to him by Staff and the Commissioners.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

5. **P2021-009** (HENRY LEE)

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

Planner Henry Lee advised his applicant was not present but added that this case was going before the Parks Board on April 6, 2021.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

6. **P2021-010** (DAVID GONZALES)

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

Planning and Zoning Manager David Gonzales advised his applicant was present.

Bryan Wreyford
18877 FM 2755
Royse City, TX 75189

Mr. Wreyford came forward and was ready to answer any questions regarding his request.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

7. **P2021-011** (HENRY LEE)

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

Planner Henry Lee advised that the applicant was present but this case was on the agenda due to it having to be reviewed by Rockwall County since it is in the Extraterritorial Jurisdiction (ETJ).

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

8. **P2021-012** (DAVID GONZALES)

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

Planning and Zoning Manager David Gonzales advised that this will come before the Commission on the Consent Agenda section at the Public Hearing.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

9. **P2021-013** (DAVID GONZALES)

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

Planning and Zoning Manager David Gonzales advised that the applicant was present but this case was on the agenda due to it having to be reviewed by Rockwall County since it is in the Extraterritorial Jurisdiction (ETJ).

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

10. **P2021-014** (HENRY LEE)

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

Planner Henry Lee advised that they were working on comments in order to establish the preliminary plat for the Nelson Lake Subdivision.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

11. **SP2021-005** (DAVID GONZALES)

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

Planning and Zoning Manager David Gonzales wanted to indicate that the Architectural Review Board did recommend approval of the building elevations.

Cameron Slown
2 Horizon Court
Heath, TX 75032

Mr. Slown came forward and provided additional details in regards to his request. They would request 18 additional parking stalls to be shared from the Trend Tower garage.

Chairman Chodun asked if the parking was the only change from last time.
Commissioner Deckard asked if there was any other space that could be used as parking near the property.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

12. **SP2021-006** (HENRY LEE)

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

Planner Henry Lee advised that his applicant was present.

Morgan Harrison
5519 Preston Fairways Drive
Dallas, TX 75252

Ms. Harrison is the architect on the project and she came forward and was prepared to answer questions.

Chairman Chodun asked if there were any hurdles with the project. Ms. Harrison answered that the only one was the u-shaped drive on the front site plan.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

13. **SP2021-007** (HENRY LEE)

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

Planner Henry Lee advised that his applicant was present. He added that the applicant meets most of the Unified Development Code (UDC) requirements but they do not meet the parking requirements for the Downtown District. This request does require a major waiver so it does have to go before the City Council.

Nicholas Gamez
3818 Shelley Blvd
Dallas, TX 75211

Mr. Gamez came forward and provided details in regards to his case. He advised that the only issue they encountered was the placement of the a/c unit and the screening for it.

Vice-Chairman Welch wanted further explanation on the restaurant.
Commissioner Deckard gave further explanation on the split level a/c units.
Commissioner Conway added that there should be some split levels that can deliver the job at hand due to them being used a lot in Europe.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

14. **SP2021-008** (HENRY LEE)

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

Planner Henry Lee advised that the applicant was present

Tom Jones
5815 Meadow Crest Drive
Dallas, TX 75230

Mr. Jones came forward and provided a brief summary in regards to his request.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

15. **SP2021-009** (DAVID GONZALES)

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

Planning and Zoning Manager David Gonzales advised that the applicant was present.

David Morales
5310 Harvest Hill Road, Suite 180
Dallas, TX 75230

Mr. Morales came forward and provided a brief summary in regards to the request.

Commissioner Conway asked where the subject property was located in relation to the Park Place Subdivision.

Chairman Chodun advised that the case will come before the Planning and Zoning Commission for discussion or action on April 13, 2021.

16. **SP2021-010** (DAVID GONZALES)

Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a *Site Plan* for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [*FM-549*] and the IH-30 Frontage Road, and take any action necessary.

Chairman Chodun advised that this case had been withdrawn by the applicant.

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

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

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

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:15 PM.

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

_____
Eric Chodun, Chairman

Attest:

_____
Angelica Gamez, Planning and Zoning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Brenda Kennedy
CASE NUMBER:	P2021-009; *Replat for Lot 1, Block A, Kennedy Addition*

SUMMARY

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

PLAT INFORMATION

☑ The applicant is requesting to replat a 0.2342-acre existing parcel of land (*i.e. Lot 1, Block A, Richard Harris Subdivision No. 5 Addition*) into one (1) lot (*i.e. Lot 1, Block A, Kennedy Addition*) for the purpose of establishing easements and delineating the floodplain boundaries necessary to construct a single-family home.

☑ The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On June 9, 1986, the City Council approved a final plat (*Case No. PZ1986-037-01*) establishing the subject property as Lot 1, Block A, Richard Harris #5 Addition. This plat was filed with Rockwall County on October 7, 1986. On January 4, 2021 City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-02; S-238*] allowing the construction of a single-family home on the subject property.

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

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

☑ With the exception of the items listed in the *Conditions of Approval* section below, this ***Replat*** is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the ***Replat*** for *Lot 1, Block A, Kennedy 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 subdivision plat.

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

DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 320.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* March *, 20*21*.*

OWNER'S SIGNATURE Brenda Kennedy

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

MY COMMISSION EXPIRES

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

City of Rockwall

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

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

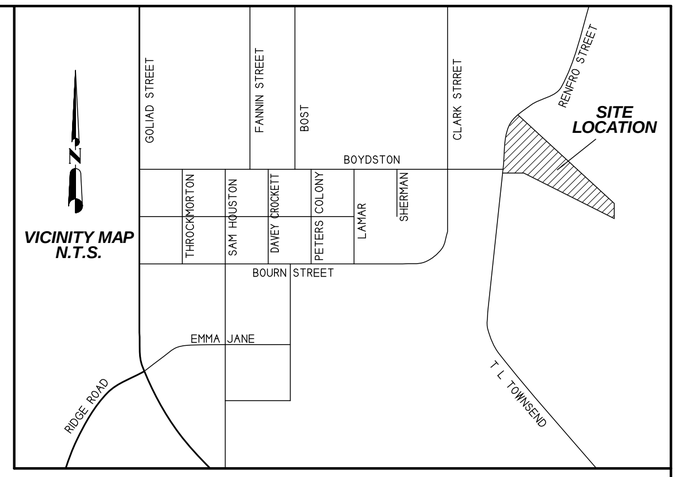
NOTES

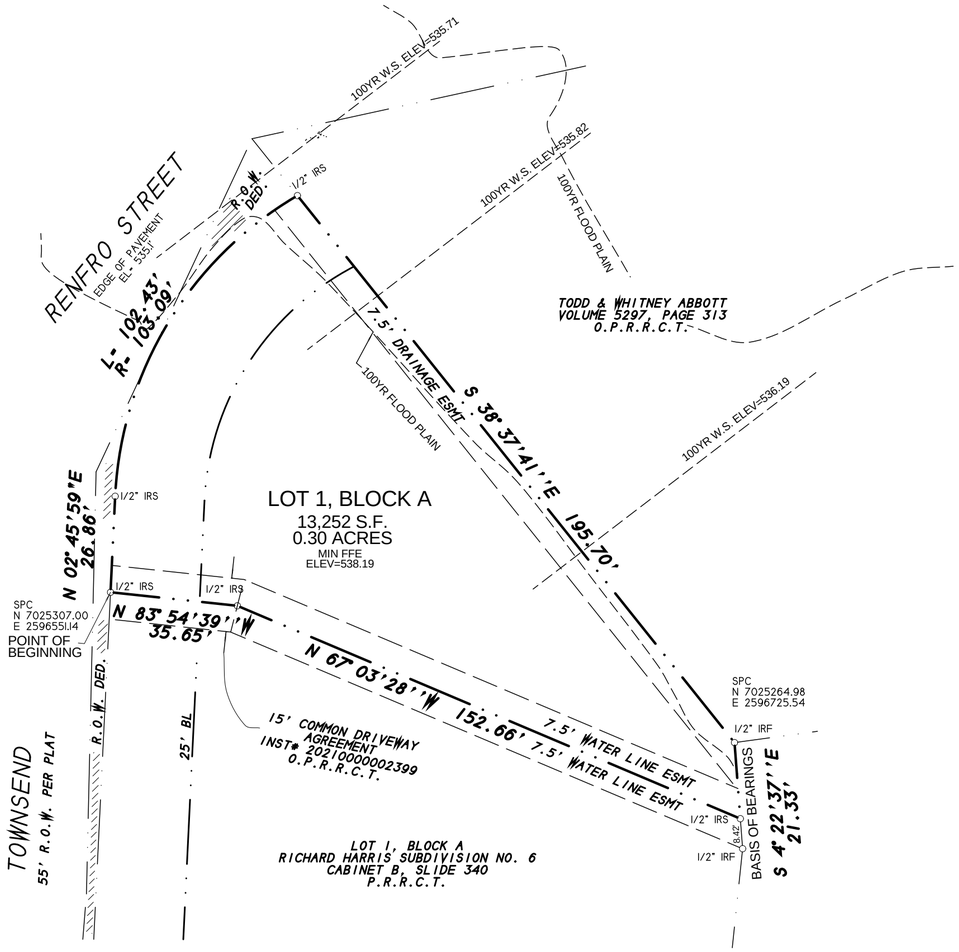
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

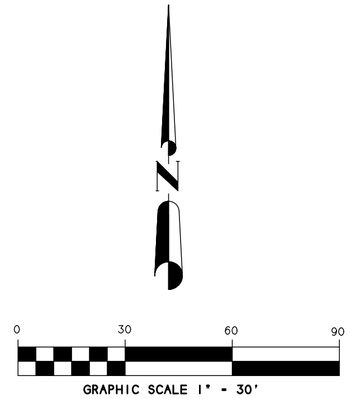
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

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







FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

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

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

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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

SYMBOL LEGEND

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

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

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

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

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

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

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

_____
BRENDA K. KENNEDY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

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

_____ _____
City Engineer Date

FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

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

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

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

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

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

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

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

CITY CASE NO. P2021-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Bryan Wreyford
CASE NUMBER:	P2021-010; *Lots 1 & 2, Block A, Wreyford Addition*

SUMMARY

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

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a ***Replat*** for a 2.97-acre parcel of land (*i.e. Lot 1, Crowell's Hidden Valley Estates Addition*) for the purpose of creating two (2) lots (*Lots 1 & 2, Block A, Wreyford Addition*). The subject property is situated in Collin County and is within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Both properties will have frontage on County Road 536, with Lot 1 having 300-feet of frontage and Lot 2 having 293.98-feet of lot frontage.

- ☑ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall. According to the *Interlocal Subdivision Agreement* between Collin County and the City of Rockwall, the City of Rockwall shall have exclusive jurisdiction to regulate all subdivision plats within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in accordance with Chapter 212 of the Texas Local Government Code, its adopted *Subdivision Ordinance* or other applicable codes or ordinances.

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

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

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and the *Interlocal Agreement between Collin County and the City of Rockwall.*

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the ***Replat*** for *Lots 1 & 2, Block A, Wreyford Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Collin County shall be addressed prior to filing of the plat with Collin County;

(2) The applicant shall have the city approved plat mylar signed by the Collin County Development Services Department prior to staff accepting the plat for filing purposes; and,

(3) 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.

DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

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

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

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

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

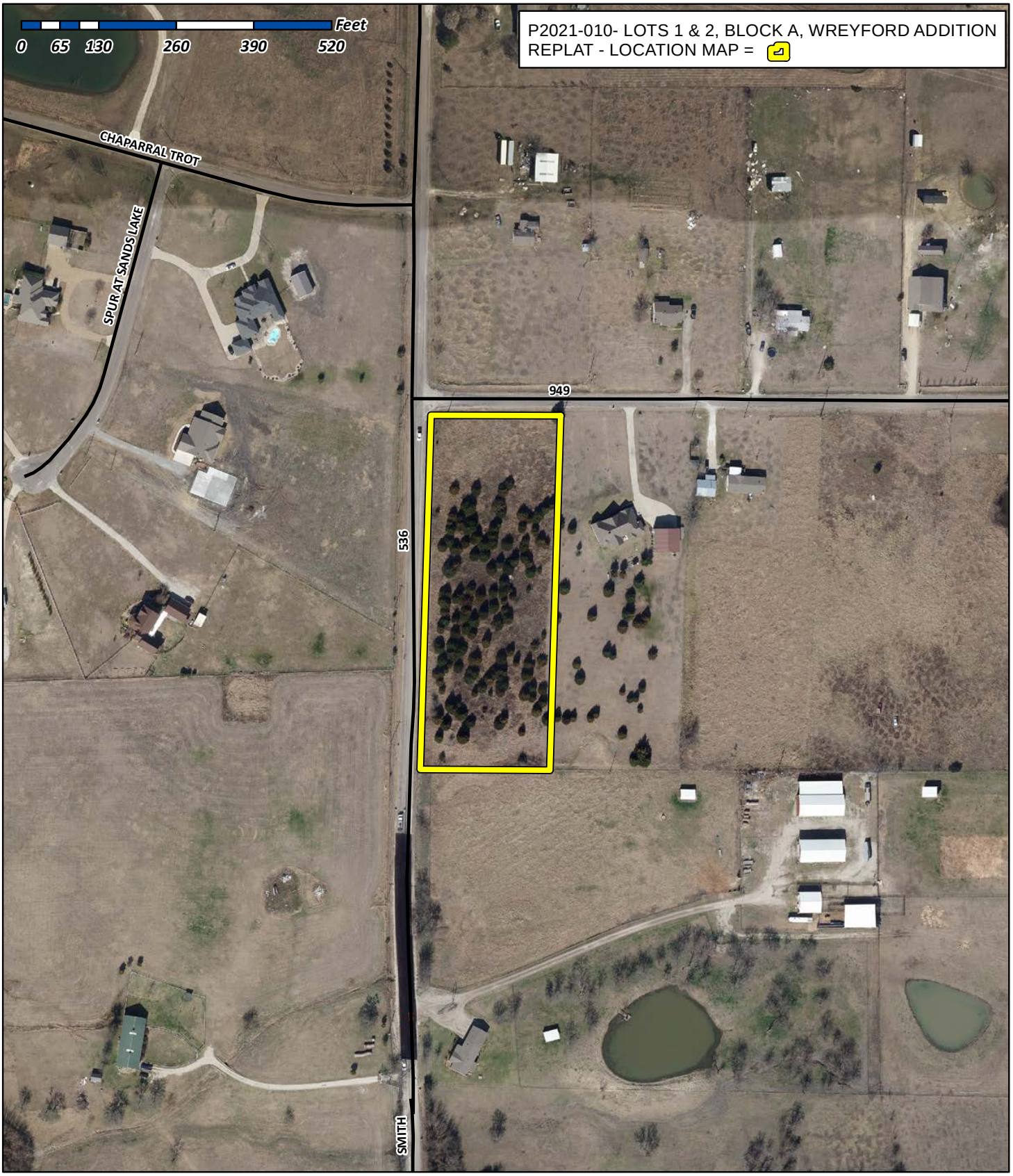
Given under my hand and seal of office on this the 12TH *day of* MARCH, 2021.

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

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires 6/11/24



P2021-010- LOTS 1 & 2, BLOCK A, WREYFORD ADDITION REPLAT - LOCATION MAP =

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

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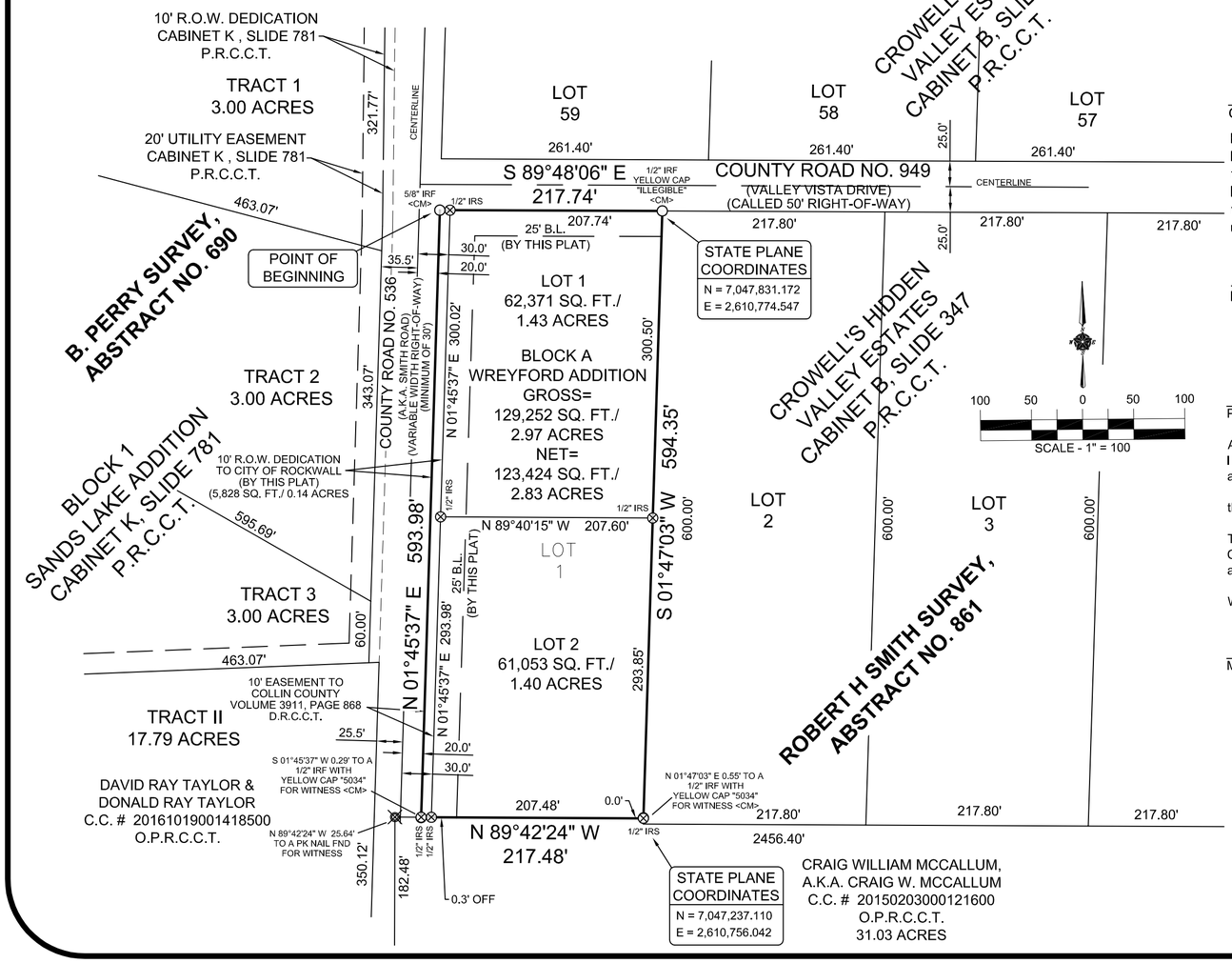
GENERAL NOTES:

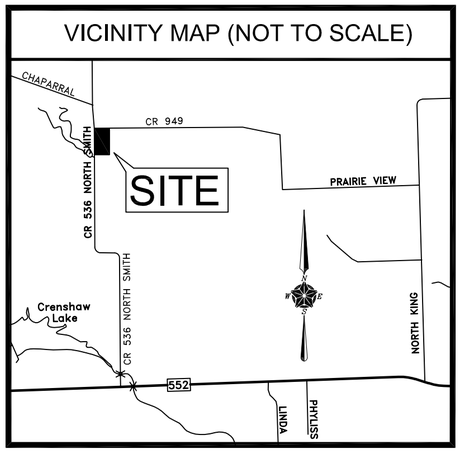
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
3. The purpose of this plat is to create 2 lots out of 1 platted lot.
4. Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
5. Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
6. City of Rockwall control monuments used:
   COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. +100' south of the Airport Rd. centerline.
   Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'
   COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate.
   Northing- 7,020,550.132 Easting- ,607,463.893 Elevation- 595.63'

OSSF NOTES:

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



VICINITY MAP (NOT TO SCALE)



LEGEND

C.C.	COUNTY CLERK
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C .T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRS	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER
CM	CONTROL MONUMENT
CENTERLINE	——— — ———
BOUNDRY LINE	———
EASEMENT LINE	— — — — —
B.L.	BUILDING LINE SETBACK

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northeast corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, GARY E. JOHNSON, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/31/2021)

Gary E. Johnson Registered Public Surveyor No. 5299

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

Designated Representative for Collin County Development Services

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by

the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Bryan Wreyford and Edith Wreyford, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas,; when taken with Ratification of Plat dated October 18, 1985, filed January 2, 1986, recorded in Volume 2281, Page 781, Deed Records, Collin County, Texas.

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

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

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

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

Bryan Wreyford Edith Wreyford

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***BRYAN WREYFORD***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***EDITH WREYFORD***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
BRYAN & EDITH WREYFORD
18877 FM 2755
ROYCE CITY, TEXAS 75189

P2021-010

FINAL PLAT
WREYFORD ADDITION
LOTS 1 & 2, BLOCK A
129,252 SF/2.97 ACRES
BEING A REPLAT OF LOT 1
CROWELL'S HIDDEN VALLEY ESTATES
ABSTRACT NO. 861
LOCATED WITHIN THE
EXTRATERRITORIAL JURISDICTION,
OF THE CITY OF ROCKWALL, COLLIN COUNTY, TEXAS

DATE: 02/10/2021 / JOB # 2003080-1 / SCALE= 1" = 100' / DRAWN: KO

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Mike and Cheryl Birdwell
CASE NUMBER:	P2021-011; *Final Plat for Lots 1 & 2, Block A, Birds Nest Addition*

SUMMARY

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

PLAT INFORMATION

- ☑ The applicants are requesting the approval of a *Final Plat* to subdivide one (1) tract of land (*i.e. Tract 15 of the J. Smith Survey, Abstract No. 191*) into two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Birds Nest Addition*) for the purpose of conveying one (1) lot (*i.e. Lot 2, Block A; the lot with the existing single-family home*) and constructing a single-family home on one (1) lot (*i.e. Lot 1, Block A*). According to the subdivision plat, each of the two (2) residential lots will be a minimum of 1½-acres in size, and be accessible via the existing private road (*i.e. Birds Nest Lane*). The plat also shows that an additional 32-feet of right-of-way will be dedicated to the existing right-of-way for Camp Creek Road. This dedication conforms to the *Rockwall County Thoroughfare Plan*.

- ☑ The proposed *Final Plat* appears to be in conformance with the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's Standards of Design and Construction Manual, and Exhibit 'A', *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the Interim Interlocal Agreement between Rockwall County and the City of Rockwall.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall.*

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1 & 2, Block A, Birds Nest Addition*, staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-011

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	171 Birds Nest Ln				
SUBDIVISION	Birds Nest Addition		LOT	1 & 2	BLOCK A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Vacant
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	4.02	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☐ OWNER	Mike & Cheryl Birdwell	☐ APPLICANT	
CONTACT PERSON	Mike & Cheryl	CONTACT PERSON	
ADDRESS	171 Birds Nest Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	214-773-4527	PHONE	
E-MAIL	birdwellc@garlandtx.gov	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

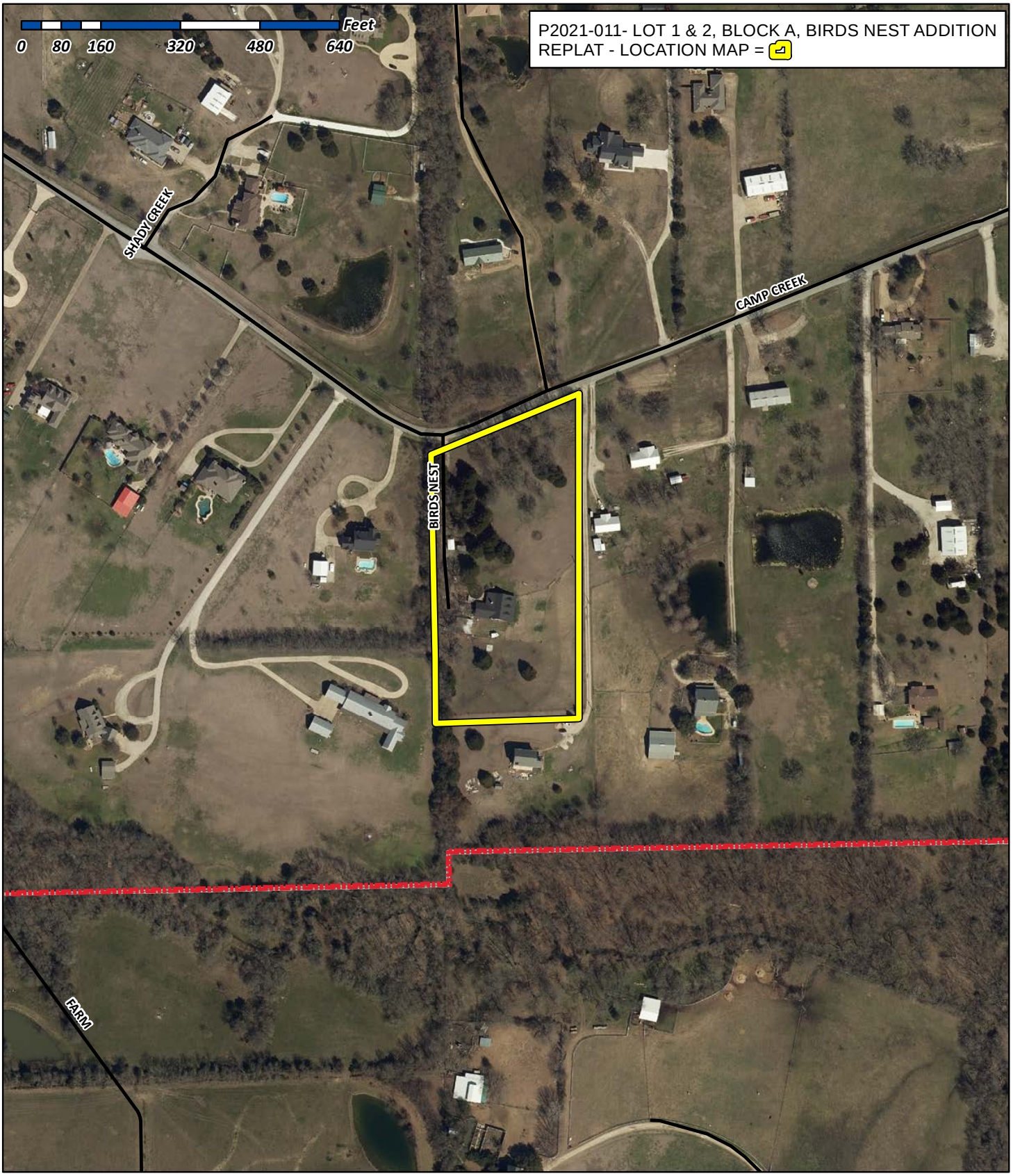
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* March, 2021

OWNER'S SIGNATURE Mike Birdwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vicky Morton

VICKY MORTON
My Notary ID # 126778218
Expires March 8, 2023

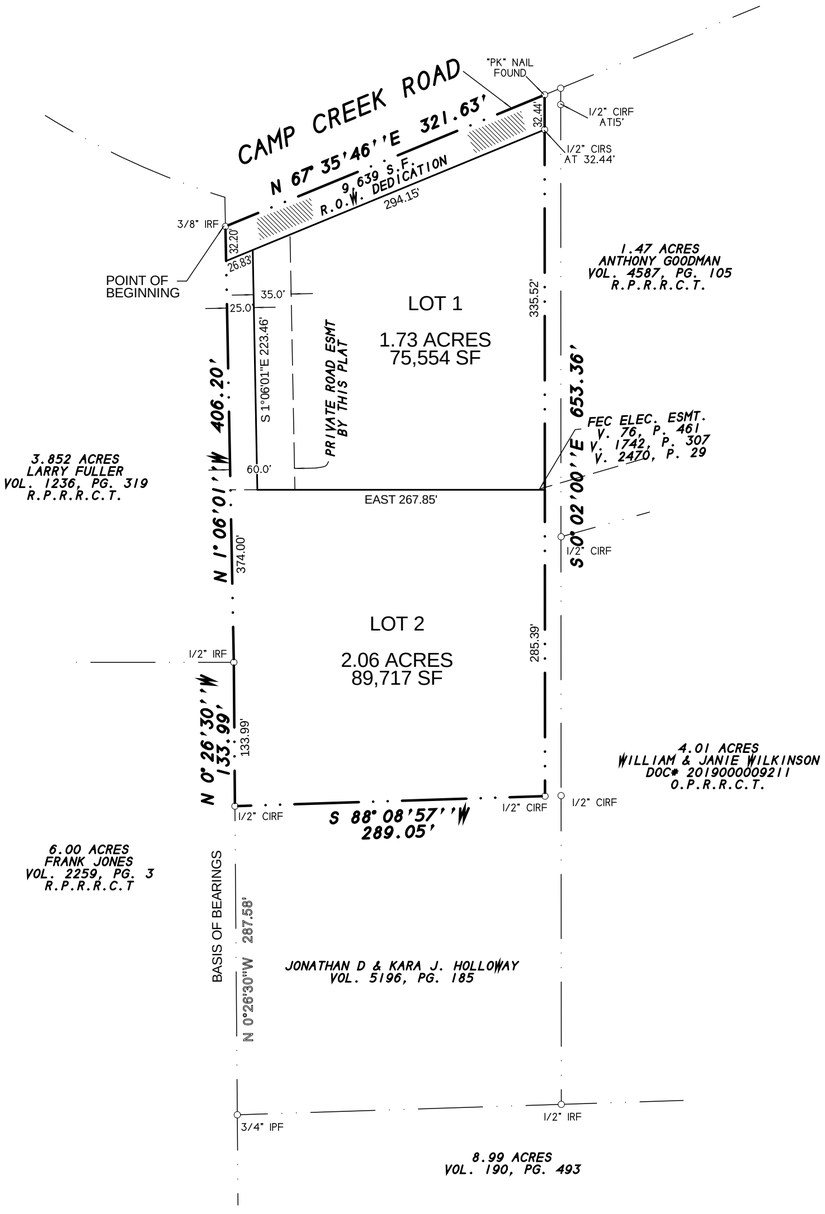
MY COMMISSION EXPIRES March 8, 2023

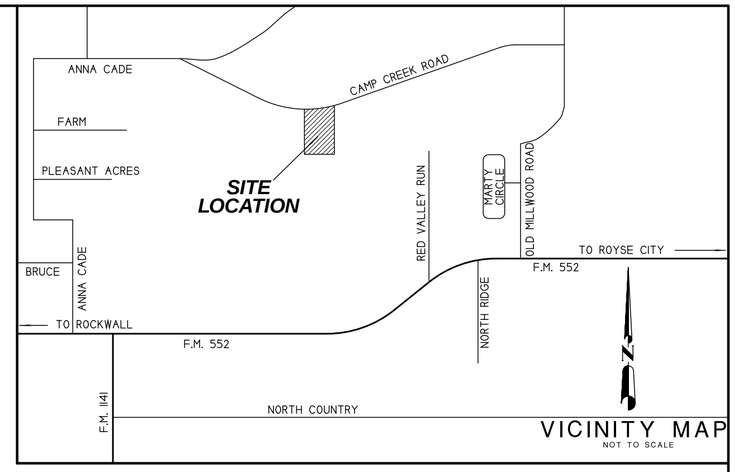


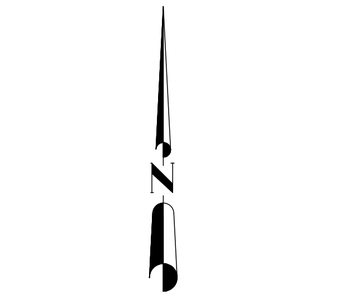
City of Rockwall

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

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







NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOLUME 676, PAGE 247, R.P.R.R.C.T.

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

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

FINAL PLAT

BIRDS NEST ADDITION
LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F.
(2 LOTS)
JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
MIKE BIRDWELL
CHERYL BIRDWELL
171 BIRDS NEST
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

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

SURVEY DATE MARCH 19, 2021
SCALE 1" = 100' FILE # 20010726-FP
CLIENT BIRDWELL

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

CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Mike and Cheryl Birdwell, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 191, Rockwall County, Texas, and being a part of that 6.238 acres tract of land as described in a Warranty deed from William James Russell, et al to Michael G. Birdwell and wife, Cheryl L. Birdwell, dated March 13, 1992 and being recorded in Volume 676, Page 247 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northwest corner of said 6.238 acres tract of land, said point being in a turn in Camp Creek Road;

THENCE N. 67 deg. 35 min. 46 sec. E. along Camp Creek Road, a distance of 321.63 feet to a "PK" nail found for corner;

THENCE S. 00 deg. 02 min. 00 sec. E. a distance of 653.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE S. 88 deg. 08 min. 57 sec. W. a distance of 289.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 26 min. 30 sec. W. along said west boundary line, a distance of 133.99 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 06 min. 01 sec. W. along the west boundary line of said tract, a distance of 406.20 feet to the POINT OF BEGINNING and containing 4.02 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as BIRDS NEST ADDITION, LOT 1& 2, BLOCK A, an Addition to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in BIRDS NEST ADDITION, LOT 1 & 2, BLOCK A, have been notified and signed this plat.

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

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City and County of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or

7) Property owner shall be responsible for maintaining, reparing and replacing all systems within the drainage and dentention easements.

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

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

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

_____
MIKE BIRDWELL

_____
CHERYL BIRDWELL

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BIRDS NEST ADDITION, LOT 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____,_____ in accordance with the requirements of the Interlocal Cooperation Agreement fro Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

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

_____ _____
City Engineer Date

_____ _____
Rockwall County Judge Date

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MIKE BIRDWELL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHERYL BIRDWELL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

FINAL PLAT

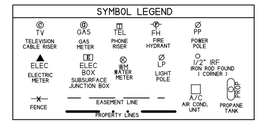
BIRDS NEST ADDITION
LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F.
(2 LOTS)
JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND



SURVEY DATE MARCH 19, 2021
SCALE 1" = 100' FILE # 20010726-FP
CLIENT BIRDWELL

OWNER:
MIKE BIRDWELL
CHERYL BIRDWELL
171 BIRDS NEST
ROCKWALL, TEXAS 75087

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

CASE NO. P2021-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Jose Campos; *Hines*
CASE NUMBER:	P2021-012; *Preliminary Plat for Phase 2 of the Saddle Star Estates South Subdivision*

SUMMARY

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

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* Phase 2 of the Saddle Star Estates South Subdivision for the purpose of ensuring compliance with the *Master Plat*, which was recently changed [*Case No. P2020-006*]. This phase of the subdivision will be comprised of 77, 70' x 125' single-family residential lots and three (3) common areas on a 29.002-acre tract of land. The three (3) common areas will total 5.5-acres, and incorporate an amenity center. In addition to the preliminary plat, the applicant has also submitted a preliminary drainage plan indicating the proposed drainage calculations and a preliminary utility plan indicating the proposed locations for the water lines, sanitary sewer lines, and the proposed fire hydrants and sanitary sewer manholes. The following is the lot composition of the Saddle Star Estates South Subdivision:

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	143	78.44%
B	80' x 125'	10,000 SF	33	21.56%
			176	*100.00%*

☑ On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of $59,064.00 (*i.e. 176 lots @ $428.00 per lot*) and cash-in-lieu of land fees of $42,090.00 (*i.e. 176 lots @ $305.00 per lot*) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized 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 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 *Phase 2* of the *Saddle Star Estates South Subdivision*, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the recommendations from the February 4, 2020 Parks and Recreation Board meeting.

(3) 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	John King Blvd at Hays Road				
SUBDIVISION	Saddle Star South Phase 2	LOT		BLOCK	
GENERAL LOCATION	East of John King Blvd. and South of FM 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development District	CURRENT USE	Agriculture		
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family Residential		
ACREAGE	26.827	LOTS [CURRENT]	1	LOTS [PROPOSED]	77

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

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

☐ OWNER	CDT ROCKWALL/2017 LLC	☑ APPLICANT	Hines
CONTACT PERSON		CONTACT PERSON	Jose Campos
ADDRESS	6925 FM 2515	ADDRESS	2200 Ross Ave. Ste. 4200W
CITY, STATE & ZIP	KAUFMAN, TX. 75142	CITY, STATE & ZIP	Dallas, Tx 75201
PHONE		PHONE	214-716-2900
E-MAIL		E-MAIL	jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
David Goss
My Commission Expires
02/17/2024
ID No. 6915002

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-042

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	John King Blvd at Hays Road				
SUBDIVISION	Saddle Star South Phase 2	LOT		BLOCK	
GENERAL LOCATION	East of John King and South of FM 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development District	CURRENT USE	Agriculture		
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family Residential		
ACREAGE	26.827	LOTS [CURRENT]	1	LOTS [PROPOSED]	77

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

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

☐ OWNER	GWENDOLYN REED	☑ APPLICANT	Hines
CONTACT PERSON		CONTACT PERSON	Jose Campos
ADDRESS	3076 HAYS RD	ADDRESS	2200 Ross Ave. Ste. 4200W
CITY, STATE & ZIP	ROCKWALL, TX. 75087	CITY, STATE & ZIP	Dallas, Tx 75201
PHONE	972-388-6383	PHONE	214-716-2900
E-MAIL		E-MAIL	jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

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

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2024-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd at Hays Road

SUBDIVISION: Saddle Star South Phase 2 LOT: BLOCK:

GENERAL LOCATION: East of John King and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development District CURRENT USE: Agriculture

PROPOSED ZONING: Planned Development District PROPOSED USE: Single Family Residential

ACREAGE: 26.827 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 77

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

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

☐ OWNER: SADDLE STAR SOUTH HOLDINGS LLC	☑ APPLICANT: Hines
CONTACT PERSON:	CONTACT PERSON: Jose Campos
ADDRESS: 2200 ROSS AVENUE	ADDRESS: 2200 Ross Ave. Ste. 4200W
SUITE 4200 W	
CITY, STATE & ZIP: DALLAS, TX. 75201	CITY, STATE & ZIP: Dallas, Tx 75201
PHONE:	PHONE: 214-716-2900
E-MAIL:	E-MAIL: jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

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

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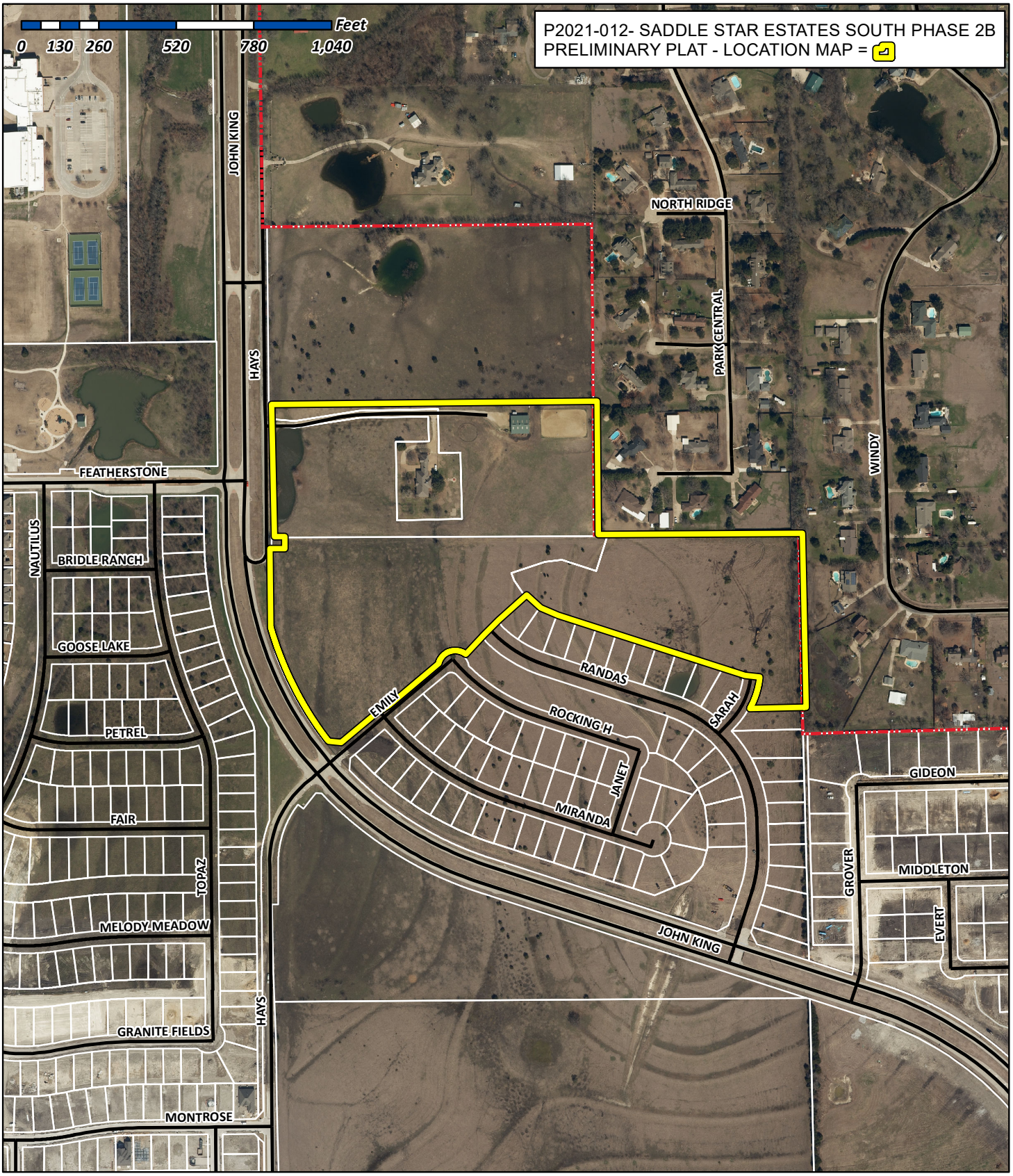
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March *20* 24

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

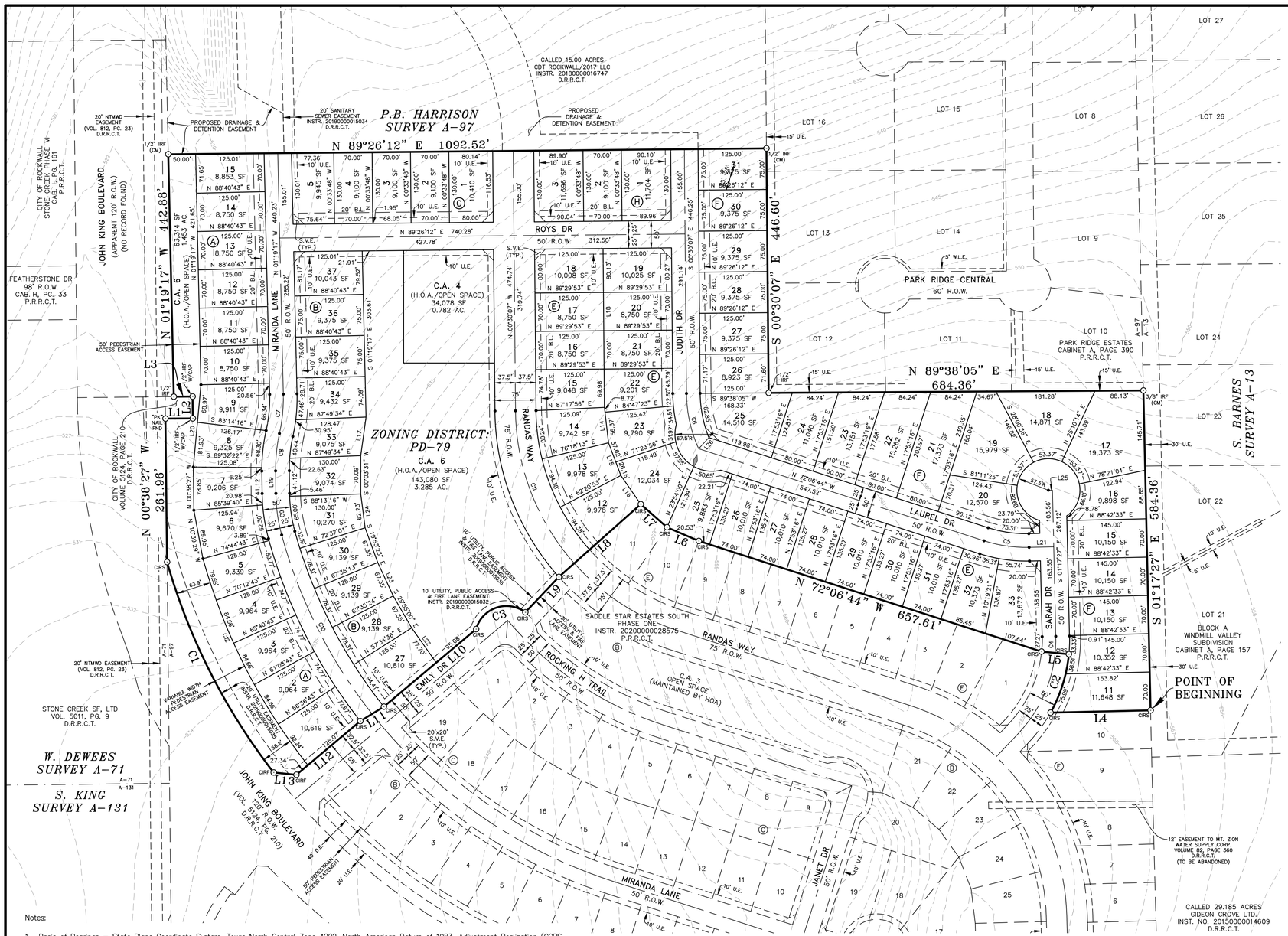
TIFFANY NICOLE PUTNAM
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 13273817-1

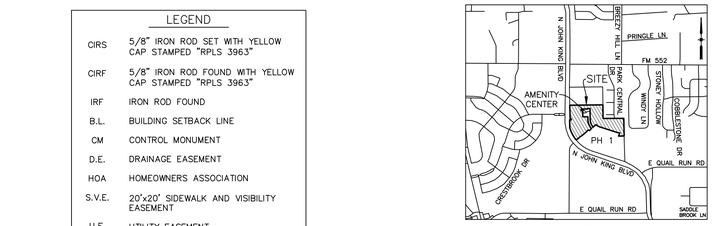
MY COMMISSION EXPIRES 10/20/24



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

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

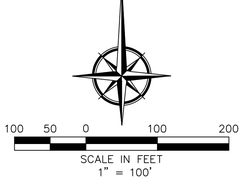




VICINITY MAP
N.T.S.

LEGEND

CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
	INDICATES CHANGE IN STREET NAME



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L9	S 43°25'25" W	89.23'
L10	S 49°55'55" W	220.14'
L11	S 58°29'53" W	50.35'
L12	S 49°55'55" W	152.40'
L13	N 84°16'58" W	41.84'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L14	N 06°36'49" W	65.09'
L15	N 20°40'27" W	63.78'
L16	N 34°37'47" W	63.78'
L17	S 07°43'23" W	71.06'
L18	N 00°30'07" W	70.00'
L19	N 00°38'27" W	41.12'
L20	N 05°14'20" E	150.90'
L21	N 88°42'33" E	45.00'
L22	S 35°18'55" E	77.70'
L23	S 24°54'11" E	67.35'
L24	S 07°26'26" E	62.23'
L25	N 88°42'33" E	7.50'
L26	N 42°38'44" E	35.79'

Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the Homeowners Association (HOA).
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The HOA is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.
7. The Open Space Lots to be maintained by the property owner/HOA.
8. Drainage/detention and floodplain on site to be maintained by the HOA.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

REVIEWED FOR PRELIMINARY APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED FOR PREPARATION OF FINAL PLAT

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

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

GWENDOLYN REED
3078 HAYS RD
ROCKWALL, TX 75087

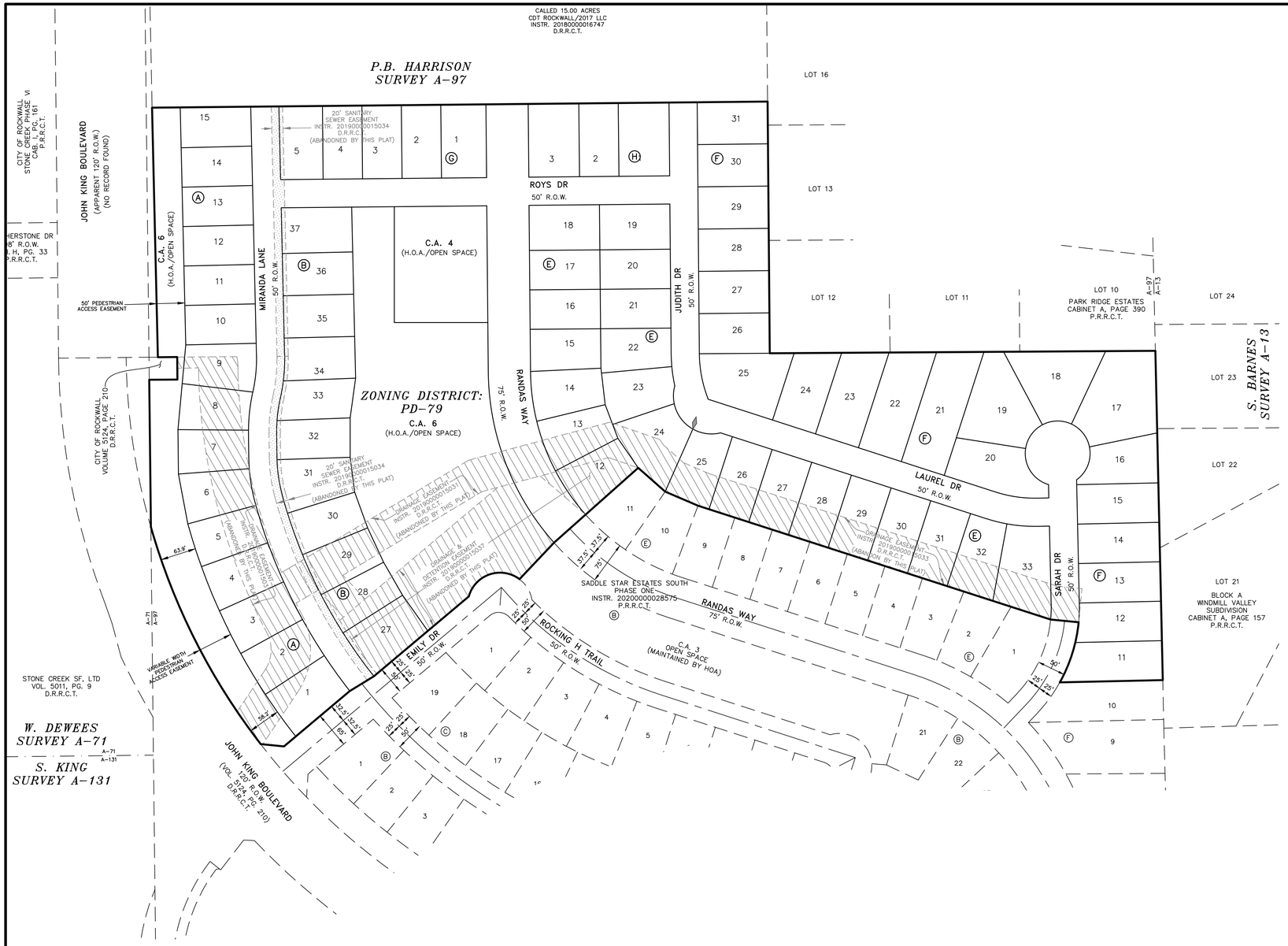
DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH PHASE 2
77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 ACRES
ZONING DISTRICT: PD-79
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

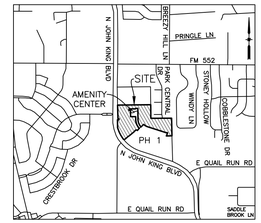
DATE: 3/30/2021 CASE #: P2021-012 SHEET 1 OF 2

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2.dwg

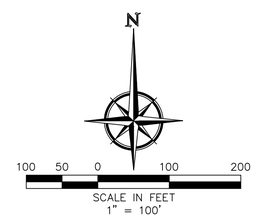


LEGEND

CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



VICINITY MAP
N.T.S.



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KAUFMAN, TX 75142

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DALLAS, TX 75201

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FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE 2

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 ACRES
ZONING DISTRICT: PD-79
SITUATED IN THE
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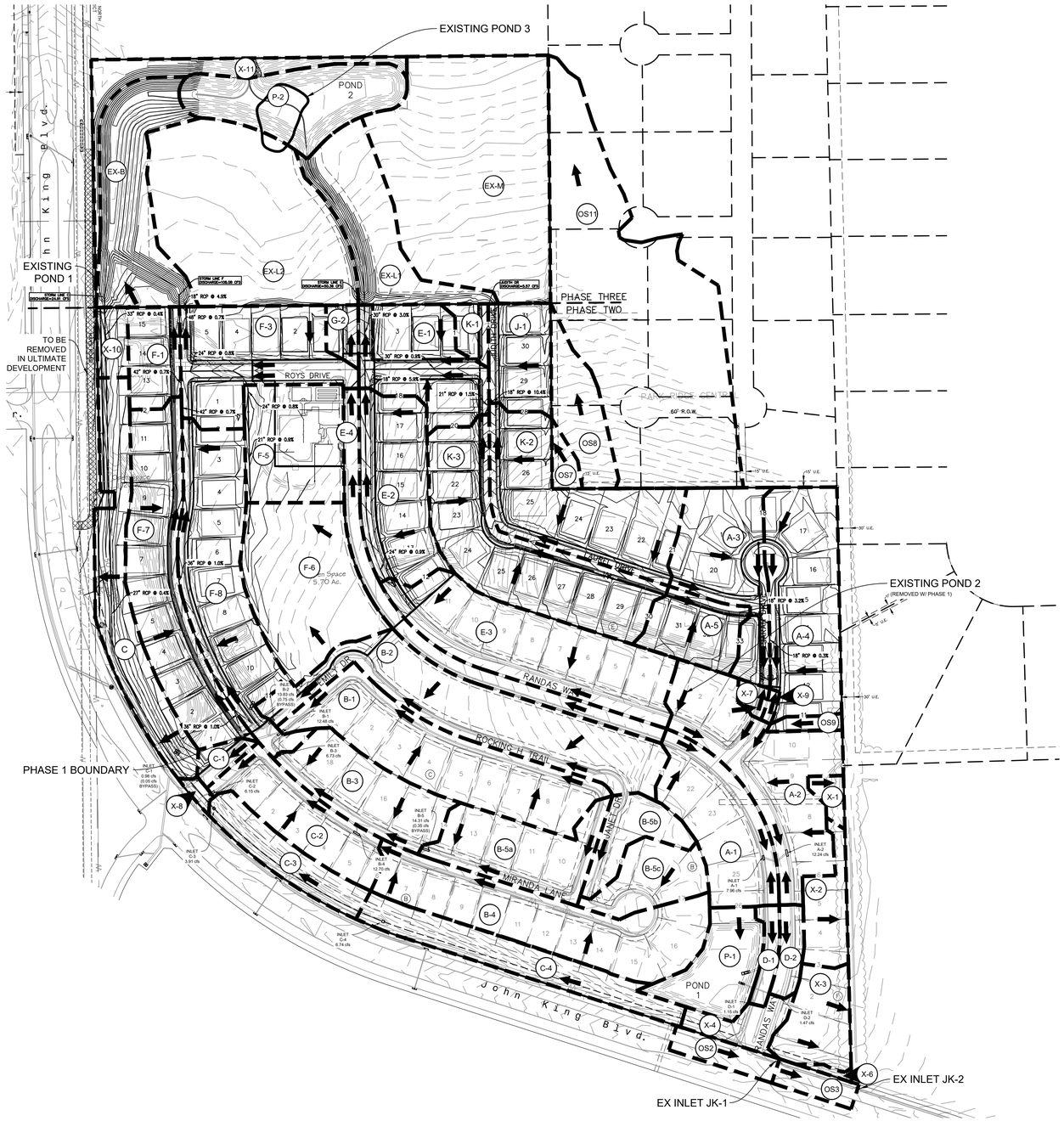
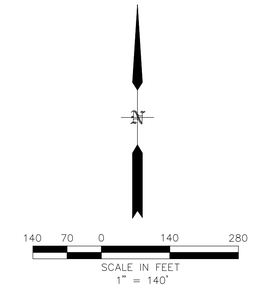
DATE: 3/30/2021 CASE #: P2021-012 SHEET 2 OF 2

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2.dwg





Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

COMPARISON - GIDEON GROVE-NORTH (6/5/2018)

GG-OS2/OS3=2.85 AC (8.3 CFS) SS-X1/X2/X3=1.61 AC (7.90 CFS)

CASE #: P2021-012

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:

BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

PRELIMINARY DRAINAGE EXHIBIT

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

LEGEND

- MATCHLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

N

60 30 0 60 120

SCALE IN FEET
1" = 60'

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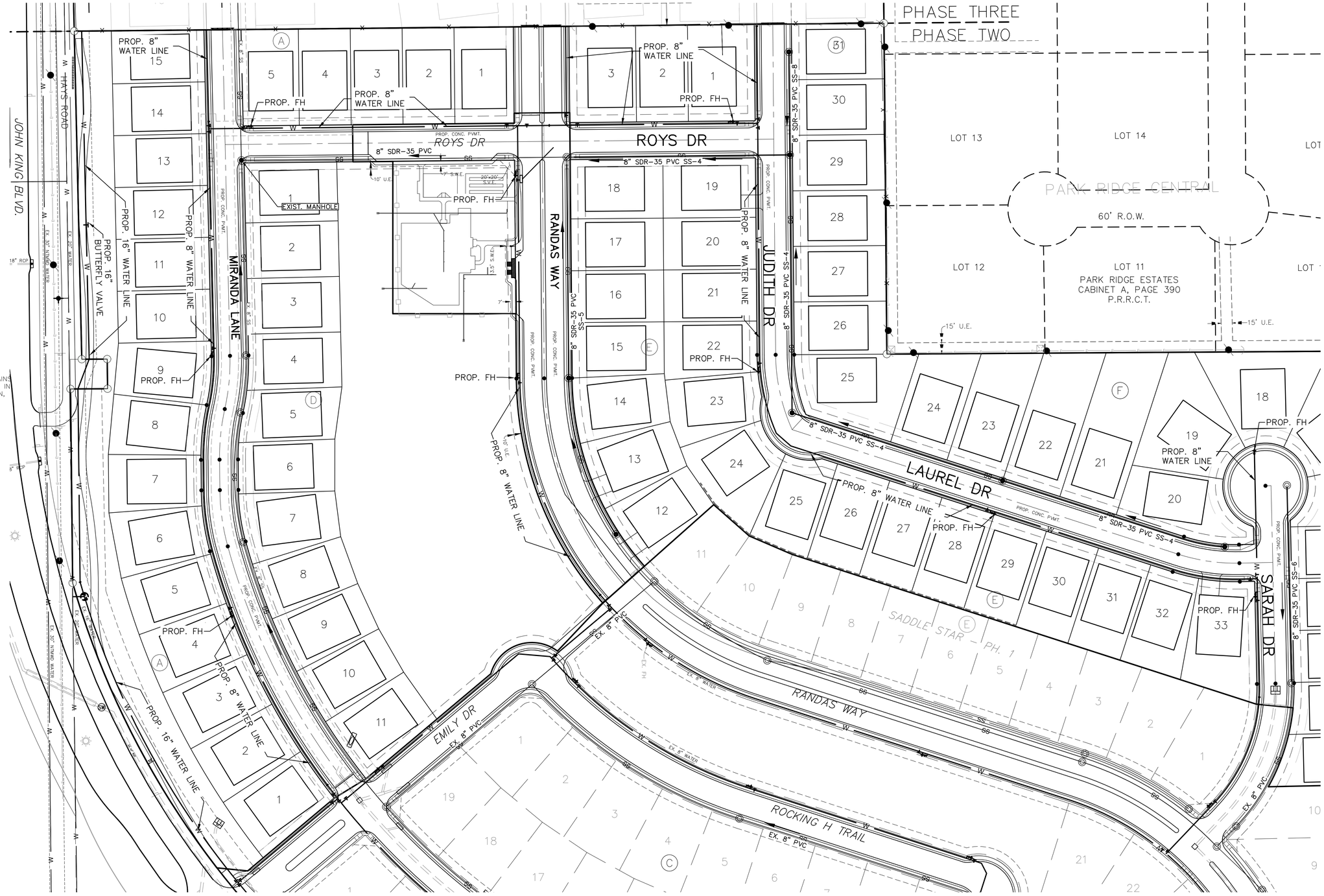

CASE #: P2021-012

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BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

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972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

PRELIMINARY UTILITY EXHIBIT

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Bart Carroll
CASE NUMBER:	P2021-013; *Preliminary Plat for Lots 1-19, Block A, Landon Subdivision*

SUMMARY

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

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Preliminary Plat* for a single-family residential subdivision (*i.e. The Landon Addition*), which will be situated on a 32.60-acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the development will consist of 19 single-family residential lots that will be a minimum of 1½-acres in size. The development will be accessible via a 50-feet roadway *(i.e. Streetman Road*) that will connect to the existing S. Munson Road. The preliminary plat also shows that an additional 30-feet of right-of-way will be dedicated to Streetman Road. This dedication conforms to the *Rockwall County Thoroughfare Plan*.

☑ In addition to the preliminary plat, the applicant has submitted preliminary drainage and utility plans indicating how the development will be served. According to Section 38-5(d)(1), *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(l)and proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities …. Land *shall not be approved for platting* or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities whether the facilities are to be located within the property being developed or offsite." The applicant's proposed preliminary plat appears to show the provision of sufficient public facilities. Additionally, the applicant has provided a *Will Serve Letter* from Cash Special Utility District indicating this district holds the Certificate of Convenience and Necessity (CCN) for the subject property and is able to provide water to the property.

☑ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A'*, *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall,* of the *Interim Interlocal Agreement* between *Rockwall County and the City of Rockwall*. In addition, the preliminary plat is required to meet all of the requirements of the *Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality* between Rockwall County and the City of Rockwall, the City of Rockwall's *Standards of Design and Construction Manual*, and Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall.*

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the ***Preliminary Plat*** for *Lots 1-19, Block A, the Landon Addition*, staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☒ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1] $695.00 33 AC
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	STREETMAN RD				
SUBDIVISION	THE STANDARDS Phase 1		LOT		BLOCK
GENERAL LOCATION	~~Mon~~ Streetman Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	AG	
PROPOSED ZONING	— N/A		PROPOSED USE	Single Family - Estate	
ACREAGE	32.6	LOTS [CURRENT]	0	LOTS [PROPOSED]	19

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

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

☐ OWNER		☒ APPLICANT	
CONTACT PERSON		CONTACT PERSON	BART CARROLL
ADDRESS		ADDRESS	PO Box 11
CITY, STATE & ZIP		CITY, STATE & ZIP	LAVON TX 75166
PHONE		PHONE	972 742 4411
E-MAIL		E-MAIL	bart.carroll@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 695.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* MARCH *, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

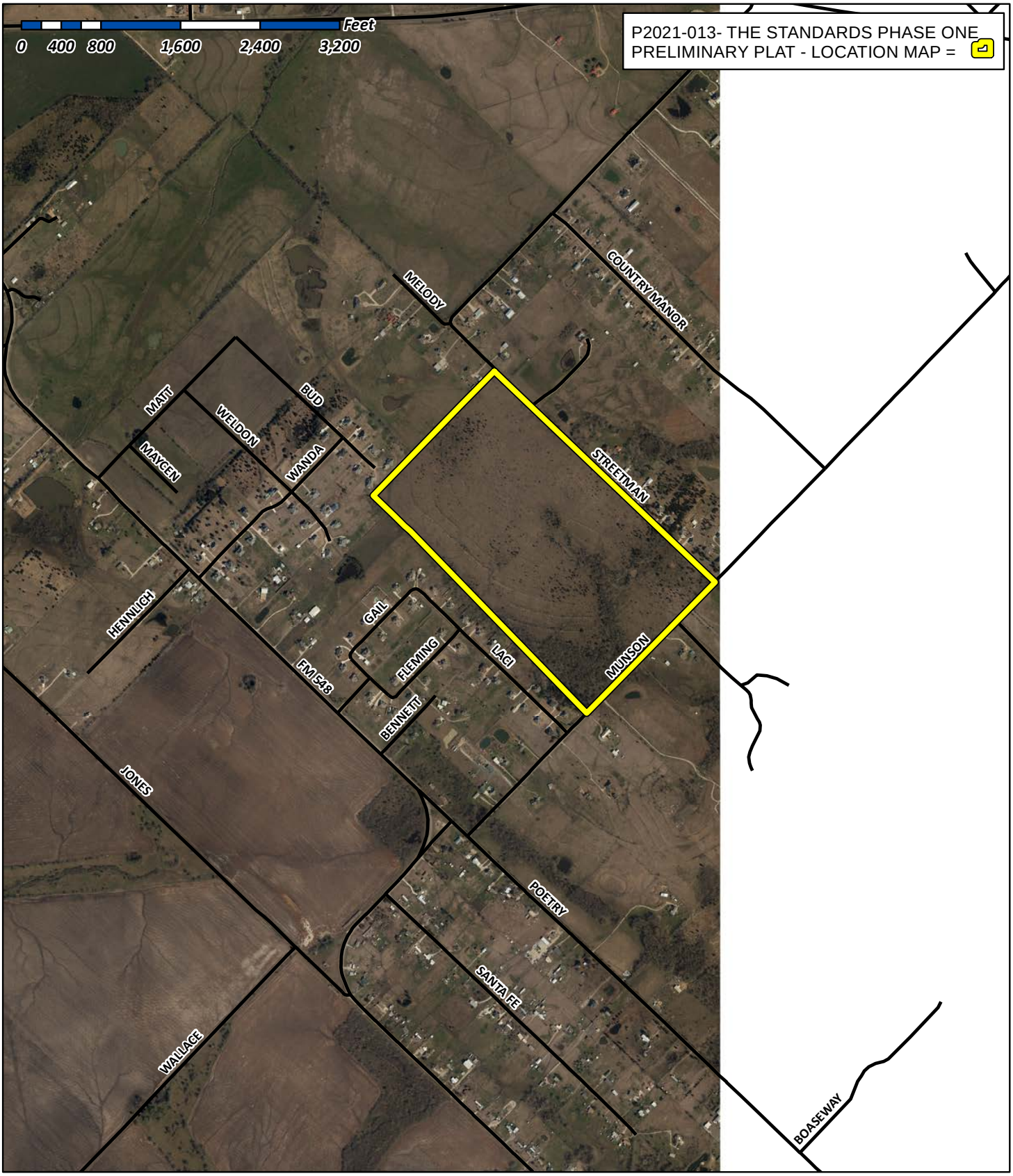
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* MARCH *, 20* 21 *.*

OWNER'S SIGNATURE Bart Carroll

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

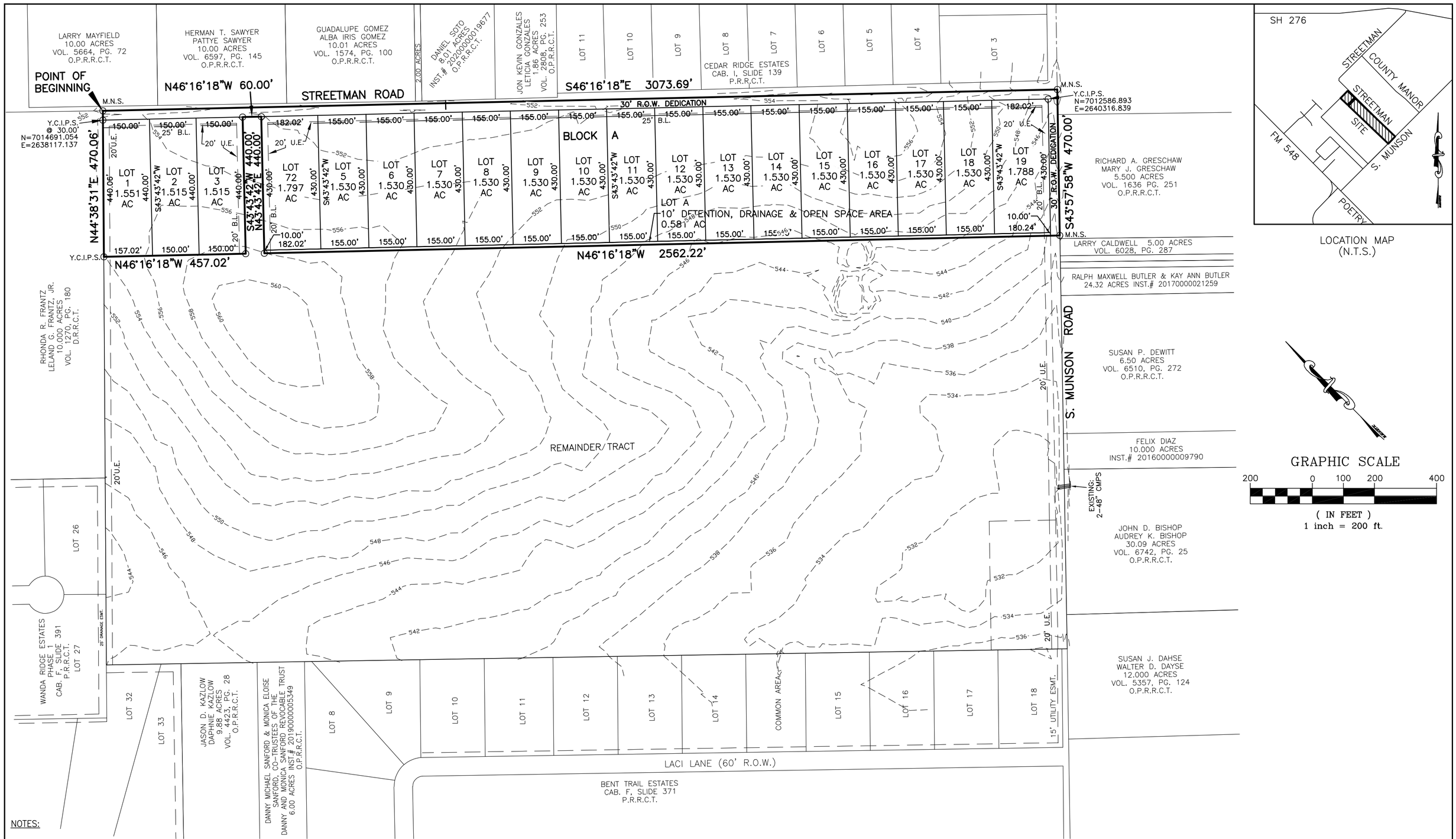
MY COMMISSION EXPIRES

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



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

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



LOCATION MAP
(N.T.S.)

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. Water supplied by Cash SUD.
3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
5. All street intersections to have a 15'x15' visibility easement.
6. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	MARCH 29, 2021	CP

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

PRELIMINARY PLAT

THE LANDON PHASE ONE

LOTS 1-19 & LOT A, BLOCK A
19 Residential Lots
Being 32.588 – Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-013

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a mag nail set for corner in the center of Streetman Road for the north corner of said 65 acre tract and the east corner of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas;

Thence, South 46°16'18" East, along Streetman Road and the northeast lines of said 65 acre tract and the 65.8 acre tract, a distance of 3073.69 feet to a mag nail set for the east corner of said 65.8 acre tract and being the centerline intersection of Streetman Road and S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 470.00 feet to a mag nail set for corner;

Thence, North 46°16'18" West, a distance of 2562.22 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 440.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the southwest line of said Streetman Road;

Thence, North 46°16'18" West, along the southwest line of said Streetman Road, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 440.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 46°16'18" West, a distance of 457.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the northwest line of said 65 acre tract and on the southeast line of said 10.000 acre tract;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract and the southeast line of said 10.000 acre tract, passing at a distance of 440.06 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 470.06 feet to the Point of Beginning and containing 1,419,536 square feet or 32.588 acres of land.

_____
Planning & Zoning Commission, Chairman

_____
Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

WITNESS OUR HANDS, this ___ day of _____, 20___.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____ _____
Rockwall County Judge Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

(1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

(2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
(3) The City and County of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

(4) The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Rules and Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

WITNESS, my hand, this the ___ day of _____, 2021.

_____
Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

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

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

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

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	MARCH 29, 2021	CP

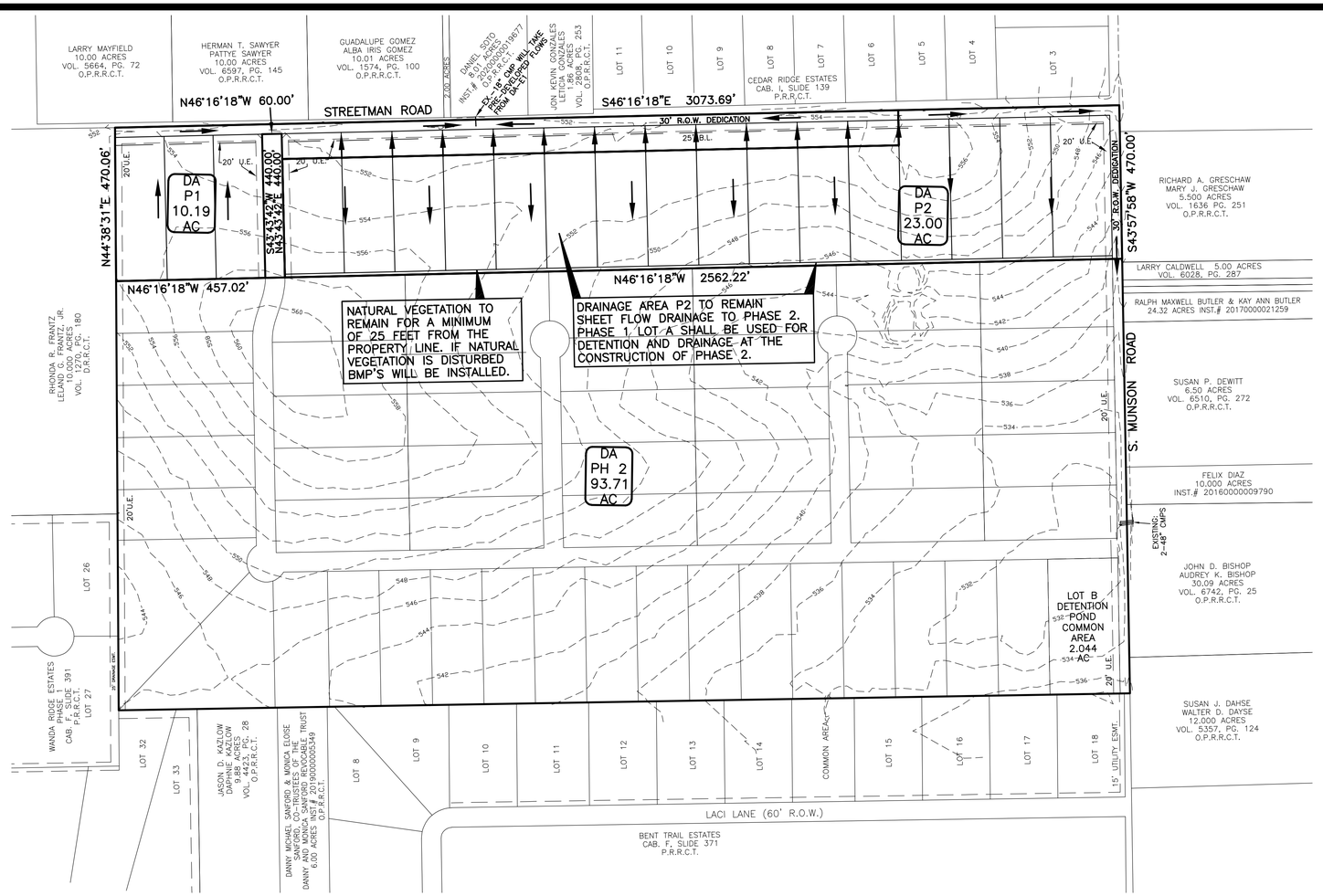
PRELIMINARY PLAT

THE LANDON PHASE ONE

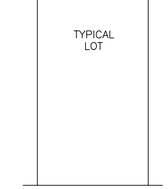
LOTS 1-19 & LOT A, BLOCK A
19 Residential Lots
Being 32.588 - Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-013

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444



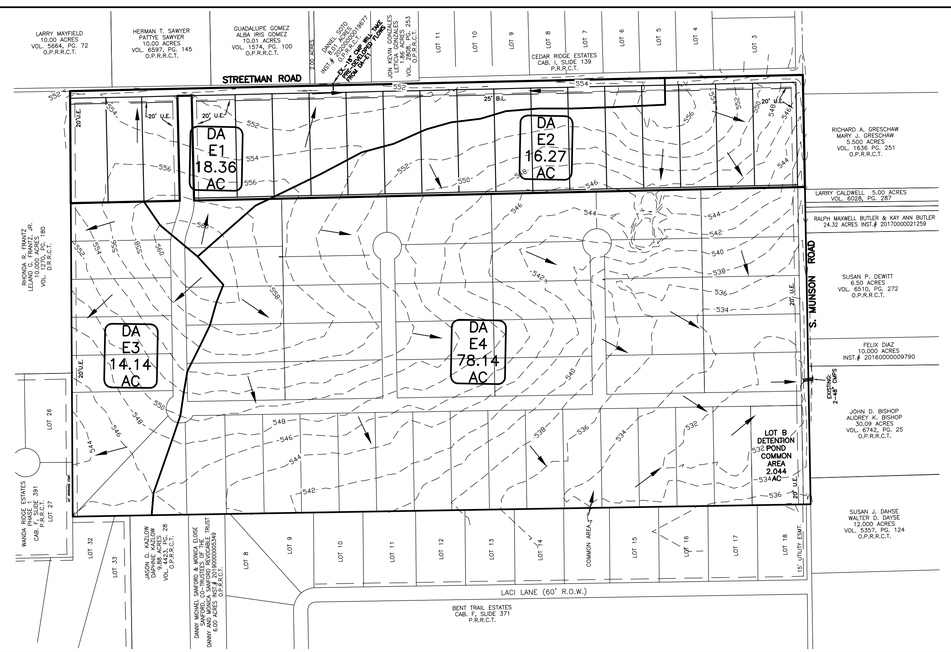
PROPOSED DRAINAGE AREAS					
Tc = 10 min.					
DA	ACRES	C	I100	Q cfs	NOTES
DA-P1	10.19	0.500	9.80	49.93	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-P2	23.00	0.500	9.80	112.70	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-REM	93.72	0.350	8.30	272.26	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
TOTALS	126.91			434.89	



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.



EXISTING DRAINAGE AREAS					
Tc = 20 min.					
DA	ACRES	C	I100	Q cfs	NOTES
DA-E1	18.36	0.350	8.30	53.34	DRAINS TO EX. 18" C.M.P. CROSSING STREETMAN ROAD
DA-E2	16.27	0.350	8.30	47.26	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E3	14.14	0.350	8.30	41.08	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
DA-E4	78.14	0.350	8.30	227.00	SHEET DRAINS TO S. MUNSON ROAD & OUT 2-48" R.C.P.S
TOTALS	126.91			368.67	

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.

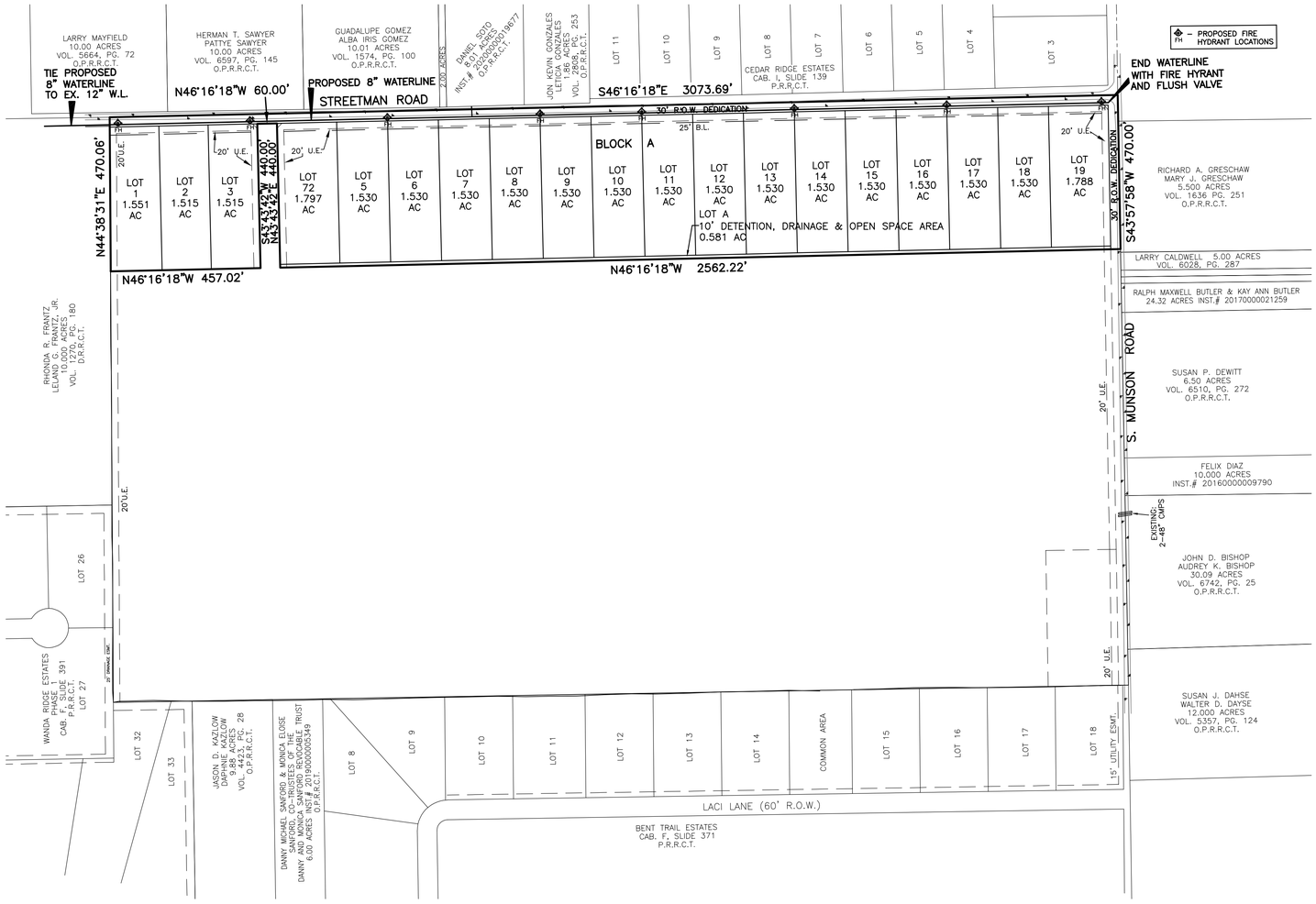
1

PRELIMINARY DRAINAGE PLAN

THE LANDON PHASE ONE

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

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON	MARCH 29, 2021	1"=200'	CP



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200 ft.

ALL INITIAL DEADEND WATER LINES NEED TO HAVE A FIRE HYDRANT WITH AUTOMATIC FLUSHING MECHANISM INSTALLED AT END.

ANY WATER VALVES DEEPER THAN 6 FEET NEED TO HAVE VALVE EXTENTIONS.

UTILITY CONTRACTORS TO PROVIDE AND INSTALL DUAL CHECK VALVES AT METER SERVICES.

ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250/HS (HIGH SECURITY)

ALL WATER FITTINGS SHALL BE AWWA C-153 COMPACT DUCTILE IRON.

PROPOSED FIRE HYDRANT DETAIL

STD. F.H. W/6" LEAD:	STD. F.H. DETAIL
1-8"x6" TEE	
1-6" GATE VALVE	
1-8" GATE VALVE	
1-FIRE HYDRANT	

Ⓦ – PROPOSED WATER METER

2

PRELIMINARY WATER PLAN

THE LANDON PHASE ONE

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

DWG:	DATE	SCALE:	DRAWN BY:
THE LANDON	MARCH 29, 2021	1"=200'	CP

CASH SPECIAL UTILITY DISTRICT

172 FM 1564 EAST
P.O. BOX 8129
GREENVILLE, TEXAS 75404-8129
PHONE (903) 883-2695 FAX (903) 883-4045

January 19, 2021

The Honorable David Sweet, County Judge
Rockwall County Courthouse
101 E. Rusk St
Suite 202
Rockwall TX, 75087

Dear Sir:

The District holds the Certificate of Convenience and Necessity (CCN) No. 10824 for the area where Robert Crowell owns property on Streetman Road. Upon installation of the approved on-site and off-site facilities and execution of the Non-Standard Water Utility Service Agreement between the District and Robert Crowell, the District will supply water to his property.

If you should have any questions regarding service to the subdivision, please feel free to contact me.

Sincerely,

Clay Hodges, General Manager
Cash Special Utility District

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Humberto Johnson Jr.; *Skorburg Company*
CASE NUMBER:	P2021-014; *Preliminary Plat for Nelson Lake Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a *Preliminary Plat* for the Nelson Lake Subdivision being a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Preliminary Plat* a 121.16-acre tract of land (*i.e. Tract 2 of the J. M. Gass Survey, Abstract No. 88*) into 260 residential lots for the purpose of developing a residential subdivision. The proposed subdivision will consist of three (3) lot types (*i.e. [1] 60' x 120', [2] 70' x 120', and [3] 72' x 120'*), and incorporate approximately 50.34-acres of open space. In addition, the proposed subdivision will be constructed in a single phase, and will adhere to the following density and dimensional requirements:

Lot Type (see Concept Plan) ▶	*A*	*B*	*C*
Minimum Lot Width (1)	60'	70'	72'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area	7,000 SF	8,400 SF	8,600 SF
Minimum Front Yard Setback (2), (5) & (6)	20'	20'	20'
Minimum Side Yard Setback	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	20'	20'	20'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

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

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

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

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

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

6: Flat front entry garage configurations are permitted on up to 35% (*i.e. a maximum of 91 lots*) of the total number of lots provided that: [*1*] no more than 45% (*i.e. a maximum of 60 lots*) of the lots for *Lot Type 'A'* have a flat front entry garage, [*2*] no more than

25% (*i.e. a maximum of 31 lots*) of the combined total of the *Lot Type 'B'* and *Lot Type 'C'* may have a flat front entry garage, and [*3*] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet.

The subject property was annexed by the City Council on August 30, 1999 by *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 4, 2005, the City Council approved *Ordinance No. 05-16* [*Case No. Z2005-007*] changing the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District. The property remained zoned Neighborhood Services (NS) District and Single-Family 16 (SF-16) District until the City Council adopted Planned Development District 90 (PD-90) [*Ordinance No. 21-09*] on February 1, 2021.

☑ On April 6, 2021, the Parks and Recreation Board reviewed the ***Preliminary Plat*** and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay pro-rata equipment fees of $138,060.00 (*i.e. $531.00 x 260 Lots*), which will be due prior to the issuance of a building permit.

(2) The property owner shall pay cash-in-lieu of land fees of $145,600.00 (*i.e. $560.00 x 260 Lots*), which will be due prior to the issuance of a building permit.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a ***Preliminary Plat*** for the *Nelson Lake Subdivision*, staff would propose the following conditions of approval:

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

(2) The applicant will be required to plant two (2), four (4) inch canopy trees on each residential lot to satisfy the tree mitigation requirements.

(3) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board.

(4) Any construction resulting from the approval of this ***Preliminary 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	# 0088 J M Guess, Tract 2,		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	N Country Ln - J Strickland - N0187-2017		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	single family
PROPOSED ZONING	PD	PROPOSED USE	single family
ACREAGE	121.16	LOTS [CURRENT]	Ø
		LOTS [PROPOSED]	260

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

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

☐ OWNER	UNISON INVESTMENT	☑ APPLICANT	
CONTACT PERSON	JEN-LIANG WU	CONTACT PERSON	Humberto Johnson Jr.
ADDRESS	23545 CRENSHAW BLVD #201	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	TORRANCE, CA 90505	CITY, STATE & ZIP	Dallas Tx 75225
PHONE	(310) 325-0300	PHONE	682-225-5834
E-MAIL	uniinv@aol.com	E-MAIL	Hjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

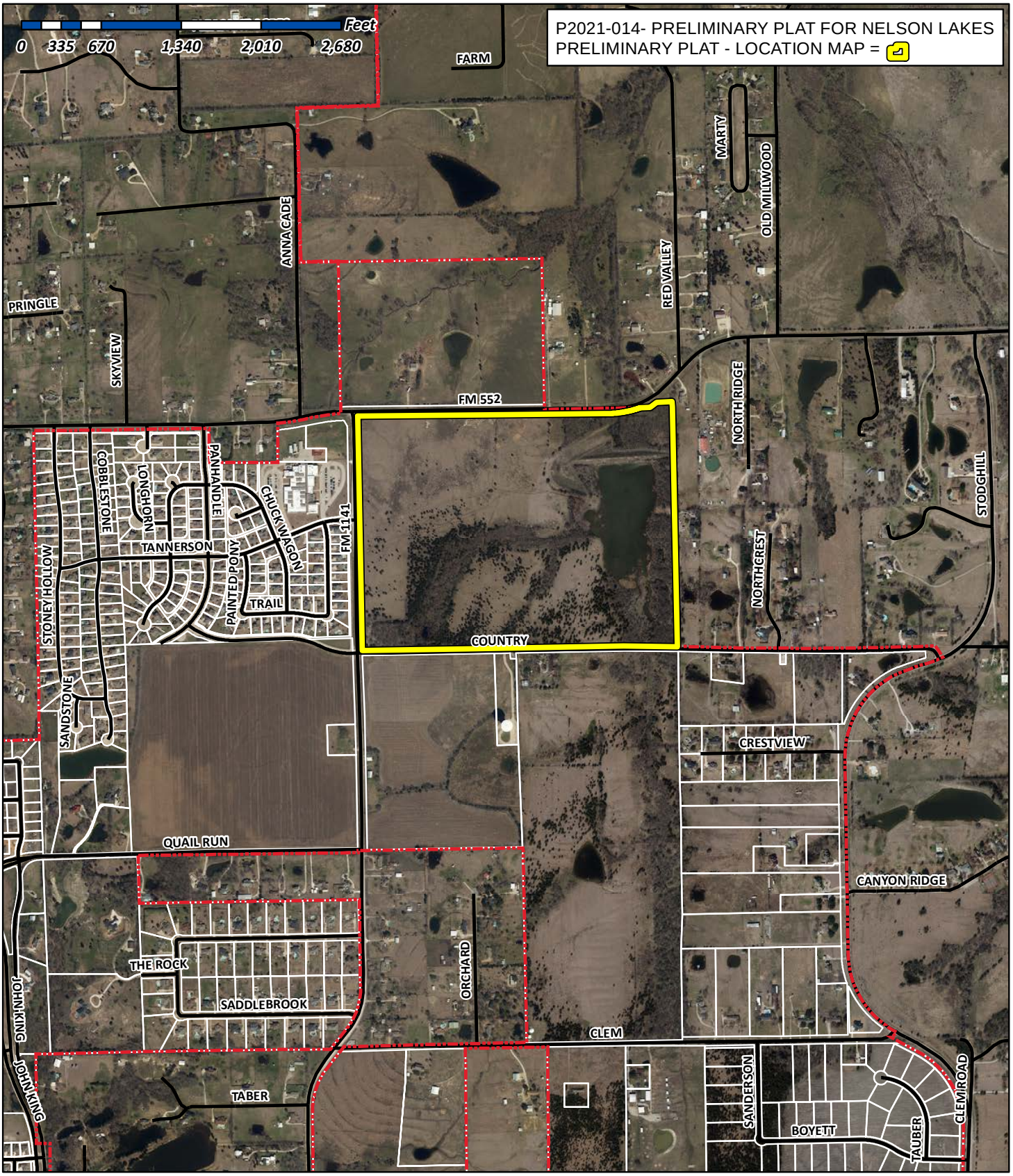
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* March, 2021

OWNER'S SIGNATURE [signature]

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

KATEY KANAMOTO
Notary Public - California
Los Angeles County
Commission # 2332603
My Comm. Expires Sep 23, 2024

MY COMMISSION EXPIRES Sep. 23, 2024



City of Rockwall

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

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.282 Y: 7040467.443
ELEV = 539.0

N44° 13'32"E 70.18'

F.M. 552 (80' R.O.W.)

N89° 24'07"E 1689.49'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

EX. 60' R.O.W.

PROPOSED 100' R.O.W.

30'x30' V.A.M.

20' R.O.W. DEDICATION

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 19 BLK B - OPEN SPACE - 0.830 AC.

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

STREET C (50' R.O.W.)

STREET E (50' R.O.W.)

STREET F (50' R.O.W.)

STREET G (50' R.O.W.)

STREET D (50' R.O.W.)

LOT 20 BLK C - OPEN SPACE - 0.138 AC.

LOT 28 BLK D - OPEN SPACE - 0.128 AC.

STREET H (50' R.O.W.)

F.M. 1141 (80' R.O.W.)

N00° 54'08"W 1939.22'

10' R.O.W. DEDICATION

STREET J (50' R.O.W.)

STREET I (50' R.O.W.)

STREET P (50' R.O.W.)

LOT 11 BLK E
0.365 AC.
OPEN SPACE

AREA TO BE RECLAIMED

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

STREET L (50' R.O.W.)

LOT 22 BLK F
0.699 AC.
OPEN SPACE

100' PROPOSED R.O.W.

90' EX. R.O.W.

45' 45'

10' R.O.W. DEDICATION

30'x30' V.A.M.

DALTON RANCH VOL. C, PG. 59

STREET M (50' R.O.W.)

STREET K (50' R.O.W.)

STREET N (50' R.O.W.)

10' R.O.W. DEDICATION

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602333.683 Y: 7038508.057
ELEV = 569.5

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

N88° 55'07"E 244.60'

S86° 18'46"E 120.92'

N82° 28'16"E 39.52'

N88° 55'07"E 229.61'

N43° 59'41"E 36.64'

N88° 55'07"E 192.83'

CITY LIMITS

20' SAN. SWR. ESMT.

NCRS EASEMENT

EROSION HAZARD SETBACK EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN & NCRS EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

EROSION HAZARD SETBACK EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN & NCRS EASEMENT

EROSION HAZARD SETBACK EASEMENT

20' SAN. SWR. ESMT. & WATER ESMT.

S00° 35'10"E 2032.11'

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

R.O.W.
25'X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS

VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
JOHN KING
F.M. 1141
CITY LIMITS
N

LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 120.883

TOTAL RESIDENTAL LOTS 260

DENSITY 2.151

EX. ZONING PD-90

LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY

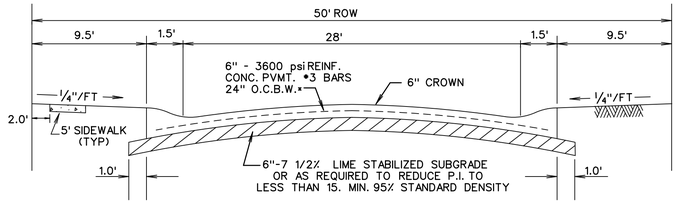
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MARCH 2021 SCALE 1" = 100'

CASE #P2021-014



TYPICAL PAVEMENT SECTION - LAYDOWN CURB

N.T.S.

*MIN. 6 1/2 SACK MIX IF HAND PLACED

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall City Secretary City Engineer

Nelson Lakes

Block A		Block B		Block C		Block D		Block D		Block F		Block G		Block I		Block I		Block J	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	8640	12	8376	21	10106	5	8712	35	8712	1	11207	7	7500	5	7500	35	7500	27	9114
2	8640	13	8236	22	9120	6	8712	36	8712	2	8400	8	7500	6	7500	36	9375	28	9158
3	10320	14	9164	23	7200	7	8712	37	8712	3	8400	9	7500	7	7500	**Block J**		29	9012
4	8640	15	11825	24	7200	8	8470	38	8712	4	9221	10	7500	8	7500	Lot	SF	30	9220
5	8640	16	10685	25	7200	9	8470	39	10406	5	16797	11	7500	9	7500	1	12938	31	11250
6	8640	17	8640	26	7200	10	8470	**Block E**		6	7787	12	10001	10	7500	2	8640	32	11250
7	8640	18	8530	27	7200	11	8470	Lot	SF	7	7500	**Block H**		11	7500	3	8640	33	11250
8	7998	19*	27454	28	7200	12	7260	1	10750	8	7500	Lot	SF	12	7500	4	9017	34	11250
9	7996	**Block C**		29	7200	13	7206	2	9000	9	7500	1	9777	13	7500	5	17385	35	10320
10	8321	Lot	SF	30*	6000	14	7206	3	9000	10	7500	2	7500	14	7500	6	10387	36	8640
11	8400	1	9120	31	7200	15	7206	4	9000	11	7500	3	7500	15	7500	7	8958	37	8640
12	8400	2	7200	32	7200	16	7206	5	9062	12	7500	4	7500	16	7500	8	8951	38	8765
13	8400	3	7200	33	7200	17	7206	6	8937	13	7500	5	7500	17	7500	9	8943	39*	57189
14	8400	4	7200	34	7200	18	7206	7	9000	14	12046	6	7500	18	9375	10	8936	40	8666
15	8400	5	7200	35	7200	19	9196	8	9000	15	11199	7	7500	19	9375	11	8929	41	8640
16	11527	6	7200	36	7200	20	9196	9	9000	16	9000	8	9375	20	7500	12	8921	42	8640
17*	110676	7	7200	37	7200	21	7260	10	9000	17	9000	9	9375	21	7500	13	8514	43	1977090
Block B		8	7200	38	7200	22	7260	11*	15842	18	9000	10	7500	22	7500	14	8907		
Lot	SF	9	7200	39	7200	23	7260	12	10420	19	9000	11	7500	23	7500	15	8899		
1	8640	10	7200	40	7200	24	7260	13	7754	20	9000	12	7500	24	7500	16	8892		
2	8640	11	7200	41	7200	25	7260	14	7501	21	7426	13	7500	25	7500	17	8885		
3	10320	12	7200	42	7200	26	7260	15	7500	22*	30454	14	7500	26	7500	18	8878		
4	11825	13	7200	43	9120	27	7260	16	7500	**Block G**		15	7500	27	7500	19	8870		
5	9216	14	7200			28*	5556	17	7500	Lot	SF	16	9920	28	7500	20	8863		
6	8188	15	7200	**Block D**		29	8470	18	7500	1	14335	**Block I**		29	7500	21	8862		
7	8421	16	7200	Lot	SF	30	8470	19	7500	2	9102	Lot	SF	30	7500	22	8898		
8	9216	17	7200	1	10406	31	8470	20	7500	3	8750	1	9375	31	7500	23	8941		
9	11825	18	7200	2	8712	32	8470	21	9375	4	8750	2	7500	32	7500	24	8985		
10	11825	19	7200	3	8712	33	8712			5	10500	3	7500	33	7500	25	9028		
11	9164	20	7200	4	8712	34	8712			6	9375	4	7500	34	7500	26	9071		

PRELIMINARY PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY

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

MARCH 2021

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-XXX

F.M. 552 (80' R.O.W.)

F.M. 1141 (80' R.O.W.)

NORTH COUNTY LANE

EX. WATERLINE

LOT 17 BLK A
5.41 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 19 BLK B - 0.630 AC
OPEN SPACE

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P

LOT 30 BLK C - 0.358 AC
OPEN SPACE

LOT 22 BLK F
0.699 AC
OPEN SPACE

LOT 43 BLK J
45.698 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

EROSION HAZARD
SETBACK EASEMENT

APPROX. 100 YEAR
FEMA FLOODPLAIN

APPROX. 100 YEAR
FEMA FLOODPLAIN
& NCRS EASEMENT

APPROX. 50 YEAR
FEMA FLOODPLAIN

0 50 100 200
SCALE: 1" = 100'

N

RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	115681	2.66	0.50	1.33	10	9.80	13.0
2	36975	0.85	0.50	0.42	10	9.80	4.2
3	51800	1.18	0.50	0.59	10	9.80	5.8
4	83466	1.92	0.50	0.96	10	9.80	9.4
5	96839	2.22	0.50	1.11	10	9.80	10.9
6	50318	1.16	0.50	0.58	10	9.80	5.7
7	39914	0.92	0.50	0.46	10	9.80	4.5
8	62190	1.43	0.50	0.71	10	9.80	7.0
9	90525	2.08	0.50	1.04	10	9.80	10.2
10	36245	0.83	0.50	0.42	10	9.80	4.1
11	103141	2.37	0.50	1.18	10	9.80	11.6
12	58718	1.35	0.50	0.67	10	9.80	6.6
13	116725	2.68	0.50	1.34	10	9.80	13.1
14	42920	0.99	0.50	0.49	10	9.80	4.8
15	71153	1.63	0.50	0.82	10	9.80	8.0
16	95140	2.18	0.50	1.09	20	8.30	9.1
17	64900	1.49	0.50	0.74	10	9.80	7.3
18	103512	2.38	0.50	1.19	20	8.30	9.9
19	93830	2.15	0.50	1.08	10	9.80	10.6
20	95140	2.18	0.50	1.09	10	9.80	10.7
21	84293	1.94	0.50	0.97	20	8.30	8.0
22	57296	1.32	0.50	0.66	10	9.80	6.4
23	95385	2.19	0.50	1.09	10	9.80	10.7
24	95477	2.19	0.50	1.10	10	9.80	10.7
25	42832	0.98	0.50	0.49	10	9.80	4.8
26	95552	2.19	0.50	1.10	10	9.80	10.7
27	80186	1.84	0.50	0.92	10	9.80	9.0
28	111977	2.57	0.50	1.29	10	9.80	12.6
29	34393	0.79	0.50	0.39	10	9.80	3.9
30	139996	3.21	0.50	1.61	10	9.80	15.7
31	133003	3.05	0.50	1.53	10	9.80	15.0
32	37725	0.87	0.50	0.43	10	9.80	4.2
33	157266	3.61	0.50	1.81	10	9.80	17.7
34	74909	1.72	0.50	0.86	10	9.80	8.4
35	114966	2.6	0.50	1.32	10	9.80	12.9
36	131823	3.03	0.50	1.51	10	9.80	14.8

PRELIMINARY
DRAINAGE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

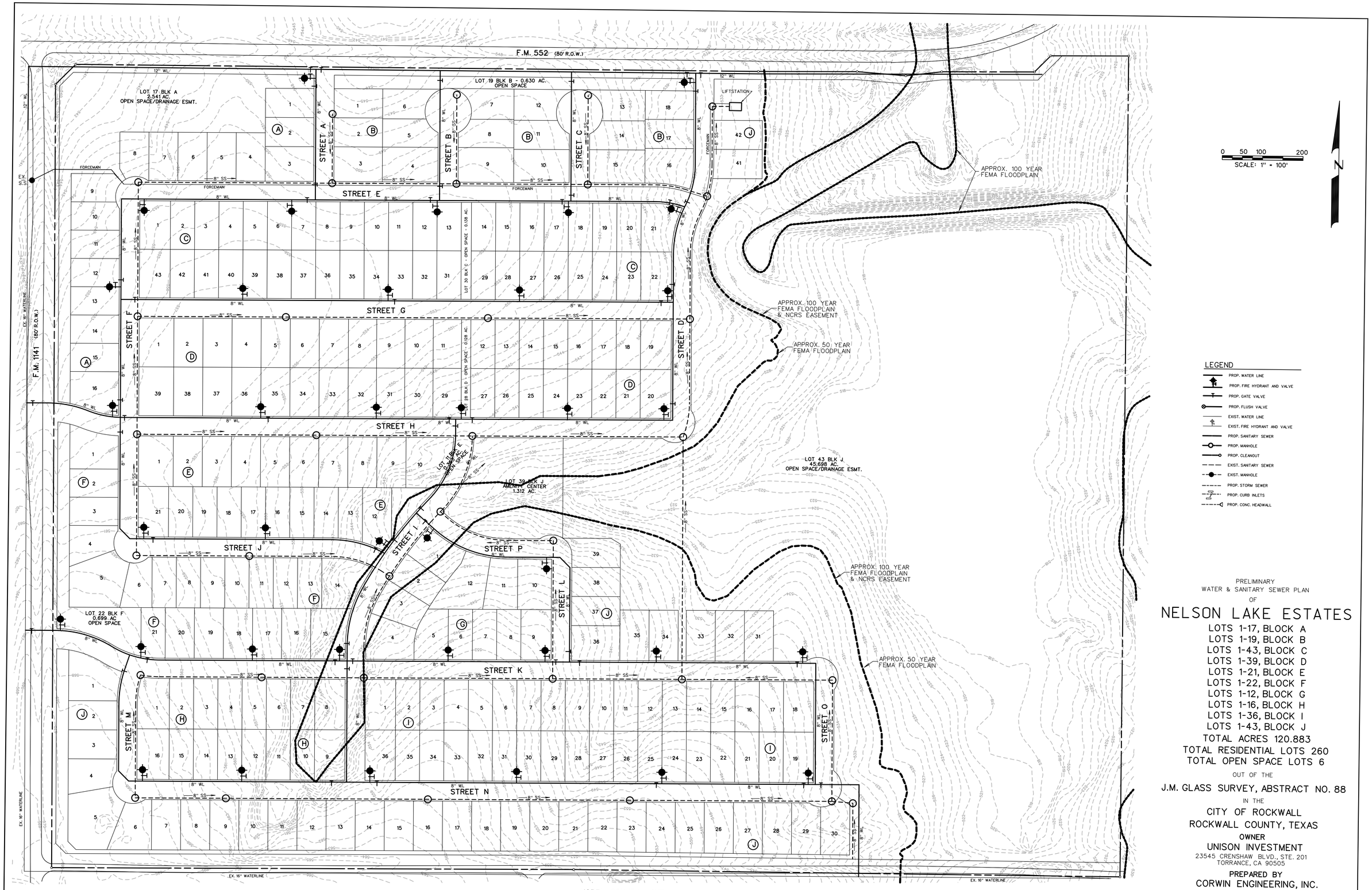
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

MARCH 2021 SCALE 1" = 100'

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-XXX



PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
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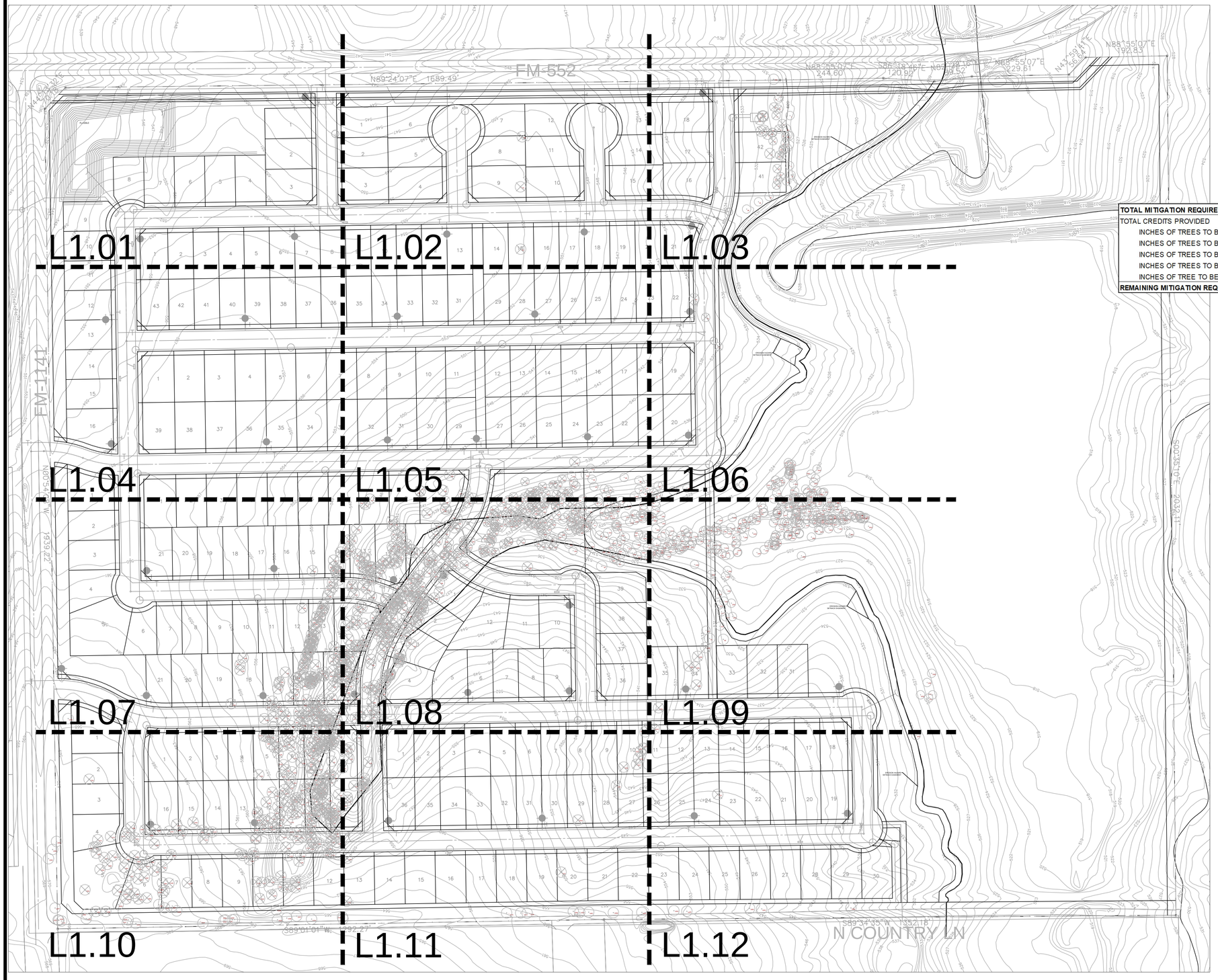

L-1.1	L-1.2	L-1.3
L-1.4	L-1.5	L-1.6
L-1.7	L-1.8	L-1.9
L-1.10	L-1.11	L-1.12

KEY

TOTAL MITIGATION REQUIRED	**5,138.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3
REMAINING MITIGATION REQUIRED	**0.0**

SEE SHEETS L-1.13 TO L-1.16 FOR TABLES AND CALCULATIONS

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

SITE DATA
ACREAGE: 120.883
LOT COUNT: 260

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

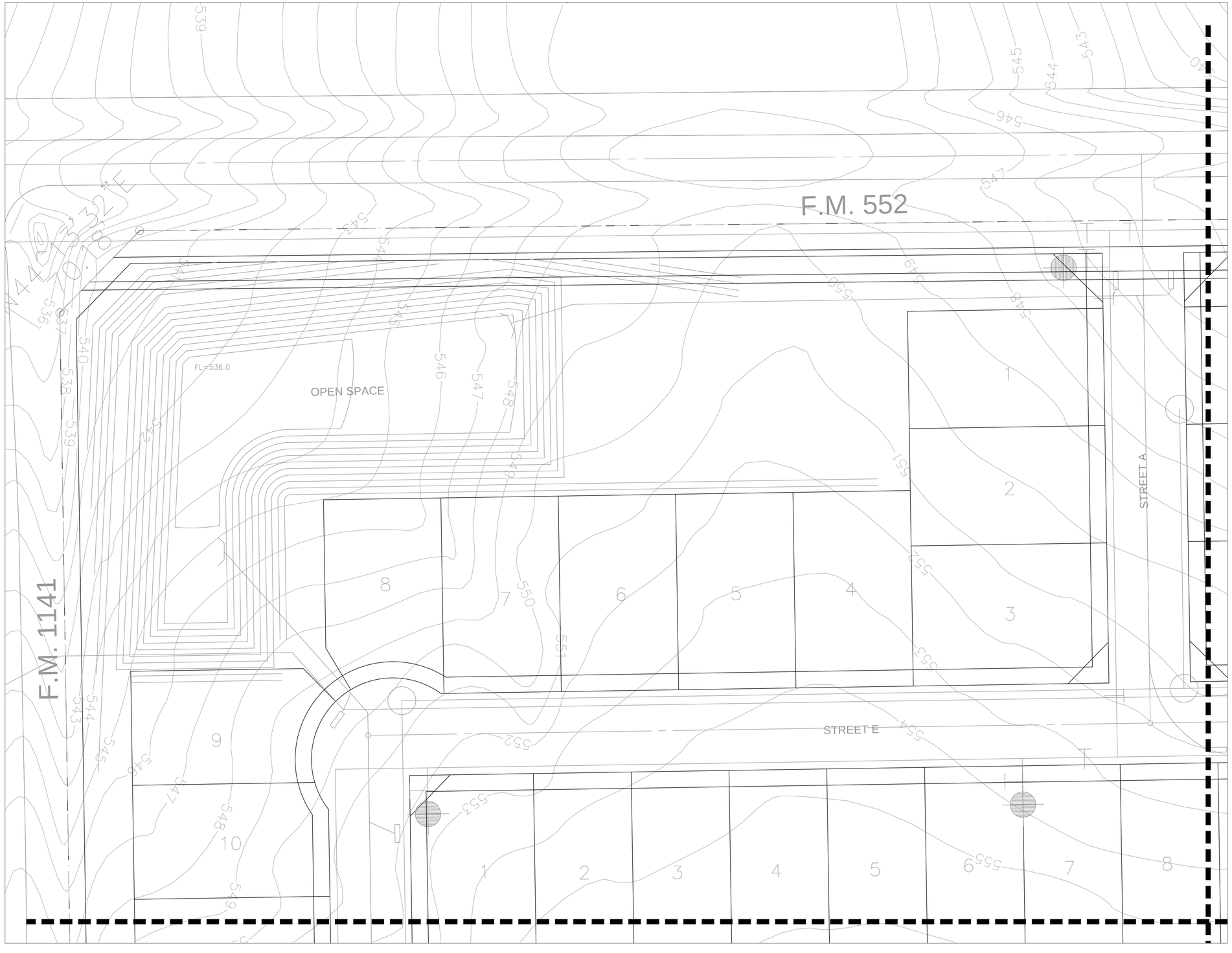
TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04 / 06 / 21

SHEET NUMBER
L-1.0



KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

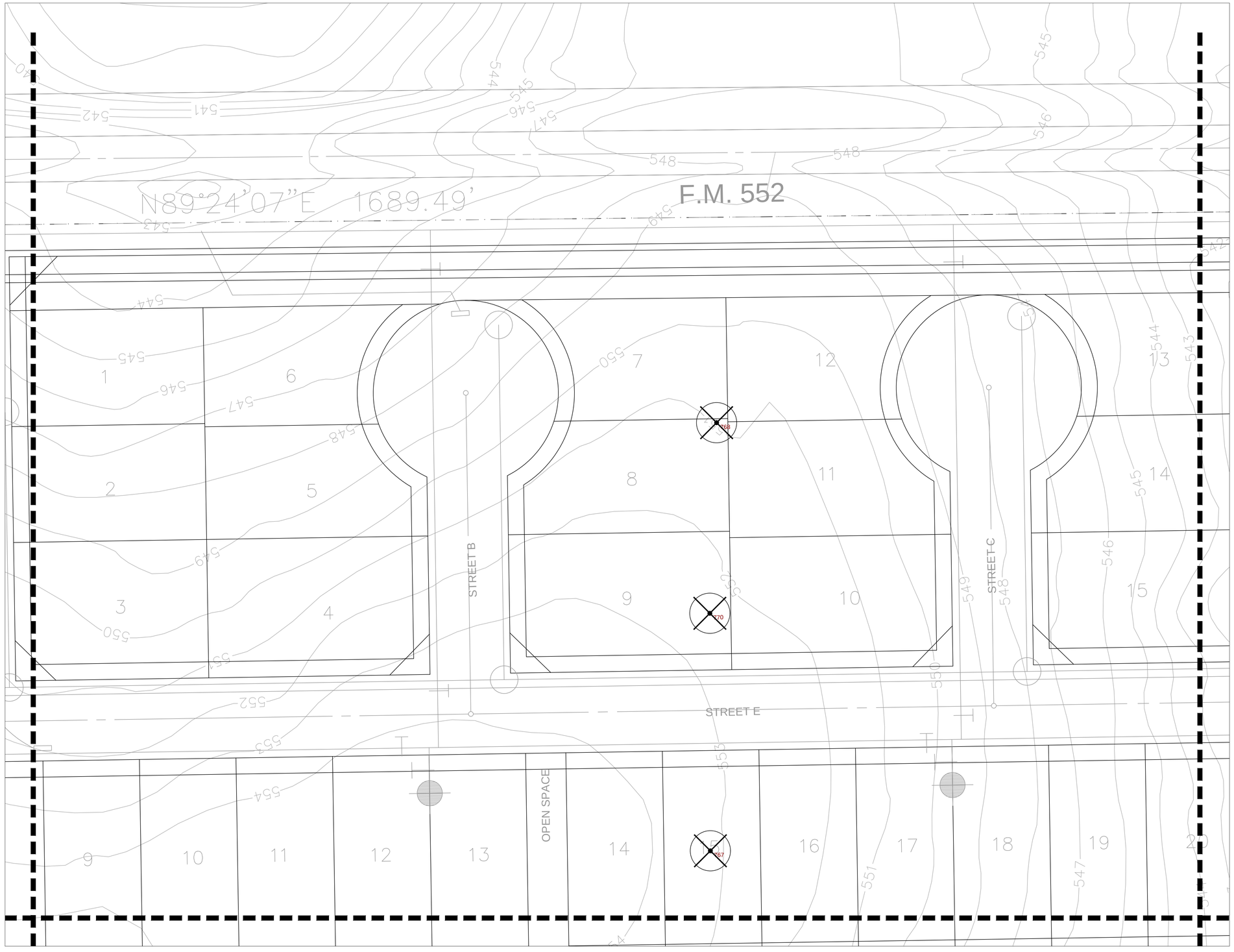
TREESCAPE PLAN ENLARGEMENT (1 OF 12)

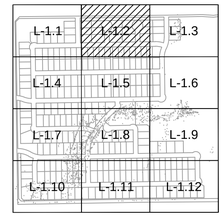
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.1





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

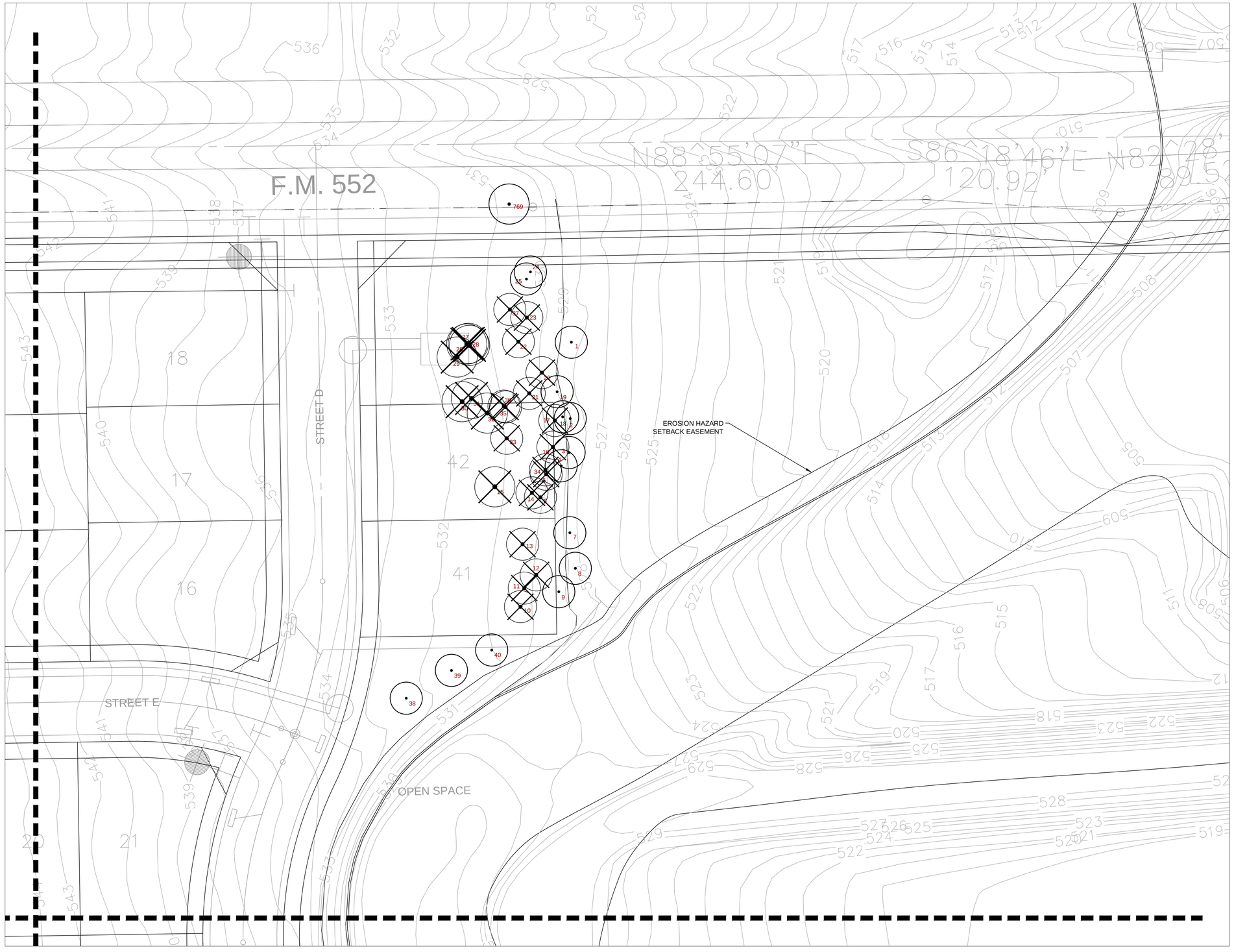
TREESCAPE PLAN ENLARGEMENT (2 OF 12)

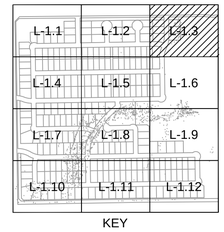
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.2





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

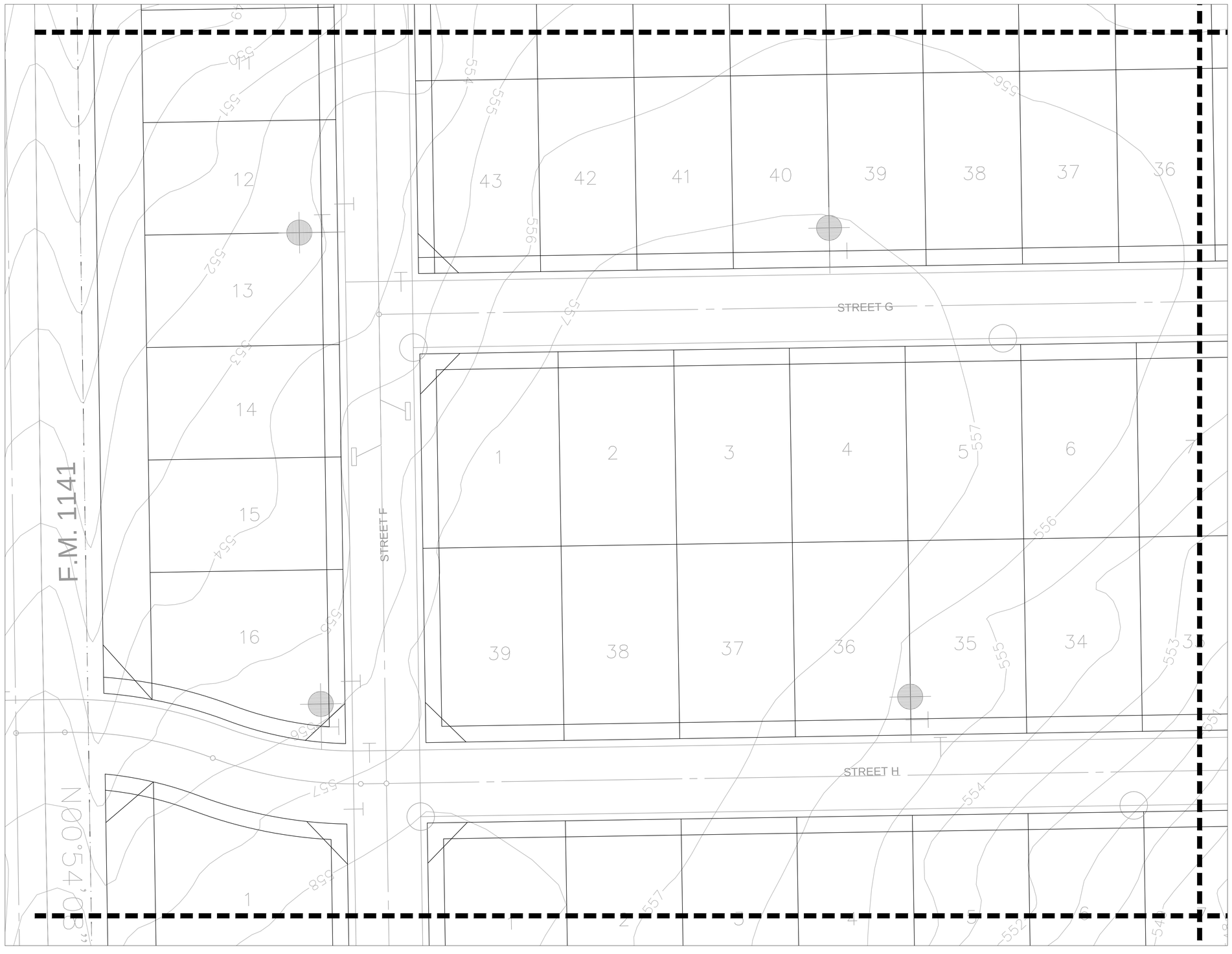
TREESCAPE PLAN ENLARGEMENT (3 OF 12)

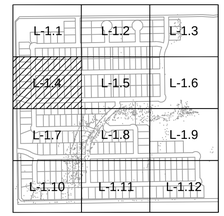
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.3





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

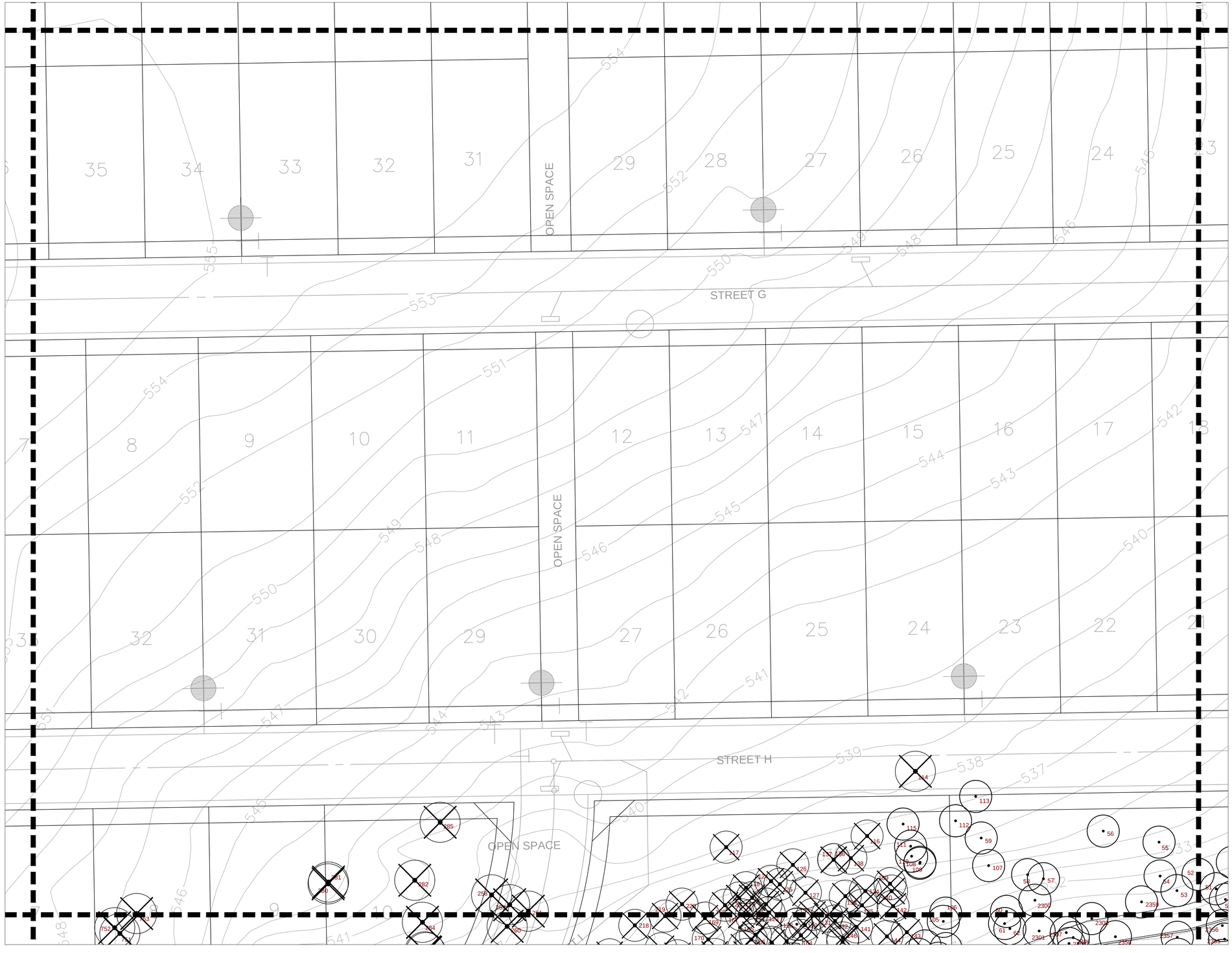
TREESCAPE PLAN ENLARGEMENT (4 OF 12)

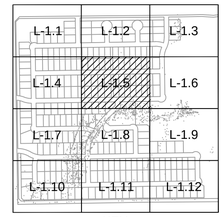
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.4





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

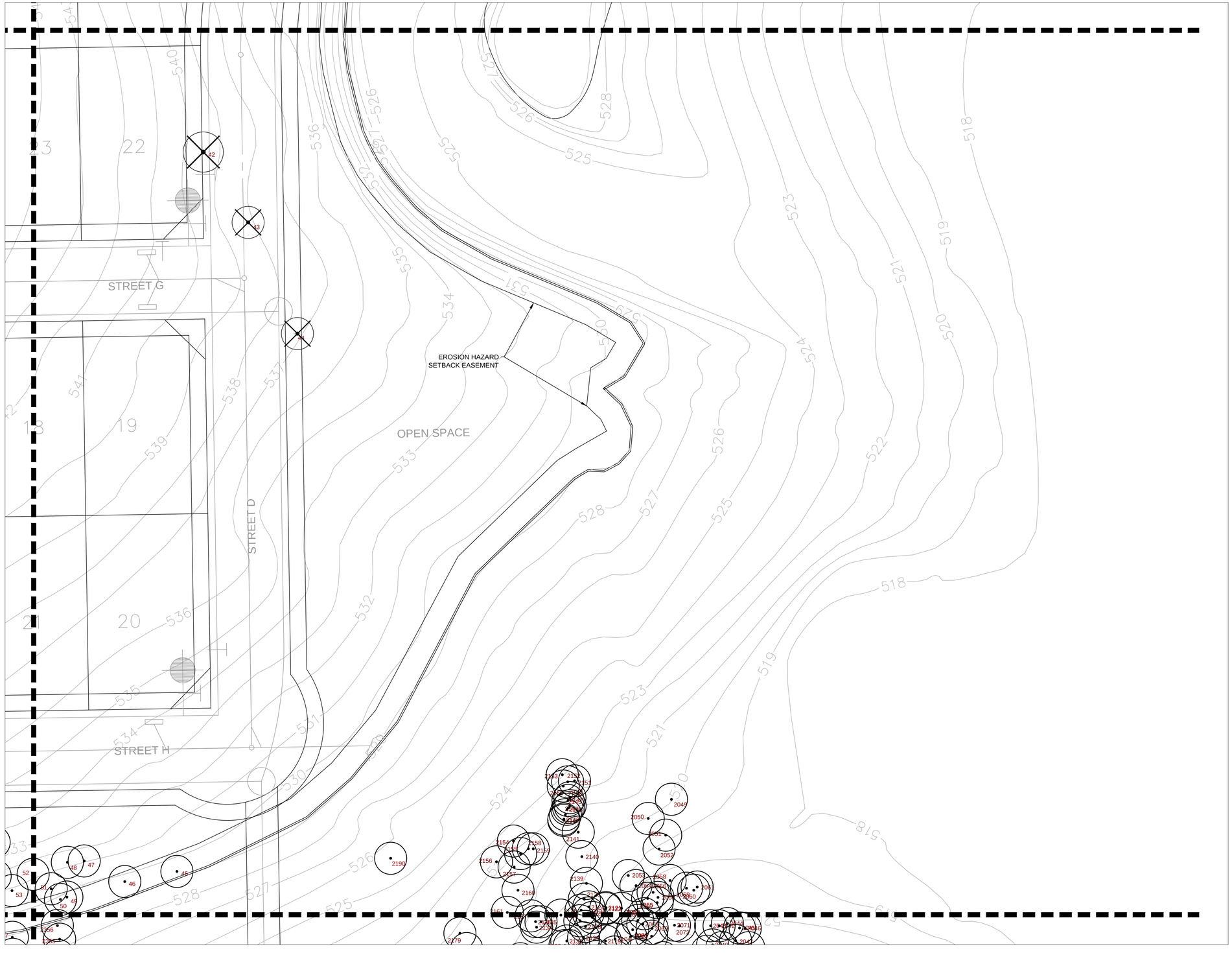
TREESCAPE PLAN ENLARGEMENT (5 OF 12)

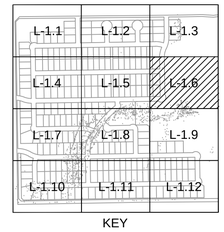
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04 / 06 / 21

SHEET NUMBER
L-1.5





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (6 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.6

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

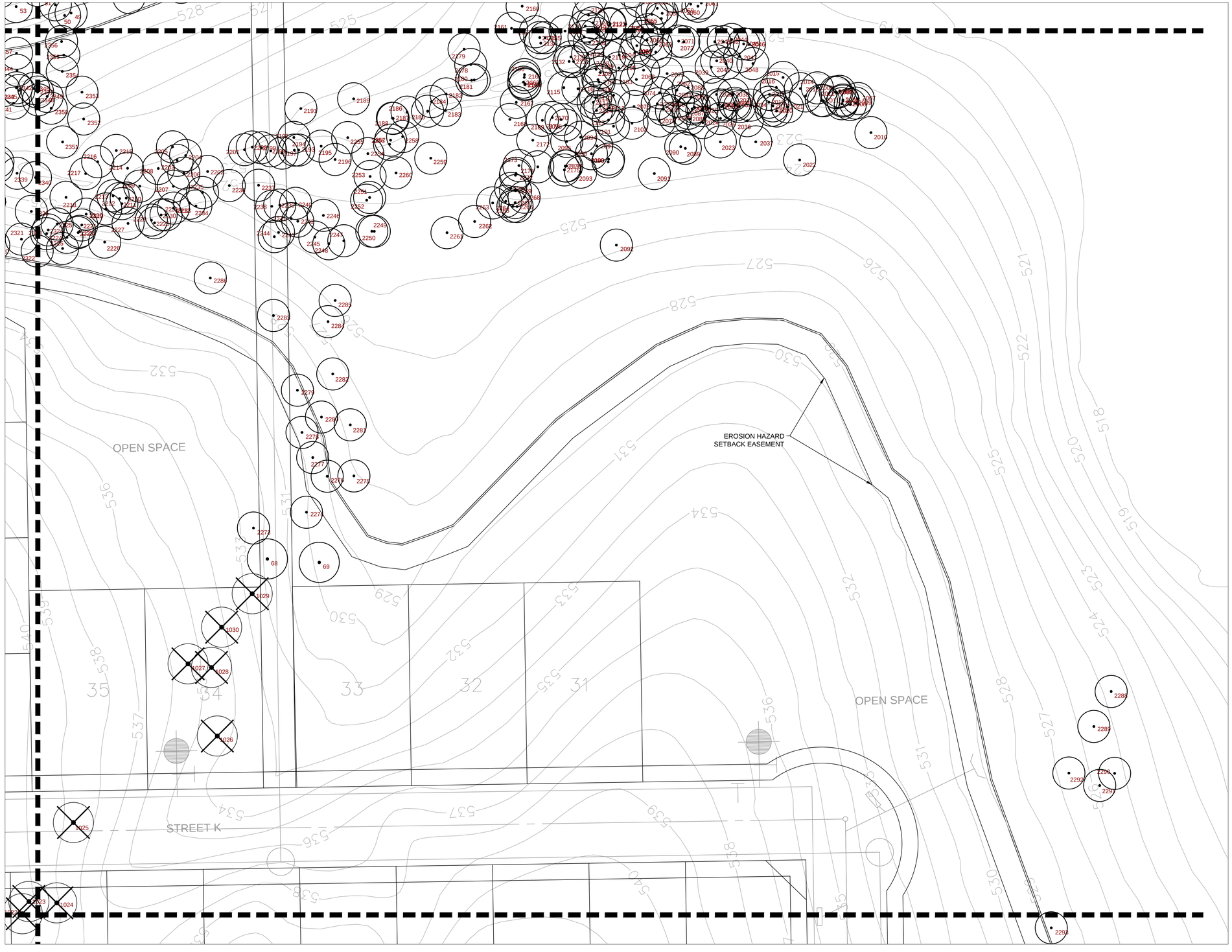
TREESCAPE PLAN ENLARGEMENT (7 OF 12)

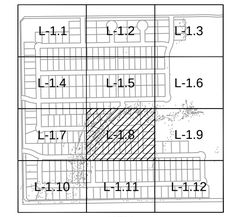
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.7





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

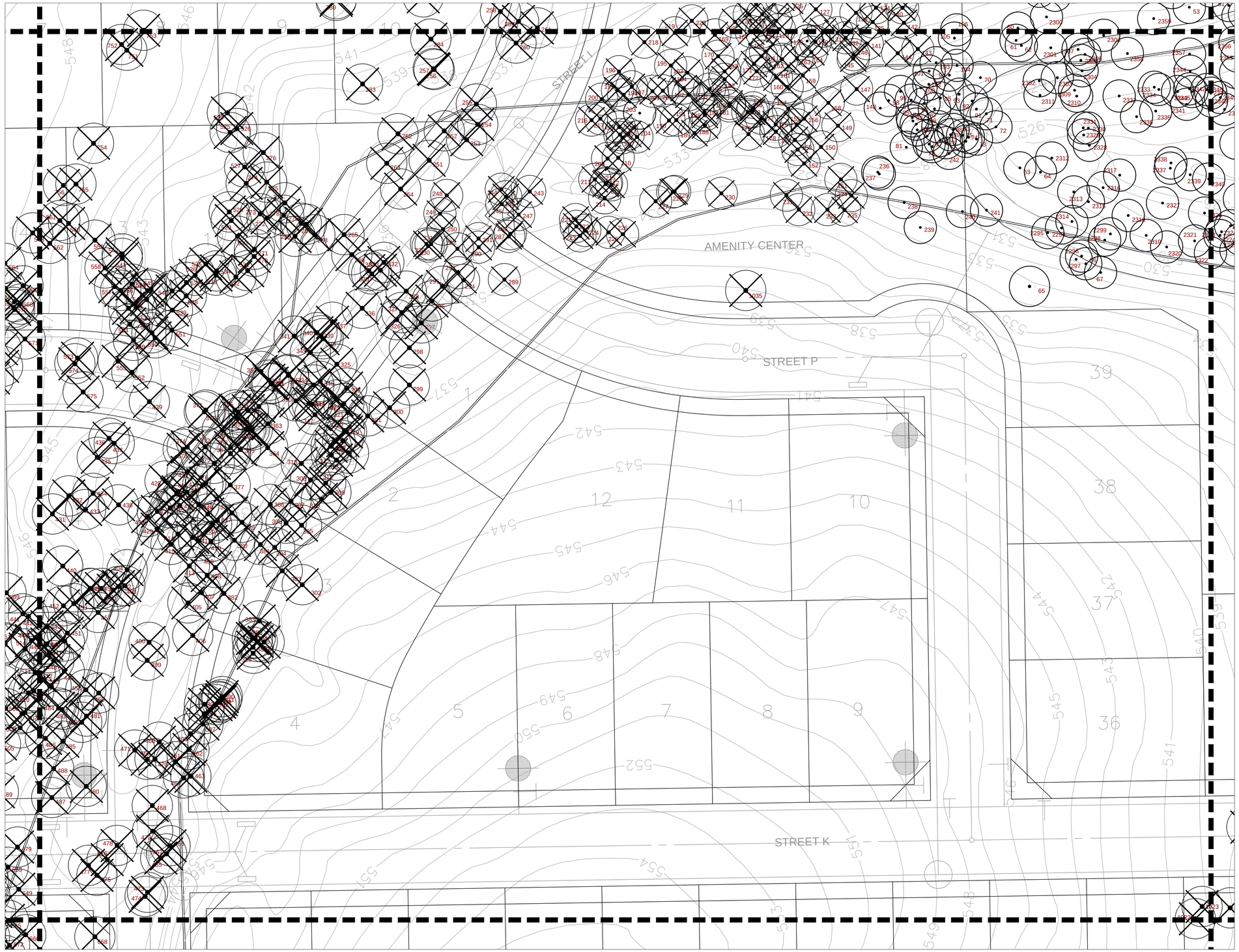
TREESCAPE PLAN ENLARGEMENT (8 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.8



L-1.1	L-1.2	L-1.3
L-1.4	L-1.5	L-1.6
L-1.7	L-1.8	L-1.9
L-1.10	L-1.11	L-1.12

KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

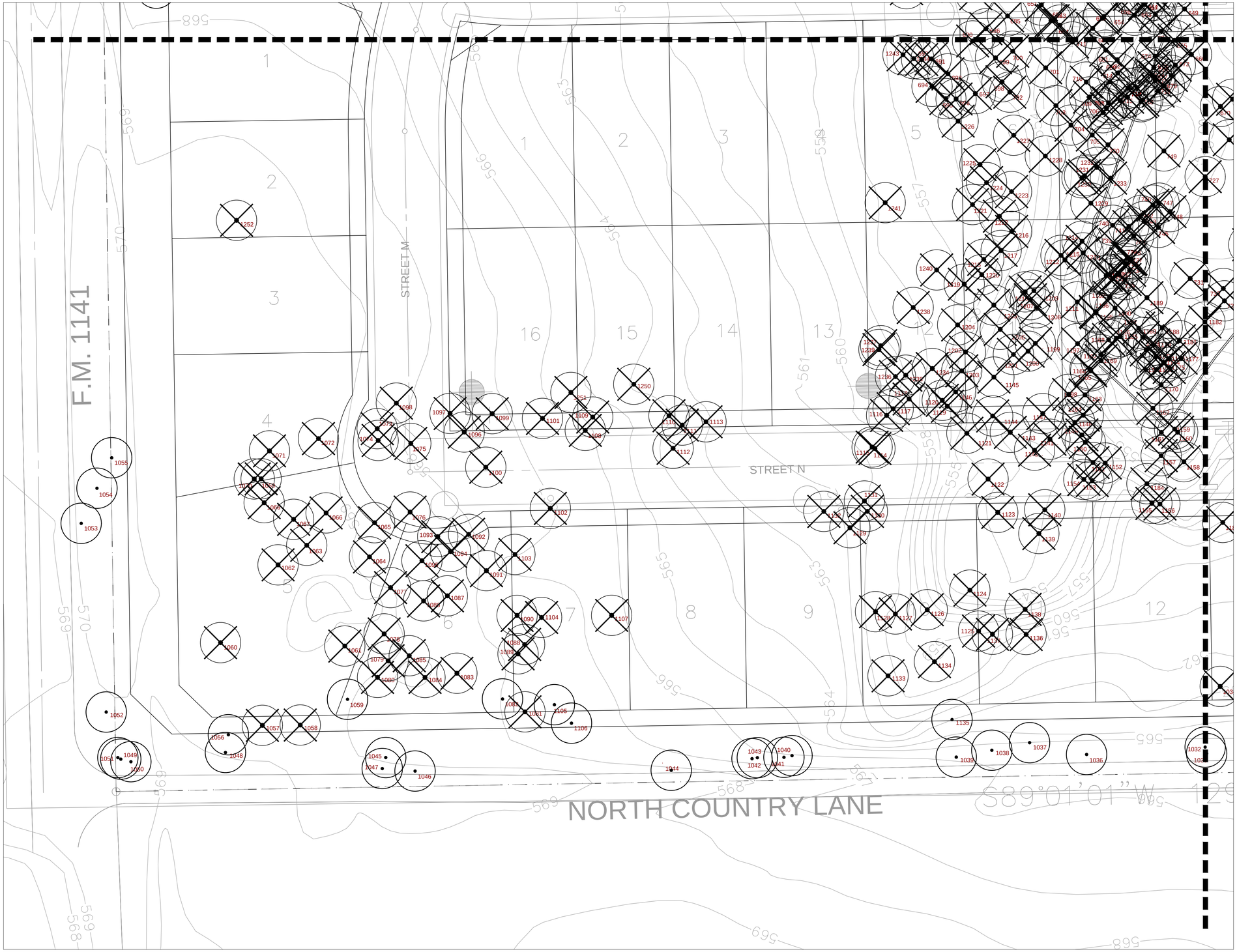
TREESCAPE PLAN ENLARGEMENT (9 OF 12)

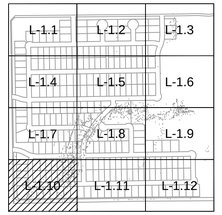
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.9





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

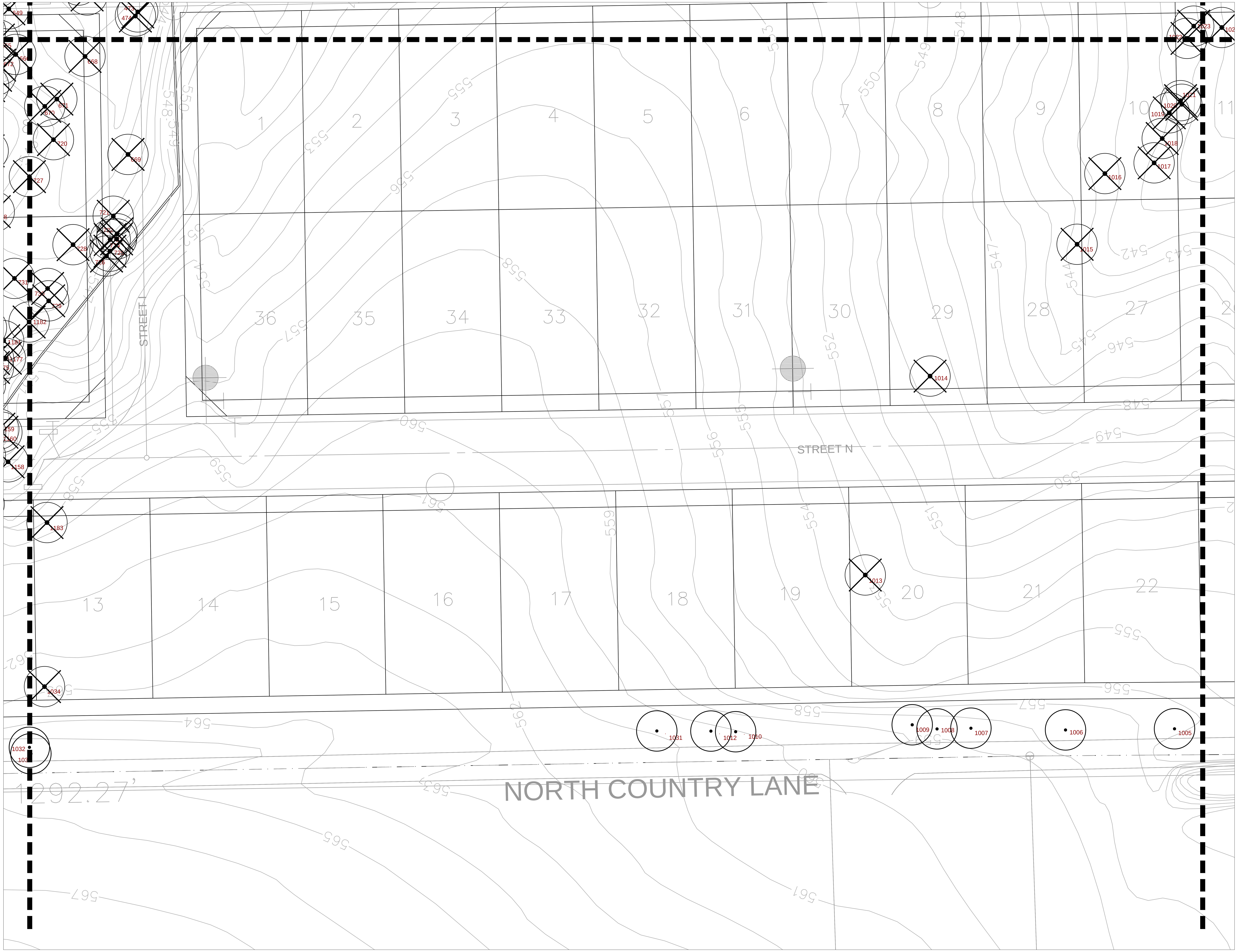
TREESCAPE PLAN ENLARGEMENT (10 OF 12)

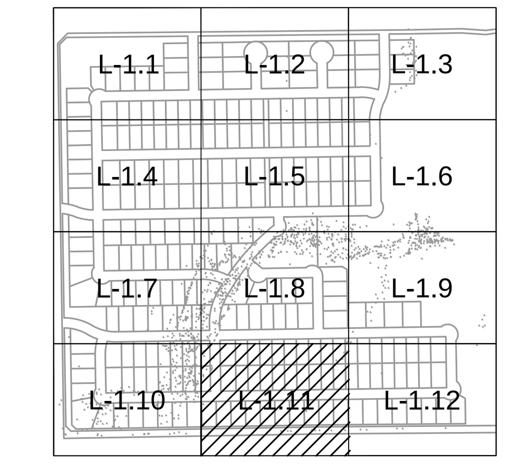
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.10





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

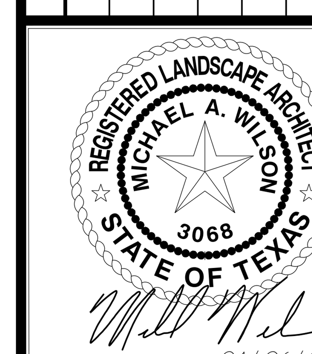
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

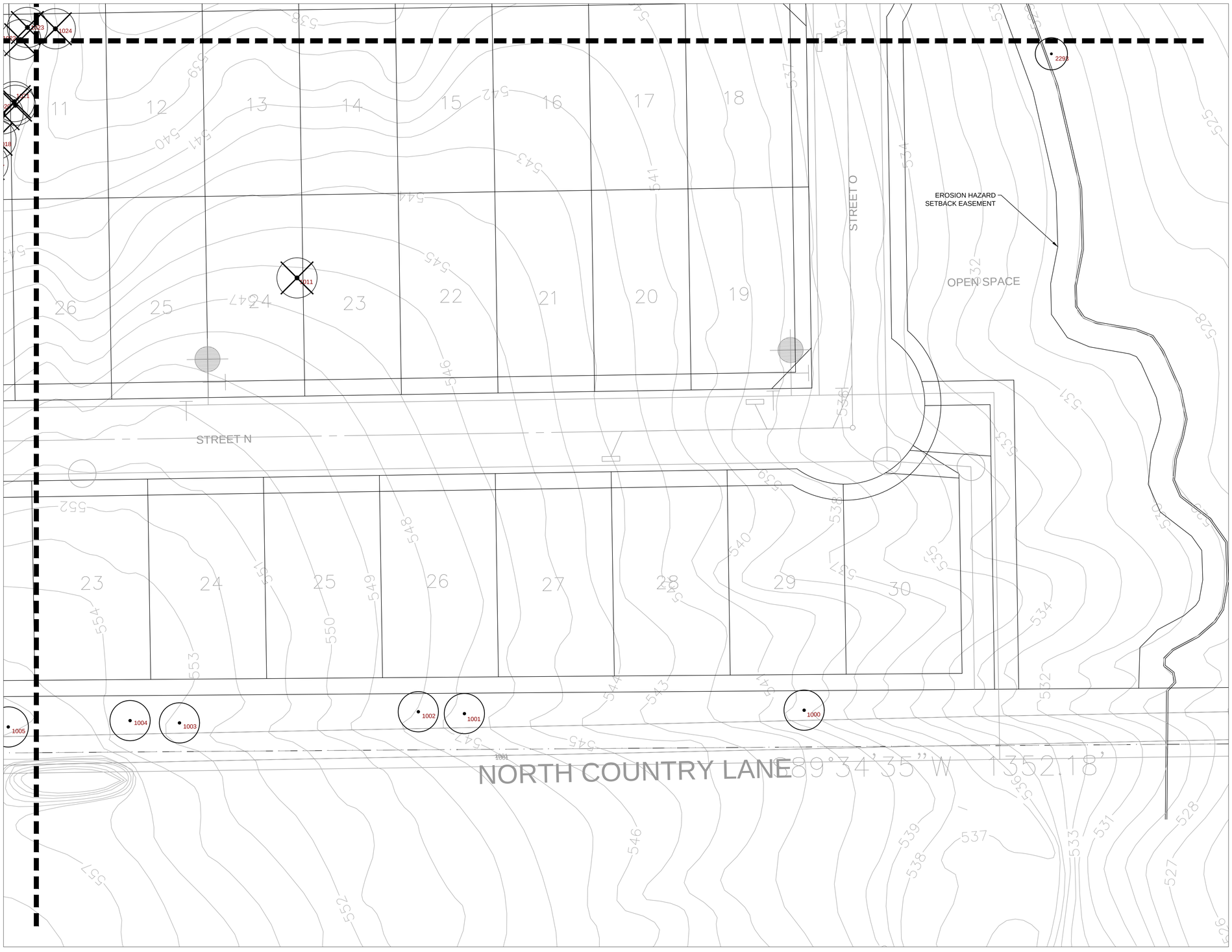
TREESCAPE PLAN ENLARGEMENT (11 OF 12)

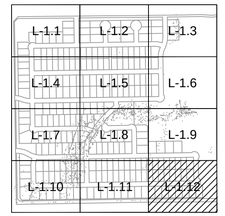
No.	Date	Revision Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-1.11





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.12

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	11.0	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
2	4.1	green ash	3	No	Healthy	PRESERVED	-	-	-	-	-
3	10.9	green ash	15	No	Healthy	PRESERVED	-	-	-	-	-
4	6.9	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
5	6.4	cedar elm	8	No	Healthy	REMOVED	-	6.4	-	-	-
6	4.8	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
7	8.4	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
8	4.9	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
9	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
10	13.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
11	6.2	cedar elm	6	Yes	Healthy	REMOVED	-	6.2	-	-	-
12	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
13	8.5	cedar elm	20	No	Healthy	REMOVED	-	8.5	-	-	-
14	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
15	4.5	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
16	12.3	green ash	20	No	Healthy	REMOVED	-	12.3	-	-	-
17	5.1	green ash	6	No	Healthy	REMOVED	-	5.1	-	-	-
18	4.2	green ash	5	No	Healthy	PRESERVED	-	-	-	-	-
19	5.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
20	6.9	cedar elm	6	No	Healthy	REMOVED	-	6.9	-	-	-
21	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
22	15.0	cedar elm	25	No	Healthy	REMOVED	-	15.0	-	-	-
23	5.6	cedar elm	4	No	Healthy	REMOVED	-	5.6	-	-	-
24	6.8	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
25	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
26	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
27	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
28	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
29	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
30	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
31	4.4	cedar elm	6	No	Healthy	REMOVED	-	4.4	-	-	-
32	5.5	cedar elm	4	Yes	Healthy	REMOVED	-	5.5	-	-	-
33	14.8	sugarberry	25	Yes	Healthy	REMOVED	-	-	7.4	-	-
34	11.5	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
35	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
36	12.0	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
37	12.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
38	28.3	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
39	11.5	Osage-orange	10	Yes	Healthy	PRESERVED	-	-	-	-	-
40	11.0	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
42	12.4	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
43	27.2	eastern red ced	15	Yes	Healthy	REMOVED	54.4	-	-	-	-
44	6.1	gum bumelia	4	Yes	Healthy	REMOVED	-	6.1	-	-	-
45	10.6	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
46	13.5	Osage-orange	12	No	Healthy	PRESERVED	-	-	-	-	-
47	11.4	Osage-orange	20	Yes	Healthy	PRESERVED	-	-	-	-	-
48	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
49	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
50	4.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
51	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
52	4.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
53	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
54	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
55	6.5	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
56	4.1	cedar elm	2	No	Healthy	PRESERVED	-	-	-	-	-
57	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
58	12.9	Osage-orange	20	Yes	Healthy	PRESERVED	-	-	-	-	-
59	5.8	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
60	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
61	4.3	cedar elm	2	No	Healthy	PRESERVED	-	-	-	-	-
62	4.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
63	13.4	cedar elm	25	No	Healthy	PRESERVED	-	-	-	-	-
64	11.9	cedar elm	25	No	Healthy	PRESERVED	-	-	-	-	-
65	12.6	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
66	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
67	5.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
68	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
69	11.1	honey-locust	10	No	Damaged	PRESERVED	-	-	-	-	-
70	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
71	5.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
72	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
73	4.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
74	4.9	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
75	4.3	cedar elm	4	No	Healthy	REMOVED	-	4.3	-	-	-
76	6.0	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
77	6.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
78	5.0	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
79	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
80	5.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
81	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
82	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
83	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
84	4.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
85	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
86	6.5	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
87	6.0	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
88	4.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
89	6.3	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
90	4.7	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
91	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
92	4.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
93	4.2	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
94	6.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
95	4.8	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
96	5.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
97	5.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
98	15.3	sugarberry	10	No	Healthy	PRESERVED	-	-	-	-	-
99	6.5	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
100	5.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
101	6.5	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
102	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
103	6.2	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
104	6.2	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
105	4.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
106	4.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
107	4.4	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
108	6.2	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
109	4.8	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
110	4.0	cedar elm	3	No	Healthy	PRESERVED	-	-	-	-	-
111	4.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
							54.4	129.4	7.4	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
112	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
113	6.8	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
114	7.8	cedar elm	4	Yes	Healthy	REMOVED	-	7.8	-	-	-
115	4.4	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
116	14.9	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
117	14.6	eastern red ced	12	Yes	Healthy	REMOVED	-	-	7.3	-	-
118	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
119	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
120	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
121	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
122	8.8	cedar elm	8	No	Healthy	REMOVED	-	8.8	-	-	-
123	8.2	cedar elm	10	No	Healthy	REMOVED	-	8.2	-	-	-
124	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
125	7.1	cedar elm	10	No	Healthy	REMOVED	-	7.1	-	-	-
126	13.9	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
127	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
128	7.1	cedar elm	6	No	Healthy	REMOVED	-	7.1	-	-	-
129	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
130	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
131	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
132	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
133	6.9	cedar elm	8	No	Healthy	REMOVED	-	6.9	-	-	-
134	12.7	sugarberry	10	Yes	Healthy	REMOVED	-	-	6.3	-	-
135	4.9	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
136	14.3	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
137	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
138	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
139	11.7	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
140	12.7	Osage-orange	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
141	12.7	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
142	5.9	Hercules-club	12	No	Healthy	REMOVED	-	-	-	N/A	-
143	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
144	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
145	5.5	cedar elm	3	No	Healthy	REMOVED	-	5.5	-	-	-
146	7.4	cedar elm	6	No	Healthy	REMOVED	-	7.4	-	-	-
147	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
148	5.7	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
149	14.5	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
150	5.2	cedar elm	4	No	Healthy	REMOVED	-	5.2	-	-	-
151	10.0	cedar elm	18	No	Healthy	REMOVED	-	10.0	-	-	-
152	11.1	cedar elm	25	No	Healthy	REMOVED	-	11.1	-	-	-
153	8.3	cedar elm	15	No	Healthy	REMOVED	-	8.3	-	-	-
154	7.7	cedar elm	10	No	Healthy	REMOVED	-	7.7	-	-	-
155	5.5	cedar elm	5	No	Healthy	REMOVED	-	5.5	-	-	-
156	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
157	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
158	15.2	Osage-orange	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
159	5.3	cedar elm	8	No	Healthy	REMOVED	-	5.3	-	-	-
160	4.1	cedar elm	2	No	Healthy	REMOVED	-	4.1	-	-	-
161	5.2	cedar elm	4	No	Healthy	REMOVED	-	5.2	-	-	-
162	7.2	cedar elm	6	Yes	Healthy	REMOVED	-	7.2	-	-	-
163	8.4	cedar elm	8	No	Healthy	REMOVED	-	8.4	-	-	-
164	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
165	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
166	6.7	cedar elm	4	No	Healthy	REMOVED	-	6.7	-	-	-
167	7.7	cedar elm	6	No	Healthy	REMOVED	-	7.7	-	-	-
168	8.1	cedar elm	12	No	Healthy	REMOVED	-	8.1	-	-	-
169	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
170	10.4	cedar elm	12	No	Healthy	REMOVED	-	10.4	-	-	-
171	4.1	cedar elm	2	No	Healthy	REMOVED	-	4.1	-	-	-
172	6.7	cedar elm	4	No	Healthy	REMOVED	-	6.7	-	-	-
173	5.6	cedar elm	8	No	Healthy	REMOVED	-	5.6	-	-	-
174	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
175	7.4	cedar elm	10	No	Healthy	REMOVED	-	7.4	-	-	-
176	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
177	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
178	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
179	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
180	7.0	cedar elm	6	No	Healthy	REMOVED	-	7.0	-	-	-
181	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
182	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
183	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
184	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
185	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
186	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
187	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
188	6.0	cedar elm	4	No	Healthy	REMOVED	-	6.0	-	-	-
189	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
190	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
191	4.3	cedar elm	3	No	Healthy	REMOVED	-	4.3	-	-	-
192	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
193	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
194	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
195	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
196	7.5	cedar elm	4	Yes	Healthy	REMOVED	-	7.5	-	-	-
197	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
198	6.1	cedar elm	4	No	Healthy	REMOVED	-	6.1	-	-	-
199	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
200	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
201	4.2	cedar elm	3	No	Healthy	REMOVED	-	4.2	-	-	-
202	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
203	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
204	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
205	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
206	5.3	cedar elm	4	No	Healthy	REMOVED	-	5.3	-	-	-
207	6.5	cedar elm	8	No	Healthy	REMOVED	-	6.5	-	-	-
208	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
209	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
210	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
211	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
212	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
213	4.2	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
214	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
215	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
216	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
217	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
218	5.4	cedar elm	8	No	Healthy	REMOVED	-	5.4	-	-	-
219	7.5	Hercules-club	4	Yes	Healthy	REMOVED	-	-	-	N/A	-
220	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
221	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
							-	508.9	13.7	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
222	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
223	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
224	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
225	7.7	cedar elm	8	Yes	Healthy	REMOVED	-	7.7	-	-	-
226	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
227	10.1	cedar elm	20	No	Healthy	REMOVED	-	10.1	-	-	-
228	9.4	cedar elm	20	No	Healthy	REMOVED	-	9.4	-	-	-
229	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
230	17.1	cedar elm	30	No	Healthy	REMOVED	-	17.1	-	-	-
231	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
232	4.6	cedar elm	3	No	Healthy	REMOVED	-	4.6	-	-	-
233	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
234	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
235	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
236	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
237	4.7	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
238	9.5	cedar elm	15	No	Healthy	PRESERVED	-	-	-	-	-
239	5.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
240	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
241	5.2	cedar elm	3	No	Healthy	PRESERVED	-	-	-	-	-
242	9.5	cedar elm	20	No	Healthy	PRESERVED	-	-	-	-	-
243	13.2	cedar elm	10	Yes	Healthy	REMOVED	-	13.2	-	-	-
244	4.2	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
245	10.9	cedar elm	20	No	Healthy	REMOVED	-	10.9	-	-	-
246	12.4	cedar elm	35	No	Healthy	REMOVED	-	12.4	-	-	-
247	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
248	14.3	cedar elm	18	Yes	Healthy	REMOVED	-	14.3	-	-	-
249	13.8	cedar elm	15	No	Healthy	REMOVED	-	13.8	-	-	-
250	6.6	cedar elm	8	No	Healthy	REMOVED	-	6.6	-	-	-
251	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
252	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
253	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
254	5.9	cedar elm	8	Yes	Healthy	REMOVED	-	5.9	-	-	-
255	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
256	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
257	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
258	15.6	cedar elm	25	No	Damaged	REMOVED	-	-	-	-	-
259	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
260	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
261	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
262	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
263	6.0	cedar elm	4	Yes	Healthy	REMOVED	-	6.0	-	-	-
264	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
265	11.1	cedar elm	25	No	Healthy	REMOVED	-	11.1	-	-	-
266	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
267	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
268	4.4	cedar elm	10	No	Healthy	REMOVED	-	4.4	-	-	-
269	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
270	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
271	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
272	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
273	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
274	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
275	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
276	4.4	cedar elm	15	No	Healthy	REMOVED	-	4.4	-	-	-
277	5.8	cedar elm	6	Yes	Healthy	REMOVED	-	5.8	-	-	-
278	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
279	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
280	11.5	eastern red ced	12	No	Healthy	REMOVED	-	-	5.8	-	-
281	14.3	eastern red ced	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
282	12.1	cedar elm	20	No	Healthy	REMOVED	-	12.1	-	-	-
283	11.0	eastern red ced	10	Yes	Healthy	REMOVED	-	-	5.5	-	-
284	12.1	eastern red ced	10	Yes	Healthy	REMOVED	-	-	6.1	-	-
285	11.4	eastern red ced	10	Yes	Healthy	REMOVED	-	-	5.7	-	-
287	12.0	cedar elm	12	Yes	Healthy	REMOVED	-	12.0	-	-	-
288	7.0	cedar elm	6	No	Healthy	REMOVED	-	7.0	-	-	-
289	14.6	eastern red ced	12	Yes	Healthy	REMOVED	-	-	7.3	-	-
290	7.2	cedar elm	6	No	Healthy	REMOVED	-	7.2	-	-	-
291	9.2	cedar elm	8	No	Healthy	REMOVED	-	9.2	-	-	-
292	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
293	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
294	12.8	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
295	8.2	cedar elm	10	No	Healthy	REMOVED	-	8.2	-	-	-
296	9.8	cedar elm	10	No	Healthy	REMOVED	-	9.8	-	-	-
297	13.6	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
298	11.0	eastern red ced	12	No	Healthy	REMOVED	-	-	5.5	-	-
299	5.6	cedar elm	7	No	Healthy	REMOVED	-	5.6	-	-	-
300	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
301	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
302	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
303	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
304	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
305	12.5	cedar elm	15	Yes	Healthy	REMOVED	-	12.5	-	-	-
306	11.0	Hercules-club	12	No	Healthy	REMOVED	-	-	-	N/A	-
307	7.4	cedar elm	8	No	Healthy	REMOVED	-	7.4	-	-	-
308	6.3	cedar elm	10	No	Healthy	REMOVED	-	6.3	-	-	-
309	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
310	8.3	Hercules-club	8	Yes	Healthy	REMOVED	-	-	-	N/A	-
311	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
312	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
313	11.5	cedar elm	15	No	Healthy	REMOVED	-	11.5	-	-	-
314	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
315	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
316	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
317	8.4	cedar elm	8	Yes	Healthy	REMOVED	-	8.4	-	-	-
318	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
319	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
320	7.6	cedar elm	10	No	Healthy	REMOVED	-	7.6	-	-	-
321	9.2	cedar elm	15	No	Healthy	REMOVED	-	9.2	-	-	-
322	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
323	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
324	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
325	6.6	cedar elm	8	No	Healthy	REMOVED	-	6.6	-	-	-
326	11.9	sugarberry	12	Yes	Healthy	REMOVED	-	-	5.9	-	-
327	12.6	cedar elm	5	No	Healthy	REMOVED	-	12.6	-	-	-
328	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
329	9.0	cedar elm	12	No	Healthy	REMOVED	-	9.0	-	-	-
330	6.8	cedar elm	6	No	Healthy	REMOVED	-	6.8	-	-	-
331	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
332	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
							-	585.9	48.9	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
333	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
334	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
335	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
336	8.9	cedar elm	10	Yes	Healthy	REMOVED	-	8.9	-	-	-
337	16.5	cedar elm	15	Yes	Healthy	REMOVED	-	16.5	-	-	-
338	4.6	cedar elm	6	No	Healthy	REMOVED	-	4.6	-	-	-
339	6.6	cedar elm	12	No	Healthy	REMOVED	-	6.6	-	-	-
340	5.7	cedar elm	8	No	Healthy	REMOVED	-	5.7	-	-	-
341	6.9	cedar elm	8	No	Healthy	REMOVED	-	6.9	-	-	-
342	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
343	5.8	cedar elm	8	No	Healthy	REMOVED	-	5.8	-	-	-
344	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
345	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
346	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
347	7.9	cedar elm	8	Yes	Healthy	REMOVED	-	7.9	-	-	-
348	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
349	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
350	4.5	cedar elm	6	No	Healthy	REMOVED	-	4.5	-	-	-
351	8.9	cedar elm	12	Yes	Healthy	REMOVED	-	8.9	-	-	-
352	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
353	6.2	cedar elm	8	No	Healthy	REMOVED	-	6.2	-	-	-
354	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
355	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
356	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
357	4.7	cedar elm	6	No	Healthy	REMOVED	-	4.7	-	-	-
358	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
359	6.2	cedar elm	7	No	Healthy	REMOVED	-	6.2	-	-	-
360	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
361	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
362	6.6	cedar elm	8	Yes	Healthy	REMOVED	-	6.6	-	-	-
363	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
364	5.4	cedar elm	7	No	Healthy	REMOVED	-	5.4	-	-	-
365	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
366	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
367	7.8	cedar elm	8	Yes	Healthy	REMOVED	-	7.8	-	-	-
368	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
369	5.7	cedar elm	6	Yes	Healthy	REMOVED	-	5.7	-	-	-
370	14.1	cedar elm	16	Yes	Healthy	REMOVED	-	14.1	-	-	-
371	5.3	cedar elm	7	No	Healthy	REMOVED	-	5.3	-	-	-
372	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
373	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
374	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
375	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
376	7.6	cedar elm	8	No	Healthy	REMOVED	-	7.6	-	-	-
377	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
378	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
379	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
380	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
381	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
382	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
383	15.1	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
384	20.4	cedar elm	20	No	Healthy	REMOVED	-	20.4	-	-	-
385	13.6	cedar elm	15	No	Healthy	REMOVED	-	13.6	-	-	-
386	7.5	cedar elm	8	No	Healthy	REMOVED	-	7.5	-	-	-
387	10.5	cedar elm	15	No	Healthy	REMOVED	-	10.5	-	-	-
388	11.0	cedar elm	12	No	Healthy	REMOVED	-	11.0	-	-	-
389	12.0	cedar elm	15	No	Healthy	REMOVED	-	12.0	-	-	-
390	13.1	cedar elm	15	No	Healthy	REMOVED	-	13.1	-	-	-
391	11.2	cedar elm	15	No	Healthy	REMOVED	-	11.2	-	-	-
392	14.5	cedar elm	18	No	Healthy	REMOVED	-	14.5	-	-	-
393	15.1	cedar elm	10	No	Damaged	REMOVED	-	-	-	-	-
394	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
395	11.0	cedar elm	10	No	Healthy	REMOVED	-	11.0	-	-	-
396	10.5	cedar elm	12	No	Healthy	REMOVED	-	10.5	-	-	-
397	11.7	cedar elm	15	No	Healthy	REMOVED	-	11.7	-	-	-
398	14.7	cedar elm	18	No	Healthy	REMOVED	-	14.7	-	-	-
399	28.5	Osage-orange	25	Yes	Damaged	REMOVED	-	-	-	-	-
400	36.2	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
401	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
402	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
403	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
404	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
405	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
406	5.4	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
407	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
408	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
409	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
410	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
411	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
412	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
413	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
414	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
415	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
416	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
417	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
418	7.6	cedar elm	7	Yes	Healthy	REMOVED	-	7.6	-	-	-
419	11.8	cedar elm	15	Yes	Healthy	REMOVED	-	11.8	-	-	-
420	8.9	cedar elm	8	Yes	Healthy	REMOVED	-	8.9	-	-	-
421	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
422	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
423	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
424	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
425	5.9	cedar elm	6	Yes	Healthy	REMOVED	-	5.9	-	-	-
426	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
427	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
428	9.5	cedar elm	10	Yes	Healthy	REMOVED	-	9.5	-	-	-
429	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
430	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
431	15.4	Osage-orange	15	No	Healthy	REMOVED	-	-	-	N/A	-
432	5.8	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
433	12.9	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
434	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
435	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
436	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
437	22.4	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
438	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
439	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
440	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
441	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
442	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
							-	654.5	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

BANNISTER
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT MICHAEL A. WILSON 3068 STATE OF TEXAS
04/06/21

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NUMBER
L-1.13

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
443	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
444	8.9	cedar elm	10	No	Healthy	REMOVED	-	8.9	-	-	-
445	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
446	16.5	cedar elm	20	Yes	Healthy	REMOVED	-	16.5	-	-	-
447	9.1	cedar elm	10	Yes	Healthy	REMOVED	-	9.1	-	-	-
448	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
449	8.4	cedar elm	15	No	Healthy	REMOVED	-	8.4	-	-	-
450	7.0	cedar elm	7	No	Healthy	REMOVED	-	7.0	-	-	-
451	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
452	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
453	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
454	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
455	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
456	7.2	cedar elm	10	No	Healthy	REMOVED	-	7.2	-	-	-
457	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
458	9.4	cedar elm	12	No	Healthy	REMOVED	-	9.4	-	-	-
459	9.6	cedar elm	15	No	Healthy	REMOVED	-	9.6	-	-	-
460	6.4	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
461	19.3	cedar elm	20	No	Healthy	REMOVED	-	19.3	-	-	-
462	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
463	12.3	cedar elm	12	No	Healthy	REMOVED	-	12.3	-	-	-
464	12.1	cedar elm	15	No	Healthy	REMOVED	-	12.1	-	-	-
465	20.4	cedar elm	20	No	Healthy	REMOVED	-	20.4	-	-	-
466	13.7	cedar elm	15	No	Healthy	REMOVED	-	13.7	-	-	-
467	7.1	cedar elm	8	No	Healthy	REMOVED	-	7.1	-	-	-
468	4.4	Hercules-club	5	No	Damaged	REMOVED	-	-	-	-	-
469	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
470	15.0	cedar elm	18	No	Damaged	REMOVED	-	-	-	-	-
471	17.9	cedar elm	20	No	Healthy	REMOVED	-	17.9	-	-	-
472	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
473	6.6	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
474	5.0	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
475	12.7	cedar elm	15	No	Healthy	REMOVED	-	12.7	-	-	-
476	10.7	cedar elm	12	No	Healthy	REMOVED	-	10.7	-	-	-
477	18.5	cedar elm	20	No	Healthy	REMOVED	-	18.5	-	-	-
478	4.1	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
479	8.8	cedar elm	10	Yes	Healthy	REMOVED	-	8.8	-	-	-
480	8.7	Hercules-club	8	Yes	Healthy	REMOVED	-	-	-	N/A	-
481	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
482	9.3	cedar elm	8	Yes	Healthy	REMOVED	-	9.3	-	-	-
483	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
484	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
485	9.3	cedar elm	10	No	Healthy	REMOVED	-	9.3	-	-	-
486	11.5	cedar elm	12	Yes	Healthy	REMOVED	-	11.5	-	-	-
487	23.4	Osage-orange	20	Yes	Damaged	REMOVED	-	-	-	-	-
488	17.8	cedar elm	15	No	Damaged	REMOVED	-	-	-	-	-
489	22.0	cedar elm	20	No	Healthy	REMOVED	-	22.0	-	-	-
490	7.6	cedar elm	8	No	Healthy	REMOVED	-	7.6	-	-	-
491	9.7	cedar elm	10	No	Healthy	REMOVED	-	9.7	-	-	-
492	14.9	cedar elm	15	Yes	Healthy	REMOVED	-	14.9	-	-	-
493	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
494	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
495	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
496	6.7	cedar elm	7	No	Healthy	REMOVED	-	6.7	-	-	-
497	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
498	4.8	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
499	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
500	4.9	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
501	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
502	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
503	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
504	6.7	cedar elm	7	No	Healthy	REMOVED	-	6.7	-	-	-
505	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
506	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
507	8.6	cedar elm	8	No	Healthy	REMOVED	-	8.6	-	-	-
508	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
509	6.6	cedar elm	8	Yes	Healthy	REMOVED	-	6.6	-	-	-
510	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
511	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
512	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
513	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
514	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
515	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
516	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
517	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
518	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
519	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
520	6.8	cedar elm	7	No	Healthy	REMOVED	-	6.8	-	-	-
521	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
522	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
523	5.1	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
524	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
525	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
526	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
527	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
528	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
529	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
530	7.3	cedar elm	6	Yes	Healthy	REMOVED	-	7.3	-	-	-
531	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
532	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
533	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
534	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
535	5.0	cedar elm	4	Yes	Healthy	REMOVED	-	5.0	-	-	-
536	7.6	cedar elm	6	Yes	Healthy	REMOVED	-	7.6	-	-	-
537	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
538	8.6	cedar elm	6	Yes	Healthy	REMOVED	-	8.6	-	-	-
539	7.5	cedar elm	5	Yes	Healthy	REMOVED	-	7.5	-	-	-
540	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
541	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
542	8.5	cedar elm	8	No	Healthy	REMOVED	-	8.5	-	-	-
543	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
544	5.9	cedar elm	6	Yes	Healthy	REMOVED	-	5.9	-	-	-
545	6.2	cedar elm	4	Yes	Healthy	REMOVED	-	6.2	-	-	-
546	5.3	cedar elm	8	No	Healthy	REMOVED	-	5.3	-	-	-
547	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
548	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
549	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
550	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
551	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
552	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
							-	703.8	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
551	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
552	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
553	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
554	6.1	cedar elm	4	No	Healthy	REMOVED	-	6.1	-	-	-
555	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
556	5.5	cedar elm	5	No	Healthy	REMOVED	-	5.5	-	-	-
557	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
558	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
559	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
560	9.3	cedar elm	20	No	Healthy	REMOVED	-	9.3	-	-	-
561	9.3	cedar elm	20	No	Healthy	REMOVED	-	9.3	-	-	-
562	13.1	cedar elm	25	Yes	Healthy	REMOVED	-	13.1	-	-	-
563	11.2	cedar elm	18	Yes	Healthy	REMOVED	-	11.2	-	-	-
564	10.6	cedar elm	18	Yes	Healthy	REMOVED	-	10.6	-	-	-
565	9.5	cedar elm	12	No	Healthy	REMOVED	-	9.5	-	-	-
566	6.8	cedar elm	15	No	Healthy	REMOVED	-	6.8	-	-	-
567	7.5	cedar elm	12	No	Healthy	REMOVED	-	7.5	-	-	-
568	8.8	cedar elm	18	No	Healthy	REMOVED	-	8.8	-	-	-
569	13.2	cedar elm	20	Yes	Healthy	REMOVED	-	13.2	-	-	-
570	8.4	cedar elm	25	No	Healthy	REMOVED	-	8.4	-	-	-
571	10.1	cedar elm	20	No	Healthy	REMOVED	-	10.1	-	-	-
572	7.7	cedar elm	15	No	Healthy	REMOVED	-	7.7	-	-	-
573	7.3	cedar elm	8	No	Healthy	REMOVED	-	7.3	-	-	-
574	4.2	cedar elm	3	No	Healthy	REMOVED	-	4.2	-	-	-
575	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
576	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
577	9.9	cedar elm	6	No	Healthy	REMOVED	-	9.9	-	-	-
578	15.0	cedar elm	20	Yes	Healthy	REMOVED	-	15.0	-	-	-
579	12.1	cedar elm	18	Yes	Healthy	REMOVED	-	12.1	-	-	-
580	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
581	6.6	cedar elm	8	No	Healthy	REMOVED	-	6.6	-	-	-
582	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
583	8.2	cedar elm	12	No	Healthy	REMOVED	-	8.2	-	-	-
584	10.1	cedar elm	18	No	Healthy	REMOVED	-	10.1	-	-	-
585	6.4	cedar elm	10	No	Healthy	REMOVED	-	6.4	-	-	-
586	7.8	cedar elm	20	No	Healthy	REMOVED	-	7.8	-	-	-
587	8.5	cedar elm	20	No	Healthy	REMOVED	-	8.5	-	-	-
588	6.9	cedar elm	15	No	Healthy	REMOVED	-	6.9	-	-	-
589	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
590	10.2	cedar elm	15	No	Healthy	REMOVED	-	10.2	-	-	-
591	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
592	10.7	cedar elm	20	No	Healthy	REMOVED	-	10.7	-	-	-
593	12.0	cedar elm	25	No	Healthy	REMOVED	-	12.0	-	-	-
594	4.7	cedar elm	3	No	Healthy	REMOVED	-	4.7	-	-	-
595	5.1	cedar elm	10	No	Healthy	REMOVED	-	5.1	-	-	-
596	8.8	cedar elm	12	No	Healthy	REMOVED	-	8.8	-	-	-
597	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
598	10.2	cedar elm	18	No	Healthy	REMOVED	-	10.2	-	-	-
599	11.3	cedar elm	15	Yes	Healthy	REMOVED	-	11.3	-	-	-
600	4.7	cedar elm	6	No	Healthy	REMOVED	-	4.7	-	-	-
601	10.4	cedar elm	25	No	Healthy	REMOVED	-	10.4	-	-	-
602	5.2	cedar elm	8	No	Healthy	REMOVED	-	5.2	-	-	-
603	7.5	cedar elm	20	No	Healthy	REMOVED	-	7.5	-	-	-
604	8.7	cedar elm	20	No	Healthy	REMOVED	-	8.7	-	-	-
605	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
606	5.9	cedar elm	4	No	Healthy	REMOVED	-	5.9	-	-	-
607	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
608	10.9	cedar elm	15	No	Healthy	REMOVED	-	10.9	-	-	-
609	8.2	cedar elm	8	No	Healthy	REMOVED	-	8.2	-	-	-
610	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
611	4.4	cedar elm	6	No	Healthy	REMOVED	-	4.4	-	-	-
612	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
613	8.1	cedar elm	15	No	Healthy	REMOVED	-	8.1	-	-	-
614	8.0	cedar elm	12	No	Healthy	REMOVED	-	8.0	-	-	-
615	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
616	11.6	cedar elm	20	No	Healthy	REMOVED	-	11.6	-	-	-
617	11.8	cedar elm	20	No	Healthy	REMOVED	-	11.8	-	-	-
618	10.8	cedar elm	15	No	Healthy	REMOVED	-	10.8	-	-	-
619	8.0	cedar elm	12	No	Healthy	REMOVED	-	8.0	-	-	-
620	13.8	cedar elm	18	No	Healthy	REMOVED	-	13.8	-	-	-
621	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
622	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
623	12.9	cedar elm	20	No	Healthy	REMOVED	-	12.9	-	-	-
624	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
625	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
626	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
627	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
628	4.5	cedar elm	6	No	Healthy	REMOVED	-	4.5	-	-	-
629	8.8	cedar elm	12	No	Healthy	REMOVED	-	8.8	-	-	-
630	26.0	Osage-orange	25	No	Healthy	REMOVED	-	-	-	N/A	-
631	15.8	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
632	19.3	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
633	18.1	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
634	12.2	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
635	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
636	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
637	5.7	cedar elm	4	No	Healthy	REMOVED	-	5.7	-	-	-
638	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
639	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
640	7.9	cedar elm	6	No	Healthy	REMOVED	-	7.9	-	-	-
641	7.6	cedar elm	8	No	Healthy	REMOVED	-	7.6	-	-	-
642	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
643	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
644	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
645	15.6	cedar elm	25	No	Healthy	REMOVED	-	15.6	-	-	-
646	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
647	10.0	cedar elm	12	No	Healthy	REMOVED	-	10.0	-	-	-
648	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
649	8.8	cedar elm	8	No	Healthy	REMOVED	-	8.8	-	-	-
650	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
651	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
652	8.5	cedar elm	10	No	Healthy	REMOVED	-	8.5	-	-	-
653	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
654	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
655	4.3	cedar elm	6	No	Healthy	REMOVED	-	4.3	-	-	-
656	9.4	cedar elm	10	No	Healthy	REMOVED	-	9.4	-	-	-
657	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
658	6.7	cedar elm	8	No	Healthy	REMOVED	-	6.7	-	-	-
659	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
660	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
							-	781.0	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
661	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
662	5.8	cedar elm	5	No	Healthy	REMOVED	-	5.8	-	-	-
663	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
664	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
665	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
666	4.3	cedar elm	3	No	Healthy	REMOVED	-	4.3	-	-	-
667	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
668	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
669	14.2	cedar elm	20	Yes	Healthy	REMOVED	-	14.2	-	-	-
670	18.2	cedar elm	25	No	Damaged	REMOVED	-	-	-	-	-
671	11.4	eastern red ced	12	No	Healthy	REMOVED	-	-	5.7	-	-
672	5.4	cedar elm	5	No	Healthy	REMOVED	-	5.4	-	-	-
673	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
674	9.4	cedar elm	12	No	Healthy	REMOVED	-	9.4	-	-	-
675	8.0	cedar elm	6	No	Healthy	REMOVED	-	8.0	-	-	-
676	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
677	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
678	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
679	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
680	6.9	cedar elm	6	No	Healthy	REMOVED	-	6.9	-	-	-
681	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
682	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
683	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
684	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
685	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
686	5.4	green ash	12	No	Healthy	REMOVED	-	5.4	-	-	-
687	12.5	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
688	5.0	green ash	8	No	Healthy	REMOVED	-	5.0	-	-	-
689	4.0	green ash	6	No	Healthy	REMOVED	-	4.0	-	-	-
690	10.0	cedar elm	10	No	Healthy	REMOVED	-	10.0	-	-	-
691	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
692	10.2	cedar elm	10	No	Healthy	REMOVED	-	10.2	-	-	-
693	7.3	Hercules-club	10	No	Healthy	REMOVED	-	-	-	N/A	-
694	10.4	cedar elm	12	No	Healthy	REMOVED	-	10.4	-	-	-
695	6.4	Hercules-club	8	No	Healthy	REMOVED	-	-	-	N/A	-
696	18.6	Osage-orange	20	Yes	Damaged	REMOVED	-	-	-	-	-
697	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
698	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
699	4.5	cedar elm	6	No	Healthy	REMOVED	-	4.5	-	-	-
700	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
701	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
702	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
703	13.4	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
704	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
705	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
706	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
707	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
708	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
709	6.5	cedar elm	8	No	Healthy	REMOVED	-	6.5	-	-	-
710	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
711	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
712	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
713	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
714	6.5	cedar elm	7	No	Healthy	REMOVED	-	6.5	-	-	-
715	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
716	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
717	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
718	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
719	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
720	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
721	8.0	cedar elm	8	No	Damaged	REMOVED	-	-	-	-	-
722	8.8	cedar elm	7	No	Healthy	REMOVED	-	8.8	-	-	-
723	6.7	cedar elm	6	No	Damaged	REMOVED	-	-	-	-	-
724	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
725	9.9	cedar elm	10	No	Healthy	REMOVED	-	9.9	-	-	-
726	11.3	cedar elm	12	No	Healthy	REMOVED	-	11.3	-	-	-
727	19.5	cedar elm	20	No	Healthy	REMOVED	-	19.5	-	-	-
728	5.9	cedar elm	6	No	Damaged	REMOVED	-	-	-	-	-
729	12.0	cedar elm	12	No	Healthy	REMOVED	-	12.0	-	-	-
730	17.8	cedar elm	20	Yes	Healthy	REMOVED	-	17.8	-	-	-
731	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
732	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
733	7.1	cedar elm	7	No	Healthy	REMOVED	-	7.1	-	-	-
734	7.7	cedar elm	6	No	Healthy	REMOVED	-	7.7	-	-	-
735	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
736	11.5	cedar elm	12	No	Healthy	REMOVED	-	11.5	-	-	-
737	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
738	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
739	7.3	cedar elm	7	No	Healthy	REMOVED	-	7.3	-	-	-
740	18.1	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
741	11.2	cedar elm	12	No	Healthy	REMOVED	-	11.2	-	-	-
742	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
743	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
748	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
749	16.2	Osage-orange	16	No	Damaged	REMOVED	-	-	-	-	-
750	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
751	6.8	cedar elm	6	No	Healthy	REMOVED	-	6.8	-	-	-
752	4.1	cedar elm	4	No	Damaged	REMOVED	-	-	-	-	-
753	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
754	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
755	4.4	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
756	11.2	cedar elm	8	Yes	Healthy	REMOVED	-	11.2	-	-	-
757	11.4	eastern red ced	10	No	Healthy	REMOVED	-	-	5.7	-	-
758	11.1	eastern red ced	10	Yes	Healthy	REMOVED	-	-	5.6	-	-
759	9.0	eastern red ced	10	No	Healthy	REMOVED	-	-	4.5	-	-
760	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
761	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
762	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
763	5.6	cedar elm	6	Yes	Healthy	REMOVED	-	5.6	-	-	-
764	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
765	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
766	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
767	5.2	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
768	5.1	gum bumelia	5	No	Healthy	REMOVED	-	5.1	-	-	-
769	5.3	Hercules-club	5	No	Healthy	PRESERVED	-	-	-	-	-
770	5.3	gum bumelia	6	No	Healthy	REMOVED	-	5.3	-	-	-
1000	8.2	green ash	8	Yes	Healthy	PRESERVED	-	-	-	-	-
1001	12.0	Osage-orange	12	Yes	Damaged	PRESERVED	-	-	-	-	-
1002	16.0	Osage-orange	14	Yes	Damaged	PRESERVED	-	-	-	-	-
1003	15.1	eastern red ced	17	Yes	Healthy	PRESERVED	-	-	-	-	-
							-	560.1	21.4	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
744	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
745	8.3	cedar elm	8	Yes	Healthy	REMOVED	-	8.3	-	-	-
746	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
747	10.1	cedar elm	10	No	Healthy	REMOVED	-	10.1	-	-	-
1004	7.3	Hercules-club	9	No	Healthy	PRESERVED	-	-	-	-	-
1005	11.0	eastern red ced	15	No	Healthy	PRESERVED	-	-	-	-	-
1006	21.0	eastern red ced	19	Yes	Damaged	PRESERVED	-	-	-	-	-
1007	19.3	Osage-orange	22	Yes	Damaged	PRESERVED	-	-	-	-	-
1008	14.1	sugarberry	11	Yes	Damaged	PRESERVED	-	-	-	-	-
1009	15.2	sugarberry	14	Yes	Healthy	PRESERVED	-	-	-	-	-
1010	4.8	gum bumelia	5	No	Damaged	PRESERVED	-	-	-	-	-
1011	11.0	eastern red ced	16	No	Healthy	REMOVED	-	-	5.5	-	-
1012	12.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
1013	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
1014	6.1	cedar elm	8	No	Healthy	REMOVED	-	6.1	-	-	-
1015	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
1016	16.5	eastern red ced	18	Yes	Healthy	REMOVED	-	-	8.3	-	-
1017	6.2	cedar elm	7	No	Healthy	REMOVED	-	6.2	-	-	-
1018	5.2	green ash	7	No	Healthy	REMOVED	-	5.2	-	-	-
1019	8.9	cedar elm	8	Yes	Healthy	REMOVED	-	8.9	-	-	-
1020	9.4	cedar elm	10	Yes	Healthy	REMOVED	-	9.4	-	-	-
1021	7.0	green ash	7	Yes	Healthy	REMOVED	-	7.0	-	-	-
1022	6.3	cedar elm	6	Yes	Healthy	REMOVED	-	6.3	-	-	-
1023	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
1024	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
1025	12.7	eastern red ced	17	Yes	Healthy	REMOVED	-	-	6.3	-	-
1026	14.7	Osage-orange	14	Yes	Damaged	REMOVED	-	-	-	-	-
1027	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
1028	5.0	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
1029	6.6	Hercules-club	8	No	Healthy	REMOVED	-	-	-	N/A	-
1030	4.9	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
1031	18.3	eastern red ced	23	No	Healthy	PRESERVED	-	-	-	-	-
1032	4.7	gum bumelia	4	No	Healthy	PRESERVED	-	-	-	-	-
1033	12.6	Osage-orange	21	Yes	Damaged	PRESERVED	-	-	-	-	-
1034	20.9	Osage-orange	25	Yes	Damaged	REMOVED	-	-	-	-	-
1035	19.0	eastern red ced	21	Yes	Healthy	REMOVED	-	-	9.5	-	-
1036	19.2	Osage-orange	20	Yes	Damaged	PRESERVED	-	-	-	-	-
1037	8.1	Hercules-club	8	Yes	Damaged	PRESERVED	-	-	-	-	-
1038	4.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
1039	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
1040	14.9	sugarberry	22	No	Damaged	PRESERVED	-	-	-	-	-
1041	4.6	Japanese privet	7	Yes	Healthy	PRESERVED	-	-	-	-	-
1042	16.7	Osage-orange	25	Yes	Damaged	PRESERVED	-	-	-	-	-
1043	12.4	Osage-orange	19	No	Damaged	PRESERVED	-	-	-	-	-
1044	13.2	sugarberry	13	Yes	Damaged	PRESERVED	-	-	-	-	-
1045	12.5	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
1046	12.1	sugarberry	10	Yes	Healthy	PRESERVED	-	-	-	-	-
1047	16.2	sugarberry	17	Yes	Healthy	PRESERVED	-	-	-	-	-
1048	25.9	sugarberry	29	No	Damaged	PRESERVED	-	-	-	-	-
1049	7.4	common persin	11	Yes	Healthy	PRESERVED	-	-	-	-	-
1050	5.5	common persin	5	No	Healthy	PRESERVED	-	-	-	-	-
1051	5.4	common persin	5	No	Healthy	PRESERVED	-	-	-	-	-
1052	14.7	sugarberry	14	Yes	Healthy	PRESERVED	-	-	-	-	-
1053	17.5	green ash	17	Yes	Healthy	PRESERVED	-	-	-	-	-
1054	9.1	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
1055	5.8	Hercules-club	8	Yes	Healthy	PRESERVED	-	-	-	-	-
1056	22.2	sugarberry	27	No	Healthy	PRESERVED	-	-	-	-	-
1057	6.0	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
1058	26.3	Osage-orange	17	No	Damaged	REMOVED	-	-	-	-	-
1059	11.0	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
1060	13.9	sugarberry	16	No	Healthy	REMOVED	-	-	6.9	-	-
1061	12.4	sugarberry	15	No	Healthy	REMOVED	-	-	6.2	-	-
1062	19.5	sugarberry	26	No	Healthy	REMOVED	-	-	9.8	-	-
1063	5.9	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
1064	14.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
1065	12.4	sugarberry	12	No	Healthy	REMOVED	-	-	6.2	-	-
1066	11.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
1067	11.5	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
1068	13.2	sugarberry	12	Yes	Healthy	REMOVED	-	-	6.6	-	-
1069	11.0	sugarberry	10	No	Healthy	REMOVED	-	-	5.5	-	-
1070	13.1	sugarberry	11	Yes	Healthy	REMOVED	-	-	6.6	-	-
1071	13.5	sugarberry	11	Yes	Healthy	REMOVED	-	-	6.8	-	-
1072	12.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.0	-	-
1073	14.4	sugarberry	15	No	Healthy	REMOVED	-	-	7.2	-	-
1074	4.0	gum bumelia	3	No	Healthy	REMOVED	-	4.0	-	-	-
1075	12.4	sugarberry	11	No	Healthy	REMOVED	-	-	6.2	-	-
1076	12.6	sugarberry	14	No	Damaged	REMOVED	-	-	-	-	-
1077	11.5	sugarberry	10	No	Healthy	REMOVED	-	-	5.8	-	-
1078	11.4	sugarberry	12	No	Healthy	REMOVED	-	-	5.7	-	-
1079	11.7	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
1080	27.2	Osage-orange	17	Yes	Damaged	REMOVED	-	-	-	-	-
1081	21.9	Osage-orange	30	Yes	Damaged	REMOVED	-	-	-	-	-
1082	11.3	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
1083	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
1084	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
1085	15.8	sugarberry	17	No	Damaged	REMOVED	-	-	-	-	-
1086	15.5	sugarberry	15	Yes	Damaged	REMOVED	-	-	-	-	-
1087	15.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
1088	28.8	Osage-orange	18	Yes	Damaged	REMOVED	-	-	-	-	-
1089	11.2	Osage-orange	12	No	Damaged	REMOVED	-	-	-	-	-
1090	17.4	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
1091	11.8	sugarberry	15	No	Healthy	REMOVED	-	-	5.9	-	-
1092	4.8	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
1093	12.5	sugarberry	11	No	Healthy	REMOVED	-	-	6.3	-	-
1094	11.5	sugarberry	10	No	Damaged	REMOVED	-	-	-	-	-
1095	13.3	sugarberry	11	No	Damaged	REMOVED	-	-	-	-	-
1096	21.3	Osage-orange	20	No	Damaged	REMOVED	-	-	-	-	-
1097	11.9	sugarberry	13	No	Healthy	REMOVED	-	-	5.9	-	-
1098	8.6	Hercules-club	10	No	Healthy	REMOVED	-	-	-	N/A	-
1099	13.5	sugarberry	15	No	Healthy	REMOVED	-	-	6.8	-	-
1100	22.9	Osage-orange	30	Yes	Damaged	REMOVED	-	-	-	-	-
1101	21.7	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
1102	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
1103	11.7	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
1104	11.0	sugarberry	9	No	Healthy	REMOVED	-	-	5.5	-	-
1105	11.4	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
1106	11.3	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
1107	10.1	American elm	14	No	Healthy	REMOVED	-	10.1	-	-	-
1108	21.7	sugarberry	17	No	Damaged	REMOVED	-	-	-	-	-
1109	5.5	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
							-	125.1	162.5	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

BANNISTER
ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NUMBER
L-1.14

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1110	21.1	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
1111	11.0	sugarberry	11	No	Healthy	REMOVED	-	-	5.5	-	-
1112	23.3	Osage-orange	28	Yes	Damaged	REMOVED	-	-	-	-	-
1113	11.1	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
1114	11.1	cottonwood	8	No	Healthy	REMOVED	-	-	-	N/A	-
1115	4.4	green ash	5	No	Healthy	REMOVED	-	4.4	-	-	-
1116	18.9	black willow	16	Yes	Damaged	REMOVED	-	-	-	-	-
1117	6.3	green ash	5	Yes	Healthy	REMOVED	-	6.3	-	-	-
1118	6.9	green ash	5	Yes	Healthy	REMOVED	-	6.9	-	-	-
1119	11.8	green ash	14	No	Healthy	REMOVED	-	11.8	-	-	-
1120	4.8	green ash	6	No	Healthy	REMOVED	-	4.8	-	-	-
1121	5.0	green ash	4	No	Healthy	REMOVED	-	5.0	-	-	-
1122	31.4	black willow	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
1123	21.7	black willow	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
1124	5.0	green ash	6	No	Healthy	REMOVED	-	5.0	-	-	-
1125	6.7	green ash	6	No	Healthy	REMOVED	-	6.7	-	-	-
1126	18.7	black willow	32	No	Damaged	REMOVED	-	-	-	-	-
1127	9.5	green ash	8	No	Healthy	REMOVED	-	9.5	-	-	-
1128	29.7	Osage-orange	26	Yes	Damaged	REMOVED	-	-	-	-	-
1129	8.7	green ash	8	No	Healthy	REMOVED	-	8.7	-	-	-
1130	26.4	black willow	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
1131	18.4	black willow	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
1132	22.3	Osage-orange	25	Yes	Damaged	REMOVED	-	-	-	-	-
1133	4.5	American elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
1134	5.5	cedar elm	5	No	Healthy	REMOVED	-	5.5	-	-	-
1135	4.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
1136	21.3	eastern red ced	19	Yes	Healthy	REMOVED	-	-	10.6	-	-
1137	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
1138	14.2	eastern red ced	15	No	Healthy	REMOVED	-	-	7.1	-	-
1139	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1140	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
1141	8.4	cedar elm	7	No	Healthy	REMOVED	-	8.4	-	-	-
1142	12.4	eastern red ced	16	No	Healthy	REMOVED	-	-	6.2	-	-
1143	4.5	green ash	4	No	Healthy	REMOVED	-	4.5	-	-	-
1144	11.0	sugarberry	10	No	Healthy	REMOVED	-	-	5.5	-	-
1145	9.0	green ash	10	No	Healthy	REMOVED	-	9.0	-	-	-
1146	4.8	green ash	4	No	Healthy	REMOVED	-	4.8	-	-	-
1147	23.6	Osage-orange	17	Yes	Damaged	REMOVED	-	-	-	-	-
1148	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
1149	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
1150	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
1151	14.7	cedar elm	14	No	Healthy	REMOVED	-	14.7	-	-	-
1152	9.2	cedar elm	10	No	Healthy	REMOVED	-	9.2	-	-	-
1153	8.6	cedar elm	10	No	Healthy	REMOVED	-	8.6	-	-	-
1154	15.4	eastern red ced	13	Yes	Healthy	REMOVED	-	-	7.7	-	-
1155	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1156	6.6	cedar elm	5	No	Healthy	REMOVED	-	6.6	-	-	-
1157	14.7	eastern red ced	15	Yes	Healthy	REMOVED	-	-	7.3	-	-
1158	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
1159	5.6	cedar elm	4	No	Healthy	REMOVED	-	5.6	-	-	-
1160	5.3	cedar elm	5	No	Healthy	REMOVED	-	5.3	-	-	-
1161	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
1162	7.5	cedar elm	7	No	Healthy	REMOVED	-	7.5	-	-	-
1163	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1164	5.2	cedar elm	7	No	Healthy	REMOVED	-	5.2	-	-	-
1165	7.1	cedar elm	7	No	Healthy	REMOVED	-	7.1	-	-	-
1166	10.0	cedar elm	10	No	Healthy	REMOVED	-	10.0	-	-	-
1167	10.7	cedar elm	6	Yes	Healthy	REMOVED	-	10.7	-	-	-
1168	6.8	cedar elm	6	No	Healthy	REMOVED	-	6.8	-	-	-
1169	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1170	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
1171	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1172	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1173	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
1174	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
1175	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1176	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1177	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
1178	7.9	cedar elm	7	No	Healthy	REMOVED	-	7.9	-	-	-
1179	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
1180	9.6	cedar elm	11	No	Healthy	REMOVED	-	9.6	-	-	-
1181	13.1	cedar elm	16	No	Healthy	REMOVED	-	13.1	-	-	-
1182	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1183	11.1	eastern red ced	13	No	Healthy	REMOVED	-	-	5.6	-	-
1184	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
1185	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
1186	13.3	cedar elm	14	Yes	Healthy	REMOVED	-	13.3	-	-	-
1187	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
1188	7.1	cedar elm	9	No	Healthy	REMOVED	-	7.1	-	-	-
1189	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
1190	7.3	cedar elm	5	No	Healthy	REMOVED	-	7.3	-	-	-
1191	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
1192	9.2	cedar elm	8	No	Healthy	REMOVED	-	9.2	-	-	-
1193	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
1194	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
1195	9.6	cedar elm	10	No	Healthy	REMOVED	-	9.6	-	-	-
1196	5.7	cedar elm	5	No	Healthy	REMOVED	-	5.7	-	-	-
1197	7.7	cedar elm	7	No	Healthy	REMOVED	-	7.7	-	-	-
1198	29.7	Osage-orange	19	Yes	Damaged	REMOVED	-	-	-	-	-
1199	5.3	green ash	5	No	Healthy	REMOVED	-	5.3	-	-	-
1200	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
1201	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
1202	5.0	green ash	5	No	Healthy	REMOVED	-	5.0	-	-	-
1203	4.7	green ash	5	No	Healthy	REMOVED	-	4.7	-	-	-
1204	12.4	green ash	15	No	Healthy	REMOVED	-	12.4	-	-	-
1205	6.9	green ash	8	No	Healthy	REMOVED	-	6.9	-	-	-
1206	5.2	green ash	5	No	Healthy	REMOVED	-	5.2	-	-	-
1207	4.6	green ash	5	No	Healthy	REMOVED	-	4.6	-	-	-
1208	5.3	green ash	5	No	Healthy	REMOVED	-	5.3	-	-	-
1209	5.5	green ash	5	No	Healthy	REMOVED	-	5.5	-	-	-
1210	4.0	green ash	6	No	Healthy	REMOVED	-	4.0	-	-	-
1211	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1212	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
1213	15.8	cedar elm	17	No	Healthy	REMOVED	-	15.8	-	-	-
1214	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
1215	19.5	Osage-orange	27	Yes	Damaged	REMOVED	-	-	-	-	-
1216	7.5	green ash	7	Yes	Healthy	REMOVED	-	7.5	-	-	-
1217	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
1218	4.2	green ash	4	No	Healthy	REMOVED	-	4.2	-	-	-
1219	11.1	cedar elm	14	No	Healthy	REMOVED	-	11.1	-	-	-
							-	571.6	55.5	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1220	5.6	green ash	5	No	Healthy	REMOVED	-	5.6	-	-	-
1221	6.2	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
1222	4.7	green ash	4	No	Healthy	REMOVED	-	4.7	-	-	-
1223	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
1224	7.8	Hercules-club	7	Yes	Damaged	REMOVED	-	-	-	-	-
1225	4.3	green ash	4	No	Healthy	REMOVED	-	4.3	-	-	-
1226	4.9	green ash	4	No	Healthy	REMOVED	-	4.9	-	-	-
1227	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
1228	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
1229	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1230	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1231	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
1232	5.3	cedar elm	5	No	Healthy	REMOVED	-	5.3	-	-	-
1233	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
1234	7.0	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
1235	8.2	green ash	7	Yes	Healthy	REMOVED	-	8.2	-	-	-
1236	5.4	green ash	5	No	Healthy	REMOVED	-	5.4	-	-	-
1237	5.2	green ash	5	No	Healthy	REMOVED	-	5.2	-	-	-
1238	4.5	green ash	4	No	Healthy	REMOVED	-	4.5	-	-	-
1239	5.7	cedar elm	5	No	Healthy	REMOVED	-	5.7	-	-	-
1240	5.6	Hercules-club	6	Yes	Damaged	REMOVED	-	-	-	-	-
1241	4.4	green ash	4	No	Healthy	REMOVED	-	4.4	-	-	-
1242	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
1243	4.3	cedar elm	4	No	Healthy	REMOVED	-	4.3	-	-	-
1244	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
1245	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
1246	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
1247	4.7	green ash	5	No	Healthy	REMOVED	-	4.7	-	-	-
1248	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
1249	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
1250	12.5	eastern red ced	16	No	Healthy	REMOVED	-	-	6.3	-	-
1251	12.0	eastern red ced	17	No	Healthy	REMOVED	-	-	6.0	-	-
1252	11.7	eastern red ced	17	No	Healthy	REMOVED	-	-	5.8	-	-
1253	11.3	eastern red ced	16	No	Healthy	PRESERVED	-	-	-	-	-
2000	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2001	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2002	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2003	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2004	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2005	6.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2006	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2007	5.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2008	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2009	5.1	cedar elm	5	No	Damaged	PRESERVED	-	-	-	-	-
2010	4.0	eastern red ced	4	No	Healthy	PRESERVED	-	-	-	-	-
2011	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2012	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2013	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2014	11.4	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2015	5.9	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2016	6.2	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2017	7.3	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2018	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2019	6.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2020	7.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2021	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2022	5.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2023	8.9	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2024	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2025	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2026	7.0	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2027	6.8	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2028	8.4	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2029	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2030	7.6	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2031	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2032	6.5	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2033	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2034	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2035	9.4	cedar elm	9	Yes	Healthy	PRESERVED	-	-	-	-	-
2036	9.0	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2037	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2038	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2039	6.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2040	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2041	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2042	7.7	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2043	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2044	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2045	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2046	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2047	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2048	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2049	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2050	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2051	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2052	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2053	6.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2054	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2055	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2056	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2057	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2058	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2059	6.8	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2060	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2061	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2062	5.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2063	7.3	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2064	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2065	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2066	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2067	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2068	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2069	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2070	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2071	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2072	6.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2073	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2074	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2075	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
							-	136.1	18.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
2076	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2077	6.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2078	5.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2079	7.4	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2080	6.8	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2081	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2082	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2083	6.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2084	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2085	6.1	cedar elm	6	No	Damaged	PRESERVED	-	-	-	-	-
2086	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2087	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2088	6.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2089	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2090	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2091	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2092	13.7	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2093	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2094	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2095	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2096	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2097	6.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2098	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2099	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2100	6.1	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2101	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2102	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2103	6.9	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2104	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2105	6.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2106	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2107	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2108	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2109	4.3	cedar elm	4	No	Damaged	PRESERVED	-	-	-	-	-
2110	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2111	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2112	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2113	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2114	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2115	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2116	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2117	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2118	6.4	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2119	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2120	8.2	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2121	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2122	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2123	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2124	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2125	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2126	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2127	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2128	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2129	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2130	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2131	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2132	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2133	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2134	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2135	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2136	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2137	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2138	7.1	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2139	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2140	5.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2141	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2142	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2143	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2144	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2145	13.6	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2146	6.6	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2147	14.0	cedar elm	14	No	Healthy	PRESERVED	-	-	-	-	-
2148	12.7	cedar elm	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2149	8.7	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2150	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2151	9.8	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2152	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2153	21.5	cedar elm	20	Yes	Healthy	PRESERVED	-	-	-	-	-
2154	10.7	cedar elm	11	No	Healthy	PRESERVED	-	-	-	-	-
2155	7.2	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2156	14.8	cedar elm	15	No	Healthy	PRESERVED	-	-	-	-	-
2157	12.5	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2158	12.1	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2159	16.7	cedar elm	16	No	Healthy	PRESERVED	-	-	-	-	-
2160	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2161	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2162	5.8	cedar elm	6	No	Damaged	PRESERVED	-	-	-	-	-
2163	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2164	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2165	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2166	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2167	6.7	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2168	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2169	12.8	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2170	13.6	cedar elm	14	No	Healthy	PRESERVED	-	-	-	-	-
2171	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2172	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2173	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2174	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2175	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2176	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2177	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2178	4.7	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2179	4.9	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2180	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2181	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2182	4.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2183	6.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2184	5.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2185	7.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
2186	6.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2187	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2188	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2189	5.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2190	6.7	gum bumelia	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2191	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2192	10.1	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2193	11.9	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2194	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2195	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2196	5.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2197	6.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2198	10.6	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2199	10.8	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2200	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2201	6.9	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2202	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2203	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2204	4.7	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2205	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2206	4.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2207	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2208	5.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2209	7.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2210	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2211	4.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2212	9.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2213	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2214	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2215	4.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2216	5.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2217	19.9	Osage-orange	10	Yes	Healthy	PRESERVED	-	-	-	-	-
2218	4.8	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2219	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2220	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2221	6.1	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2222	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2223	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2224	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2225	7.2	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2226	4.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2227	4.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2228	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2229	5.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2230	4.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2231	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2232	6.2	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2233	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2234	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2235	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2236	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2237	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2238	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2239	5.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2240	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2241	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2242	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2243	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2244	5.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2245	4.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2246	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2247	6.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2248	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2249	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2250	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2251	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2252	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2253	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2254	4.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2255	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2256	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2257	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2258	6.9	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2259	13.5	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2260	8.9	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2261	5.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2262	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2263	6.8	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2264	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2265	6.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2266	6.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2267	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2268	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2269	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2270	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2271	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2272	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2273	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2274	15.6	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2275	9.5	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2276	16.4	Osage-orange	10	Yes	Healthy	PRESERVED	-	-	-	-	-
2277	9.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2278	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2279	18.2	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2280	18.6	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2281	8.8	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2282	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
2283	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2284	19.1	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2285	5.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2286	13.2	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2288	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2289	7.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2290	5.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2291	6.7	cedar elm	4	Yes	Healthy	PRESERVED	-	-	-	-	-
2292	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2293	12.0	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2294	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2295	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2296	4.6	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT MICHAEL A. WILSON 3068 STATE OF TEXAS
04/06/21

SHEET NUMBER
L-1.15

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
2297	4.6	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2298	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2299	7.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2300	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2301	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2302	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2303	4.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2304	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2305	4.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2306	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2307	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2308	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2309	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2310	6.5	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2311	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2312	19.5	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2313	22.6	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2314	18.3	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2315	5.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2316	5.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2317	11.2	cedar elm	15	No	Healthy	PRESERVED	-	-	-	-	-
2318	16.4	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2319	15.8	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2320	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2321	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2322	4.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2323	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2324	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2325	17.4	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2326	19.3	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2327	6.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2328	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2329	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2330	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2331	5.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2332	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2333	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2334	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2335	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2336	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2337	17.6	cedar elm	18	No	Healthy	PRESERVED	-	-	-	-	-
2338	12.5	Osage-orange	12	Yes	Damaged	PRESERVED	-	-	-	-	-
2339	12.5	cedar elm	20	No	Healthy	PRESERVED	-	-	-	-	-
2340	13.1	cedar elm	20	No	Healthy	PRESERVED	-	-	-	-	-
2341	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2342	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2343	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2344	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2345	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2346	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2347	6.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2348	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2349	8.6	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2350	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2351	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2352	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2353	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2354	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2355	5.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2356	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2357	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2358	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2359	8.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTALS				
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
54.4	4,756.4	327.5	-	-

TOTAL MITIGATION REQUIRED	**5,138.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3
REMAINING MITIGATION REQUIRED	**0.0**

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

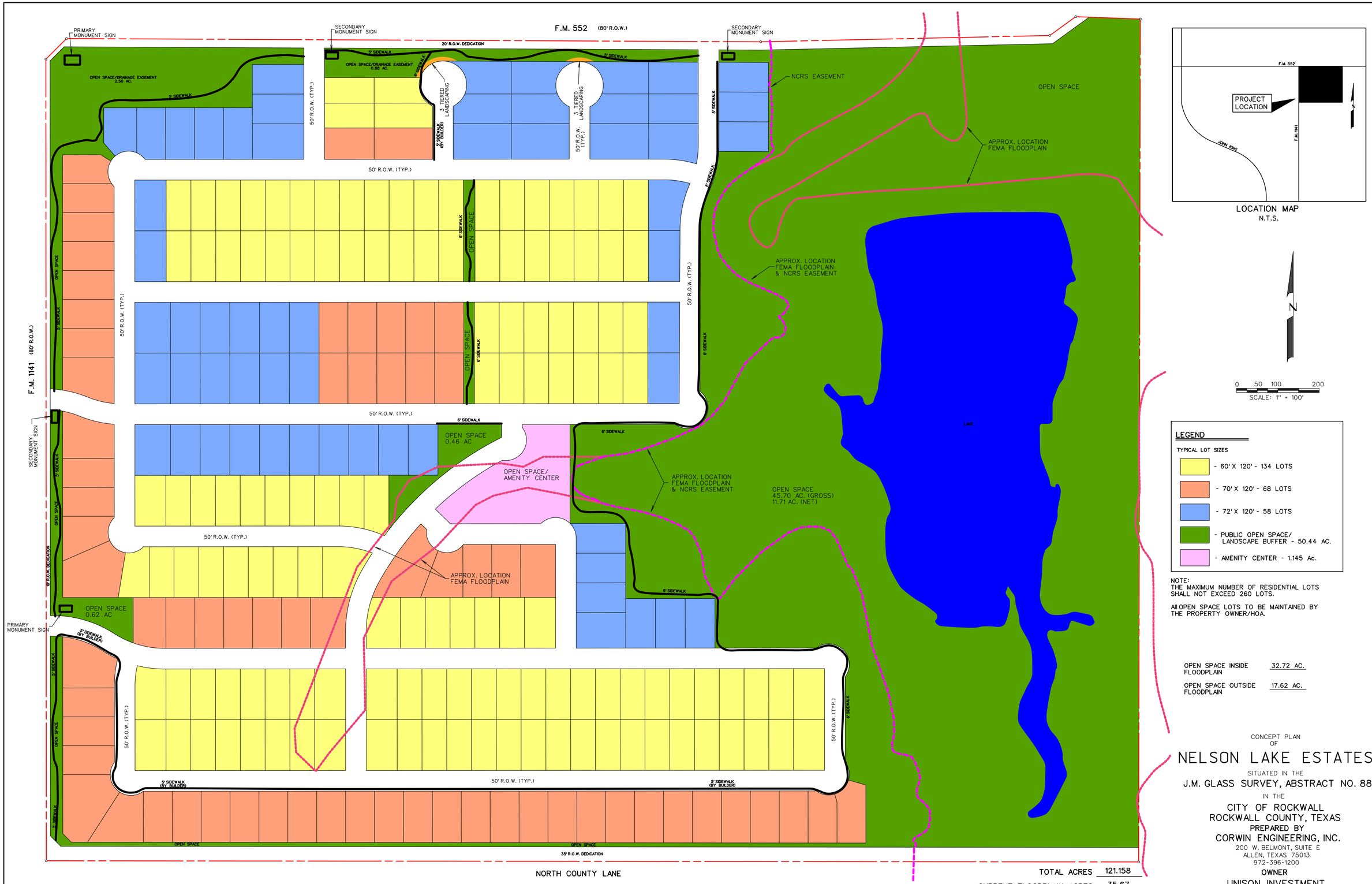
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
04/06/21

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NUMBER
L-1.16



LOCATION MAP
N.T.S.

N

0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 60' X 120' - 134 LOTS
- 70' X 120' - 68 LOTS
- 72' X 120' - 58 LOTS
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER - 50.44 AC.
- AMENITY CENTER - 1.145 Ac.

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 260 LOTS.

All OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/HOA.

OPEN SPACE INSIDE FLOODPLAIN	32.72 AC.
OPEN SPACE OUTSIDE FLOODPLAIN	17.62 AC.

TOTAL ACRES	121.158
CURRENT FLOODPLAIN ACRES	35.67
PROPOSED FLOODPLAIN ACRES (AFTER RECLAMTION)	33.15
TOTAL RESIDENTIAL LOTS	260
RESIDENTIAL DENSITY	2.146

CONCEPT PLAN
OF

NELSON LAKE ESTATES

SITUATED IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

JANUARY 2021 SCALE 1" = 100'

CASE NO. Z2020-056

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.262 Y: 7045467.443
ELEV = 539.0

N44°13'32"E 70.18'

F.M. 552 (80' R.O.W.)

N89° 24'07"E 1689.49'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

EX. R.O.W.

PROPOSED 100' R.O.W.

30'x30' V.A.M.

20' R.O.W. DEDICATION

580'

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

STREET C (50' R.O.W.)

STREET E (50' R.O.W.)

STREET F (50' R.O.W.)

STREET G (50' R.O.W.)

LOT 30 BLK C - OPEN SPACE - 0.038 AC.

LOT 28 BLK D - OPEN SPACE - 0.028 AC.

STREET D (50' R.O.W.)

STREET H (50' R.O.W.)

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

N00°54'08"W 1939.22'

30'x30' V.A.M.

LOT 11 BLK I
0.462 AC.
OPEN SPACE

AREA TO BE RECLAIMED

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

STREET I (50' R.O.W.)

STREET J (50' R.O.W.)

STREET P (50' R.O.W.)

STREET L (50' R.O.W.)

100' PROPOSED R.O.W.

90' EX. R.O.W.

45' 45'

55'

10' R.O.W. DEDICATION

LOT 22 BLK F
0.699 AC
OPEN SPACE

STREET K (50' R.O.W.)

STREET M (50' R.O.W.)

STREET N (50' R.O.W.)

STREET O (50' R.O.W.)

DALTON RANCH VOL. 16, PG. 59

10' R.O.W. DEDICATION

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2600333.683 Y: 7038508.057
ELEV = 569.5

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

N88° 24'07"E 244.60'

S86° 18'46"E 120.92'

N82° 28'16"E 89.52'

N88° 55'07"E 229.61'

N43° 59'41"E 36.64'

N88° 55'07"E 192.83'

CITY LIMITS

20' SAN. SWR. ESMT.

NCRS EASEMENT

EROSION HAZARD SETBACK EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN & NCRS EASEMENT

EROSION HAZARD SETBACK EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

EROSION HAZARD SETBACK EASEMENT

APPROX. LOCATION 50 YEAR FLOODPLAIN

APPROX. LOCATION 100 YEAR FEMA FLOODPLAIN & NCRS EASEMENT

EROSION HAZARD SETBACK EASEMENT

S00° 35'10"E 2032.11'

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

R.O.W.
25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
JOHN KING
F.M. 1141
CITY LIMITS
N
LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 120.883
TOTAL RESIDENTAL LOTS 260
DENSITY 2.151
EX. ZONING PD-90

PRELIMINARY PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY

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

MARCH 2021 SCALE 1" = 100'

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-014

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 13, 2021
SUBJECT:	Z2021-006; *Amendment to Planned Development District 79 (PD-79) [the Saddle Star South Subdivision]*

On January 4, 2016, the City Council adopted *Ordinance No. 16-07* establishing Planned Development District 79 (PD-79), which is also known as the Saddle Star South Subdivision [*Case No. Z2016-015*]. This subdivision is generally located east of the intersection of Hays Lane and John King Boulevard. At the time of approval, the Saddle Star South Subdivision allowed 113, 70' x 125' lots. The garage orientation for these lots was to be either a *traditional swing* (*or 'j' swing*) or *recessed front entry* (*i.e. 20-feet behind the front façade of the primary structure*). Both of these garage configurations adhered to the requirements of the Unified Development Code (UDC).

On October 14, 2016, the applicant -- *Pat Atkins of KPA Consulting, Inc.* -- submitted a request to amend Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] to add an additional 25, 70' x 125' lots, increasing the total number of lots to 138 lots [*Case No. Z2016-036*]. In addition, the applicant also requested to allow 80% of the lots to have a *flat front entry* (*i.e. where the front of the garage is flush with the front of the house*) garage orientation, with the remaining 20% of the lots retaining the *traditional swing* or *'j' swing* garage orientation. On June 6, 2016, the City Council approved *Ordinance No. 16-39*, which granted the additional lots; however, only allowed 50% of the lots the *flat front entry* garage orientation in lieu of the 80% that was requested. Staff should note that at the time this was approved (*and currently*), no other developments north of IH-30 have received approval for more than 20% *flat front entry* garage orientation.

On September 13, 2019, the applicant submitted a subsequent request to amend Planned Development District 79 (PD-79) to add an additional 38 lots (*i.e. 33, 80' x 125' and five [5], 70' x 125'*), increasing the total number of lots to 176 lots [*Case No. Z2019-021*]. All of the proposed 80' x 125' lots (*i.e. the Type 'B'*) were to have a *traditional swing* or *'j' swing* garage orientation. This request was approved by the City Council on November 4, 2019 by *Ordinance No. 19-40*. On July 17, 2020, the applicant again requested to amend Planned Development District 79 (PD-79) to change the garage orientation of the *Type' B'* lots to allow 30% *flat front entry* garages with the remaining 70% to be in either a *traditional swing* or *modified swing* (*i.e. where a one [1] car garage is situated in a traditional swing format and a two [2] car garage is setback behind the one [1] car garage*). In addition, the applicant consented to changing the building setback for *flat front entry* garages from 20-feet to 25-feet on all the lot products (*i.e. Lot Types 'A' & 'B'*). This was adopted by the City Council via *Ordinance No. 20-35* on September 8, 2020.

On April 16, 2021, Pat Atkins submitted another request to amend Planned Development District 79 (PD-79) for the purpose of changing the garage orientation of the *Type 'A'* lots to the same requirements as the *Type 'B'* lots approved with *Ordinance No. 20-35*. Specifically, the proposed amendment would allow 50% of the *Type 'A'* lots to have a *flat front entry* garage orientation and the remaining 50% to be in either a *traditional swing* or *modified swing* (*i.e. where a one [1] car garage is situated in a traditional swing format and a two [2] car garage is setback behind the one [1] car garage*). If this amendment is approved, the subdivision would have between 50% - 100% lots with garages that <u>*do not*</u> conform to the Unified Development Code (UDC). Staff should note that the *flat front entry* garage orientation building setback would remain 25-feet, which is in compliance with the OURHometown Vision 2040 Comprehensive Plan; however, the number lots with *flat front entry* garage orientations already exceeds the recommend 20% for residential subdivisions suggested by the Comprehensive Plan.

With this proposal, the applicant has submitted a letter outlining the request, and provided examples of the modified swing building elevations and floorplans showing the proposed garage orientations. In addition, staff has prepared an amendment to the Planned Development District ordinance facilitating the applicant's request. On March 19, 2021, staff sent 142 notices to property owners and residents within 500-feet of the subject property (<u>*note*</u>*: staff should note that all but one [1] of the property*

owners within 500-feet are either builders, the City of Rockwall, or people associated with this request). In addition, staff sent a notice to the Stone Creek Homeowner's Association, which is the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At this time this memorandum was drafted, staff had not received any notices concerning this case. As with all zoning cases, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on *April 13, 2021*.

DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE See Enclosed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

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

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

From: Gwen Reed

Subject: PD Amendment - Saddle Star South- 70.408 acres

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

Gwen Reed

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of ROCKWALL

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

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

_____

Notary Public Signature

(Seal)

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

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

Subject: PD Amendment – Saddle Star South – 70.408 Acres

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

Jeff Kennemer, Saddle Star South Holdings LLC

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Dallas

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

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

B. Putnam

Notary Public Signature

(Seal)

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

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

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

Subject: PD Amendment – Saddle Star South – 70.408 Acres

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

Norris Hodgin, Highland Homes

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Collin

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

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

Alma L. Castillo

Notary Public Signature

(Seal)

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

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

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

From: CDT-Pat Atkins

Subject: PD Amendment- Saddle Star South- 70.408 acres

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

CDT, Pat Atkins

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Rockwall

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

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

_____

Notary Public Signature

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

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

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

Subject: PD Amendment – Saddle Star South – 70.408 Acres

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

Mike Edge

Mike Edge, Coventry Homes

State of Texas

County of

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

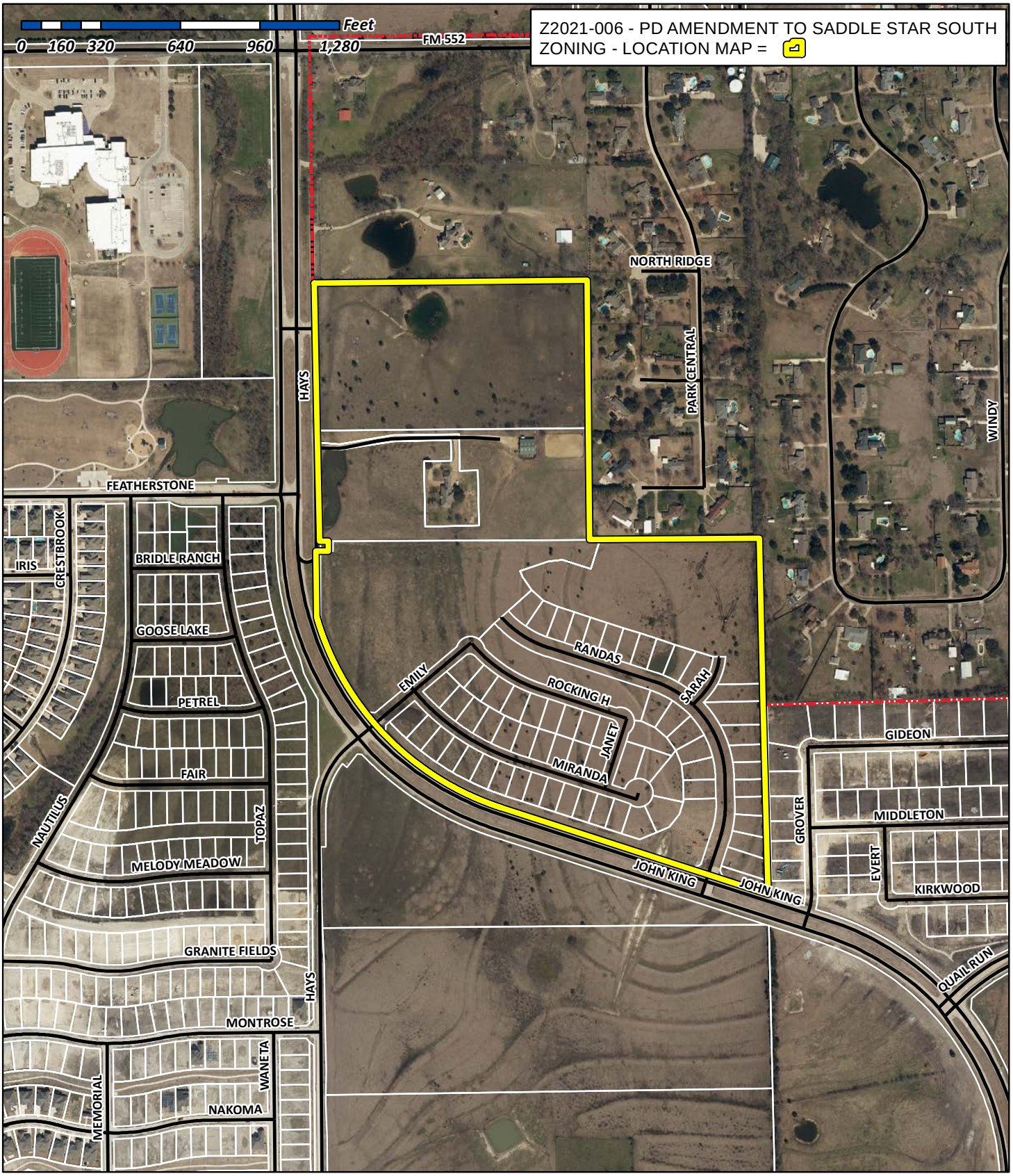
Given under my hand and seal of office this 18th day of March, 2021.

Melissa Scribner

Notary Public Signature

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

(Seal)



City of Rockwall

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

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

City of Rockwall

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

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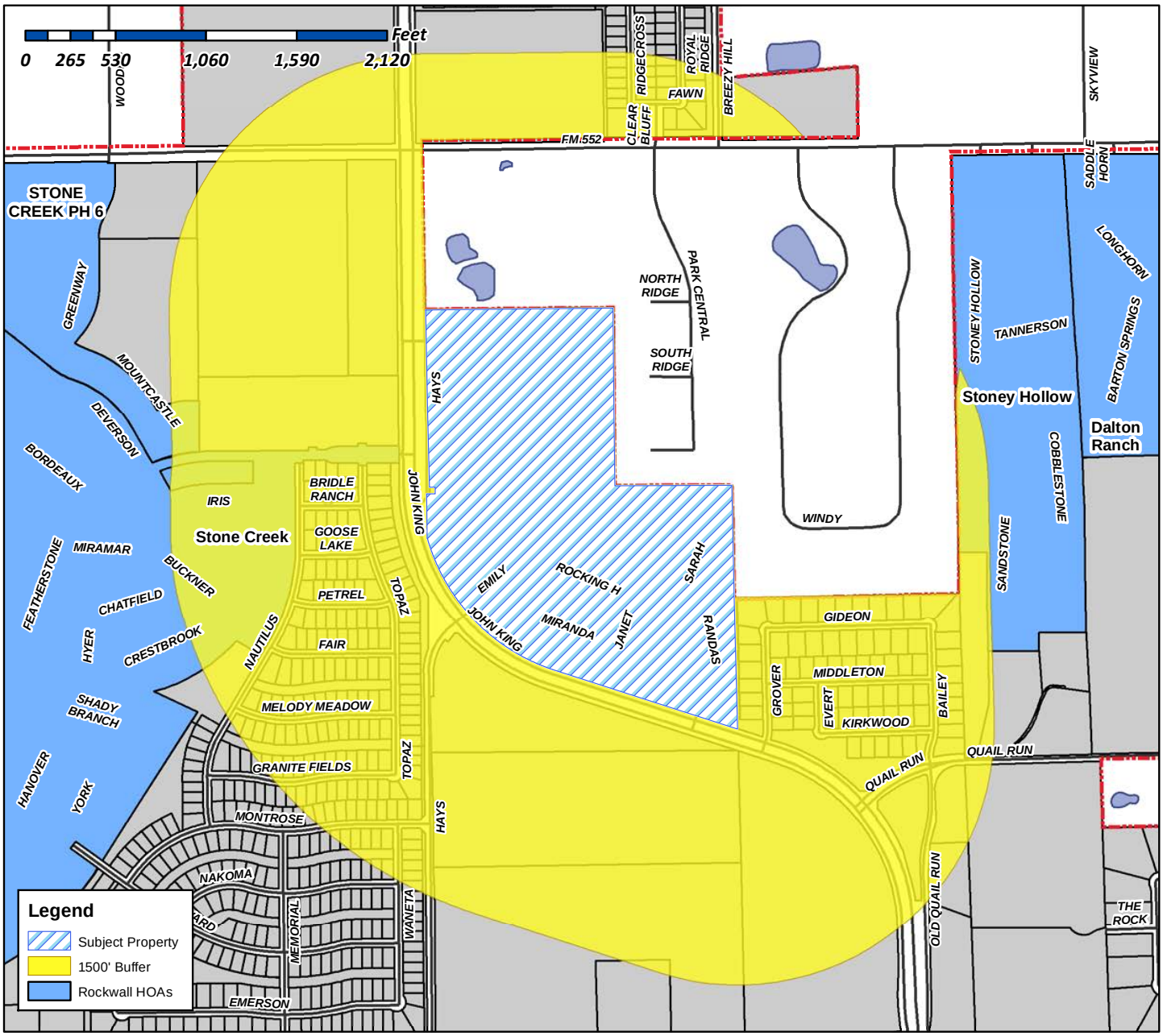
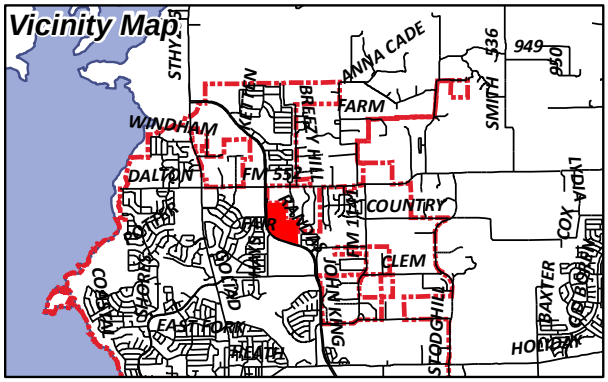


Case Number: Z2021-006
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Planned Development District 79 (PD-79)
Case Address: John King South of FM 552

Date Created: *3/18/2021*

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



Miller, Ryan

From: Gamez, Angelica
Sent: Friday, March 26, 2021 10:27 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-006]
Attachments: HOA Map (03.18.2021).pdf; Public Notice (03.26.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *March 26, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-006 Zoning Amendment to PD-79

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

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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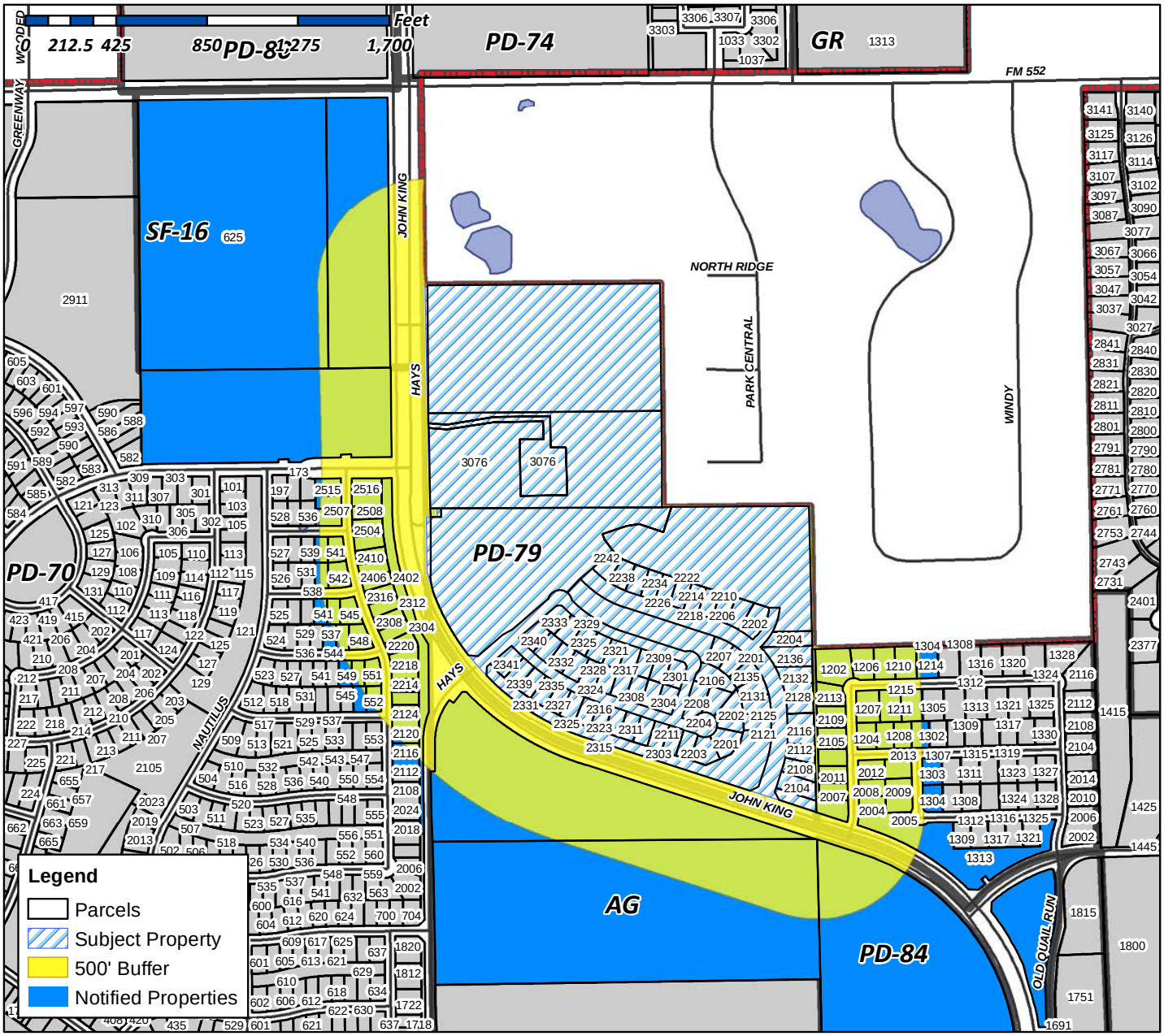
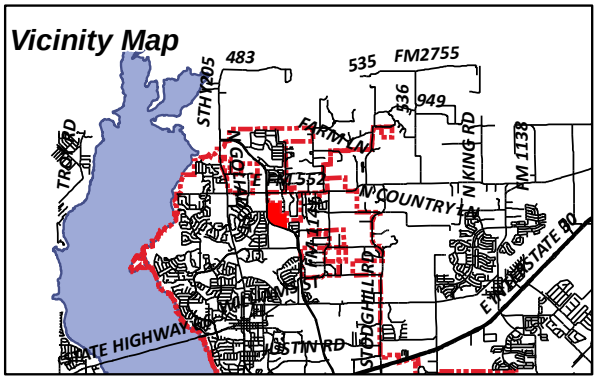


Case Number: Z2021-006
Case Name: PD Amendment to Saddle Star Estates
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Address: John King & South of FM 552

Date Created: *3/18/2021*
For Questions on this Case Call (972) 771-7745



WINDSOR HOMES CUMBERLAND LLC
1202 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1206 GIDEON WAY
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1207 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1210 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1211 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1214 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1215 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1303 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

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

PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2005 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2007 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2008 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2009 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2011 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2012 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2013 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2015 GROVER LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 0

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

PACESETTER HOMES LLC
2105 GROVER LANE
ROCKWALL, TX 75087

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

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

PACESETTER HOMES LLC
2109 GROVER LANE
ROCKWALL, TX 75087

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

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

PACESETTER HOMES LLC
2113 GROVER LANE
ROCKWALL, TX 75087

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROCKWALL I S D
625 FM 552
ROCKWALL, TX 75087

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

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

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

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

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

PUBLIC NOTICE

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

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

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

Case No. Z2021-006: Zoning Amendment to PD-79

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, April 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-006: Zoning Amendment to PD-79

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Exhibit C:
Garage Orientation

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

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

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

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

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

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

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

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

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

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

CITY OF ROCKWALL

ORDINANCE NO. 20-35

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A':
Legal Description and Survey

TRACT 1:

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

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

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

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

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

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

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

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

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

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

Exhibit 'A':
Legal Description and Survey

TRACT 2:

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

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

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

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

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

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

TRACT 3:

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

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

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

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

Exhibit 'A':
Legal Description and Survey

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

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

Exhibit 'B':
Concept Plans

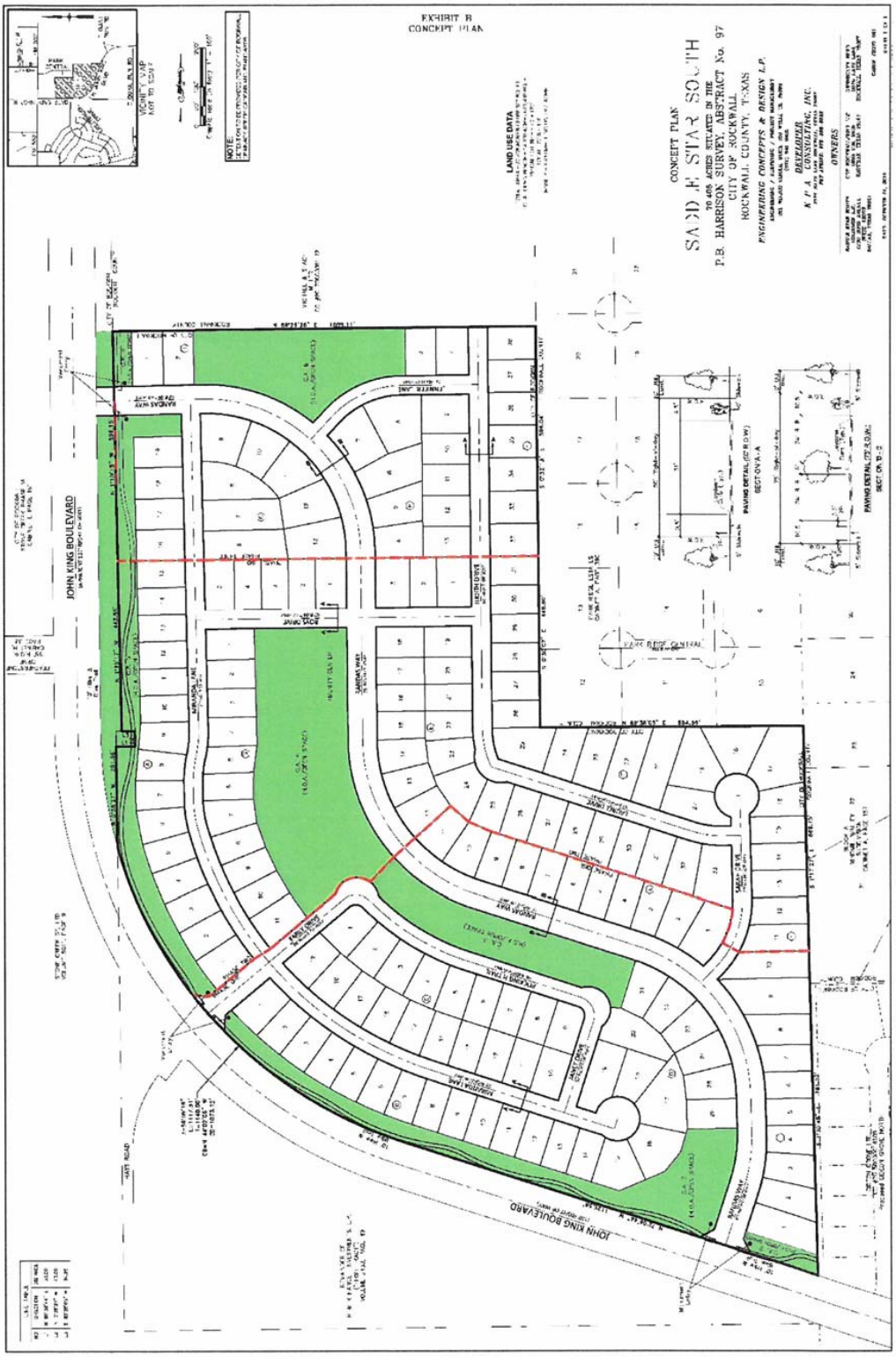


Exhibit 'B':
Concept Plans

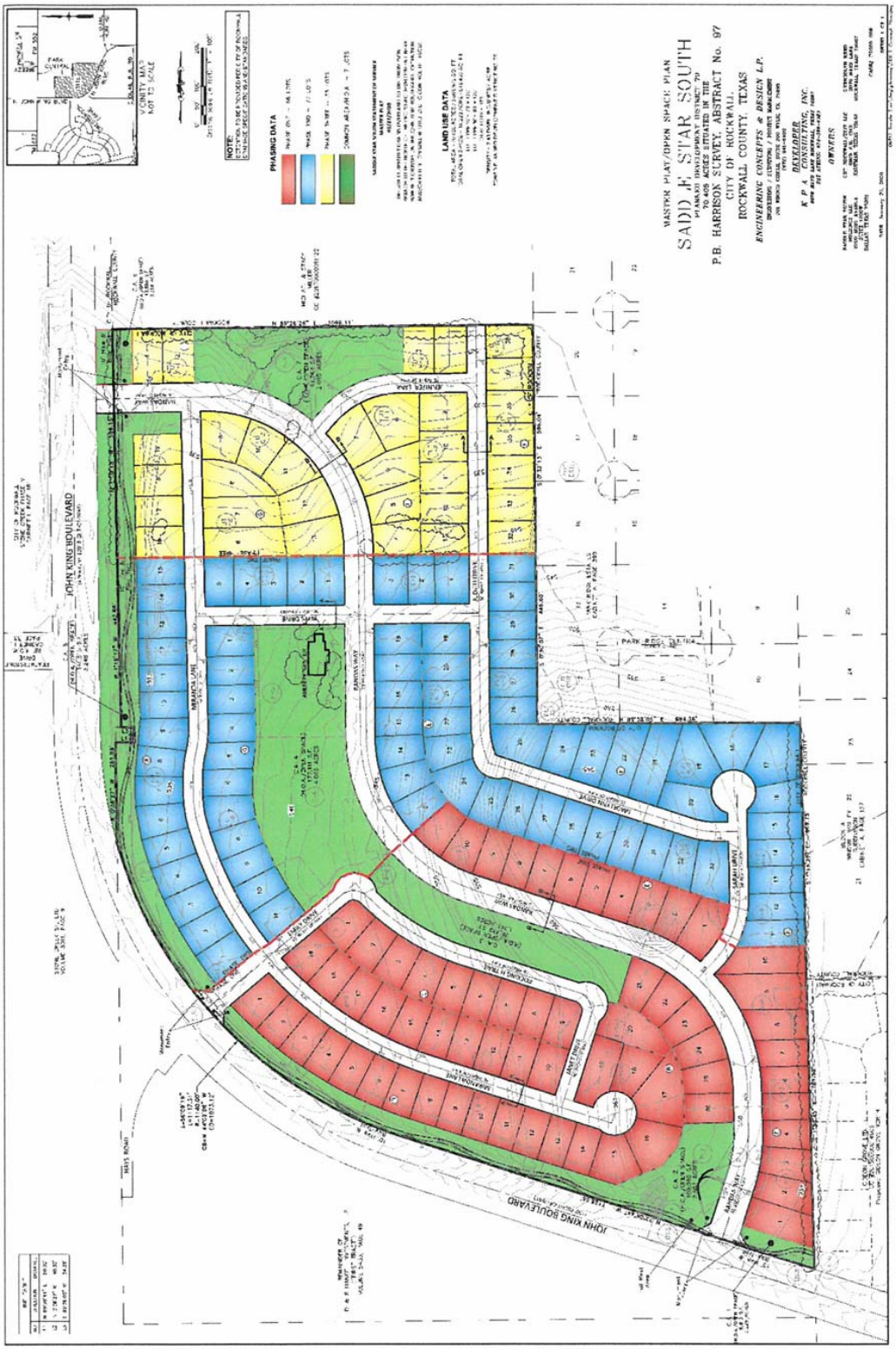


Exhibit 'C':
Development Standards

Development Standards.

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

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

Table 1: Lot Composition

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

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

Table 2: Lot Dimensional Requirements

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

General Notes:

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

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

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

4: As measured from the rear yard property line.

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

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

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

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

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

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

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

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

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

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

Exhibit 'C':
Development Standards

Table 3: Anti-Monotony Matrix

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

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

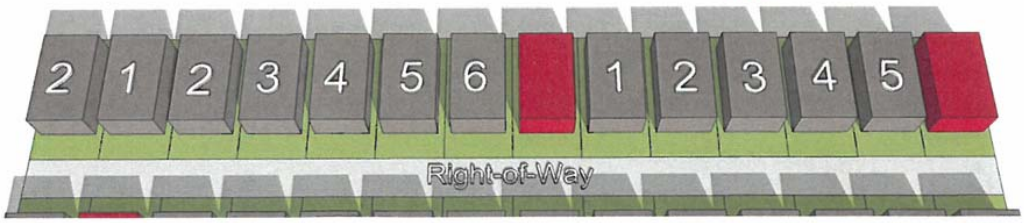
2. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces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

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

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

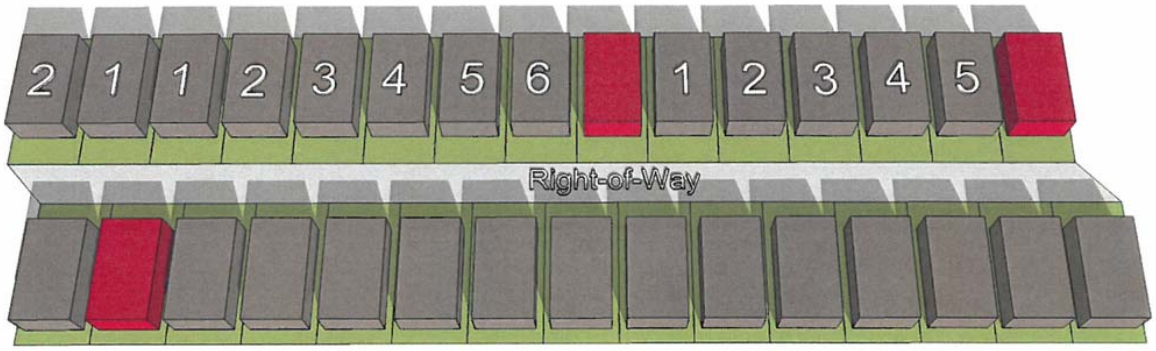
Continued on Next Page …

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



Z2
Or

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



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

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

Exhibit 'C':
Development Standards

7. *Landscape and Hardscape Standards.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

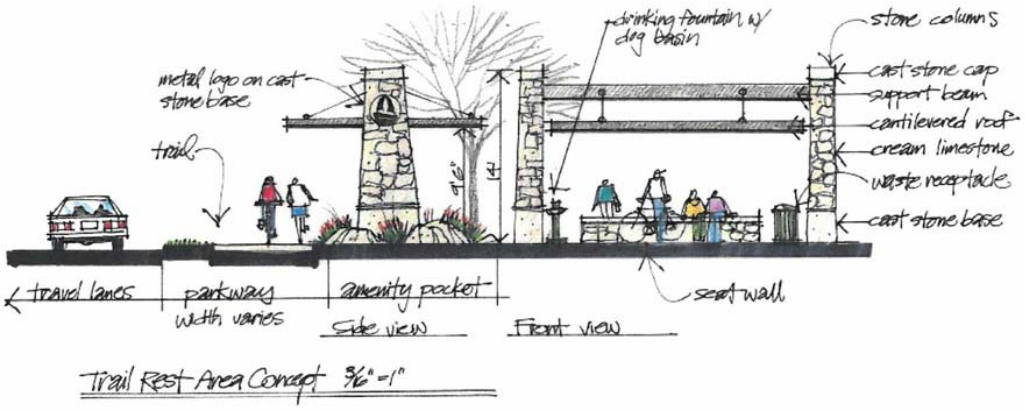
12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page …

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

Figure 1: *Trail Rest Area Concept*

Exhibit 'C':
Development Standards



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

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

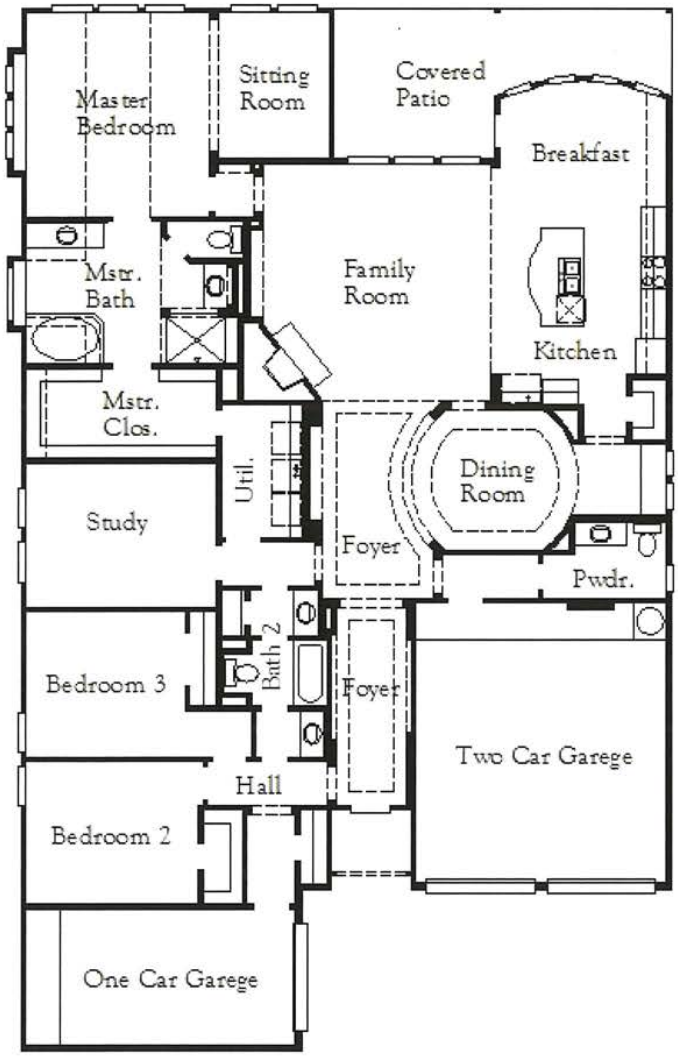
16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

COVENTRY HOMES

Built Around You

Duncanville

Saddle Star Estates



Design Options

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

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

Elevation A

Elevation B

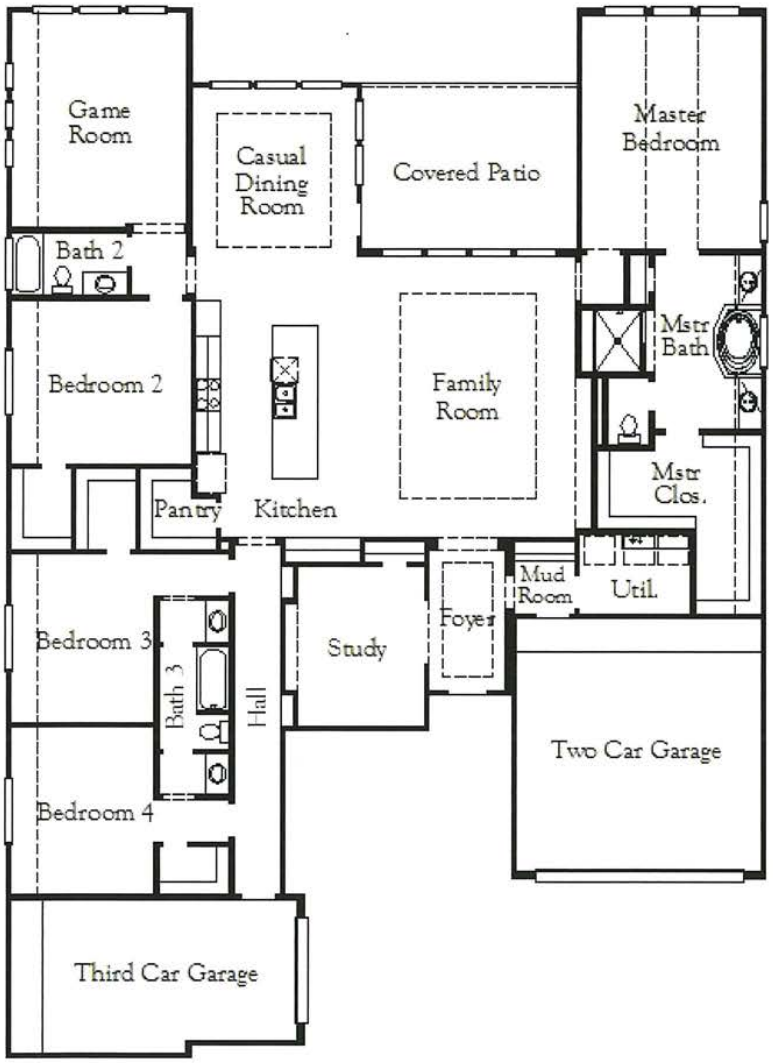
This floor plan insert is a general illustration of the overall room layout and floor plan design. Elevation renderings are an artist's interpretation and some may be shown with optional stone, stucco and or front porches. Some elements shown may not be standard in all communities. Architectural details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

COVENTRY HOMES

Built Around You

Crockett

Saddle Star Estates



Design Options

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

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

Elevation A

Elevation B

Elevation D

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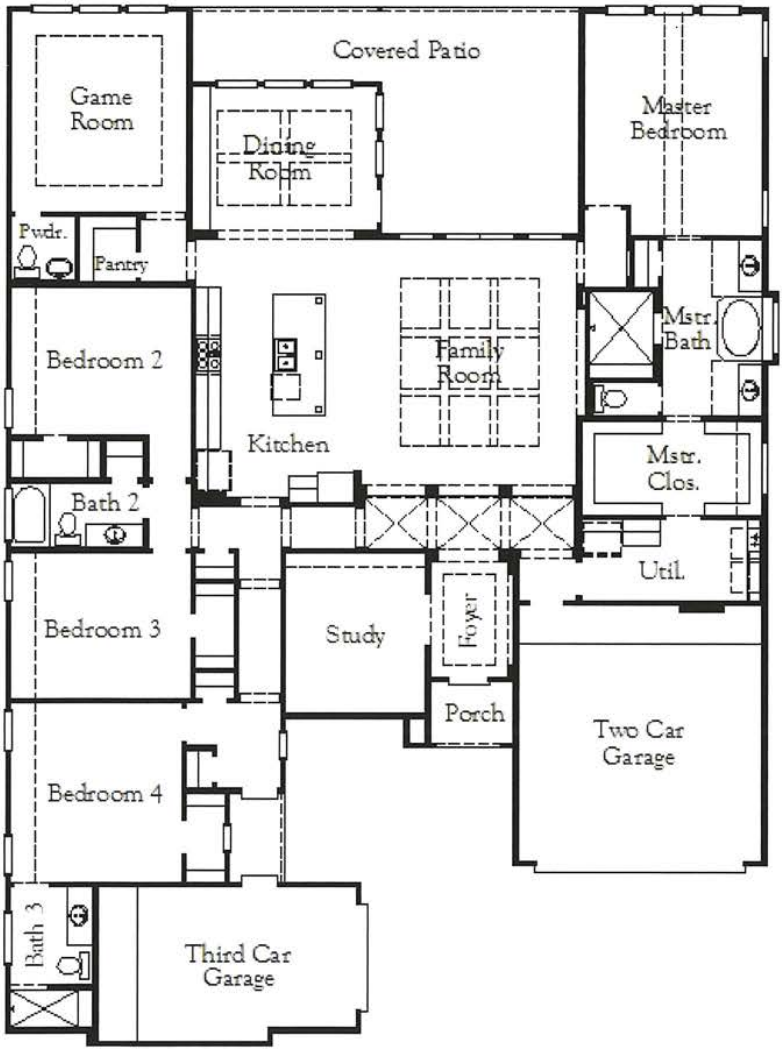
COVENTRY HOMES

Built Around You

Tuscola

Saddle Star Estates



Design Options

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

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

Elevation A

Elevation C

Elevation D

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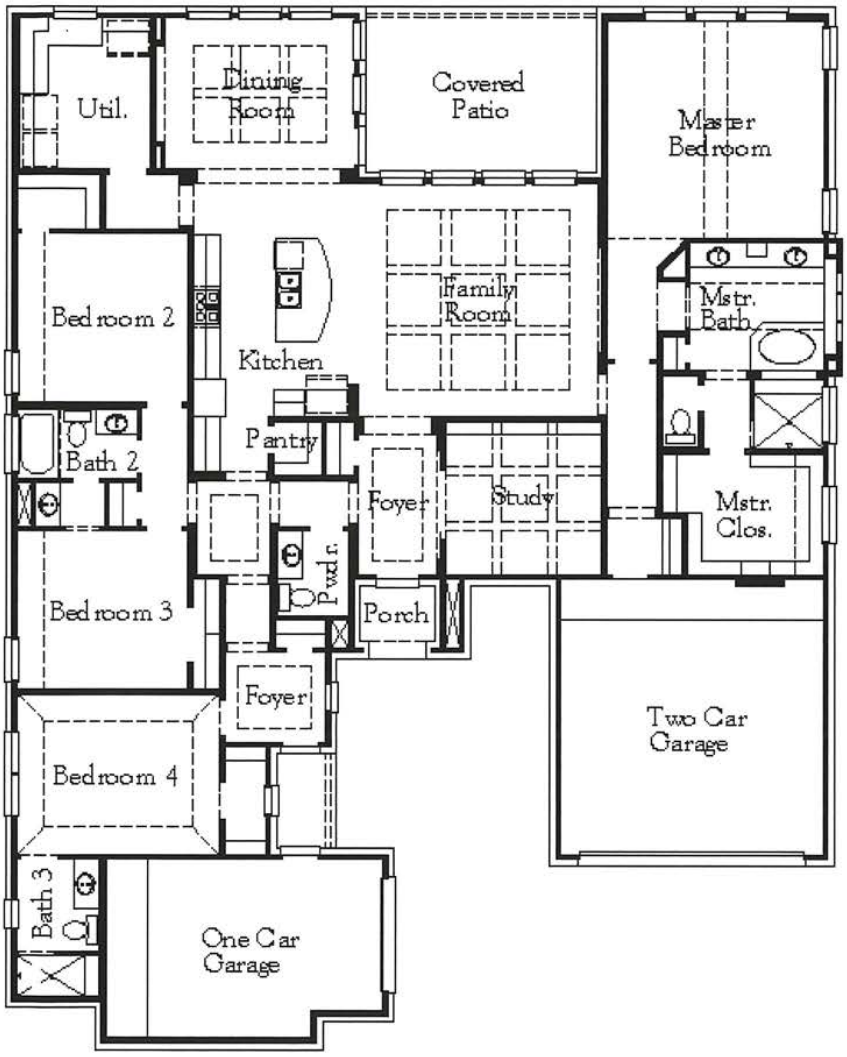
COVENTRY HOMES

Built Around You

Winfield

Saddle Star Estates



Design Options

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

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

Elevation A

Elevation B

Elevation C

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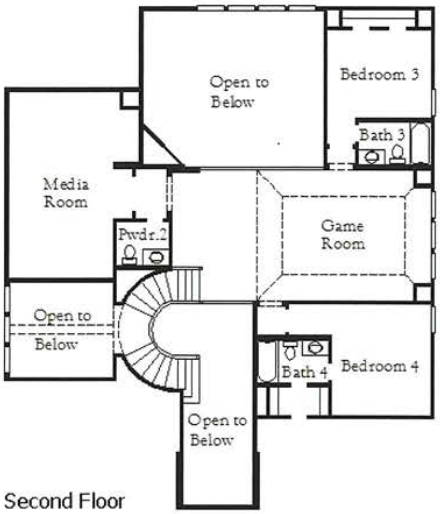
COVENTRY HOMES

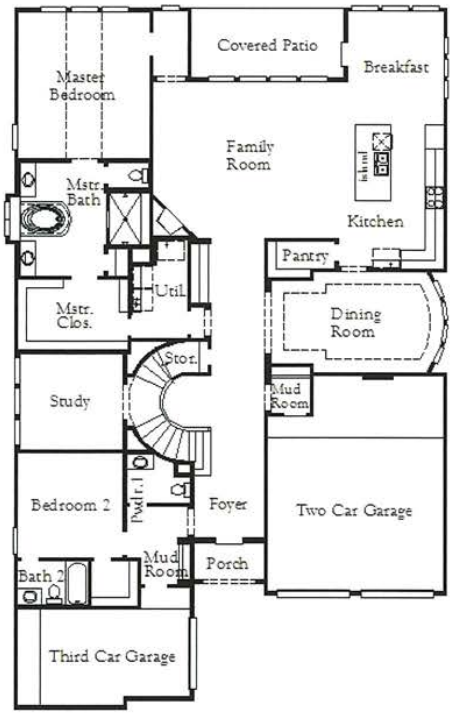
Built Around You

Montague

Saddle Star Estates



Second Floor



First Floor

Design Options

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

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

Elevation A

Elevation B

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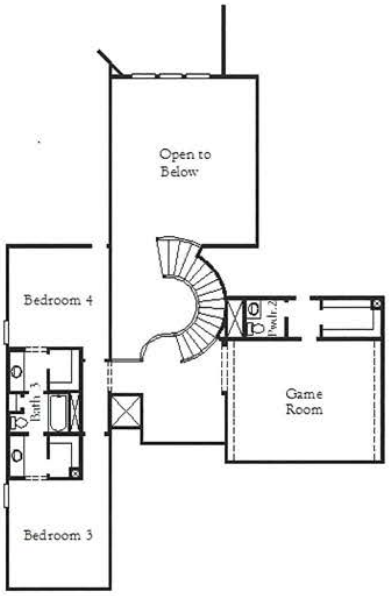
COVENTRY HOMES

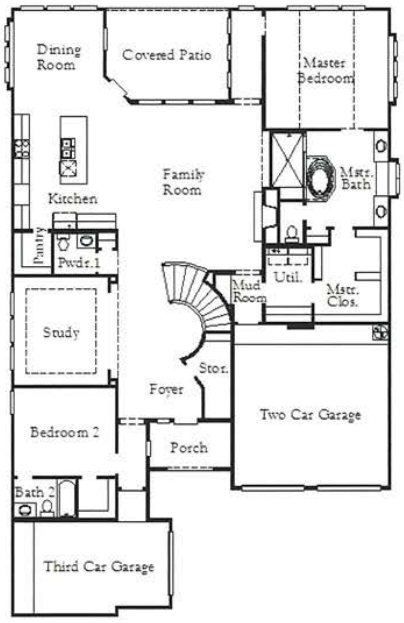
Built Around You

Hemphill

Saddle Star Estates



Second Floor



First Floor

Design Options

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

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Elevation A

Elevation B

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

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

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

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

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

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

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

DRAFT 04.12.2021

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

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

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

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

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

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

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

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

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

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

DRAFT
ORDINANCE
04.13.2021

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

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

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

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

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

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

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 19, 2021*

2nd Reading: *May 3, 2021*

DRAFT ORDINANCE 04.13.2021

Exhibit 'A':
Legal Description and Survey

TRACT 1:

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

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

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

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

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

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

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

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

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

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

Exhibit 'A':
Legal Description and Survey

TRACT 2:

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

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

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

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

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

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

TRACT 3:

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

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

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

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

DRAFT ORDINANCE 04.13.2021

Exhibit 'A':
Legal Description and Survey

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

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

DRAFT ORDINANCE 04.13.2021

Exhibit 'B':
Concept Plans

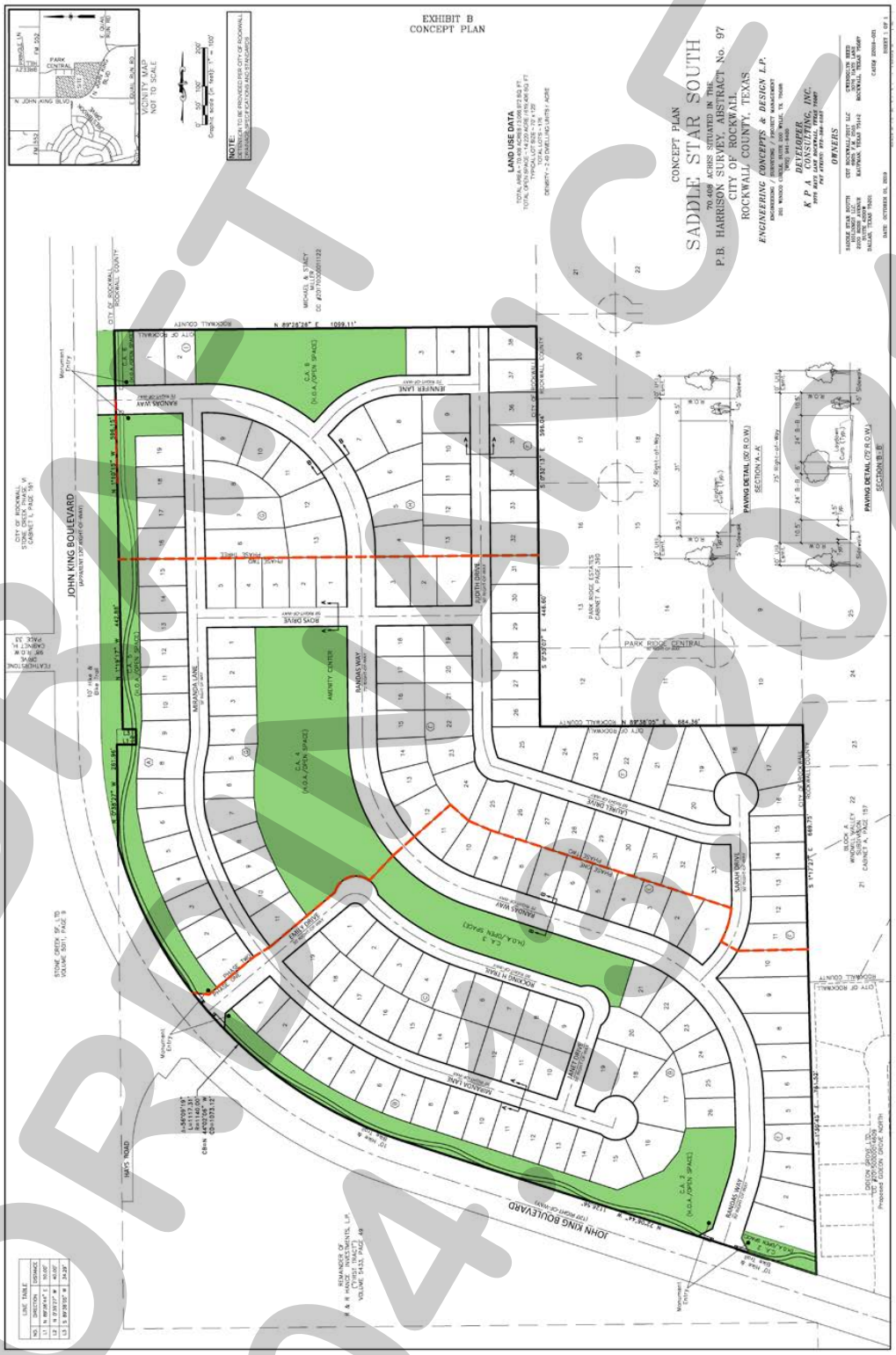

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Exhibit 'B':
Concept Plans

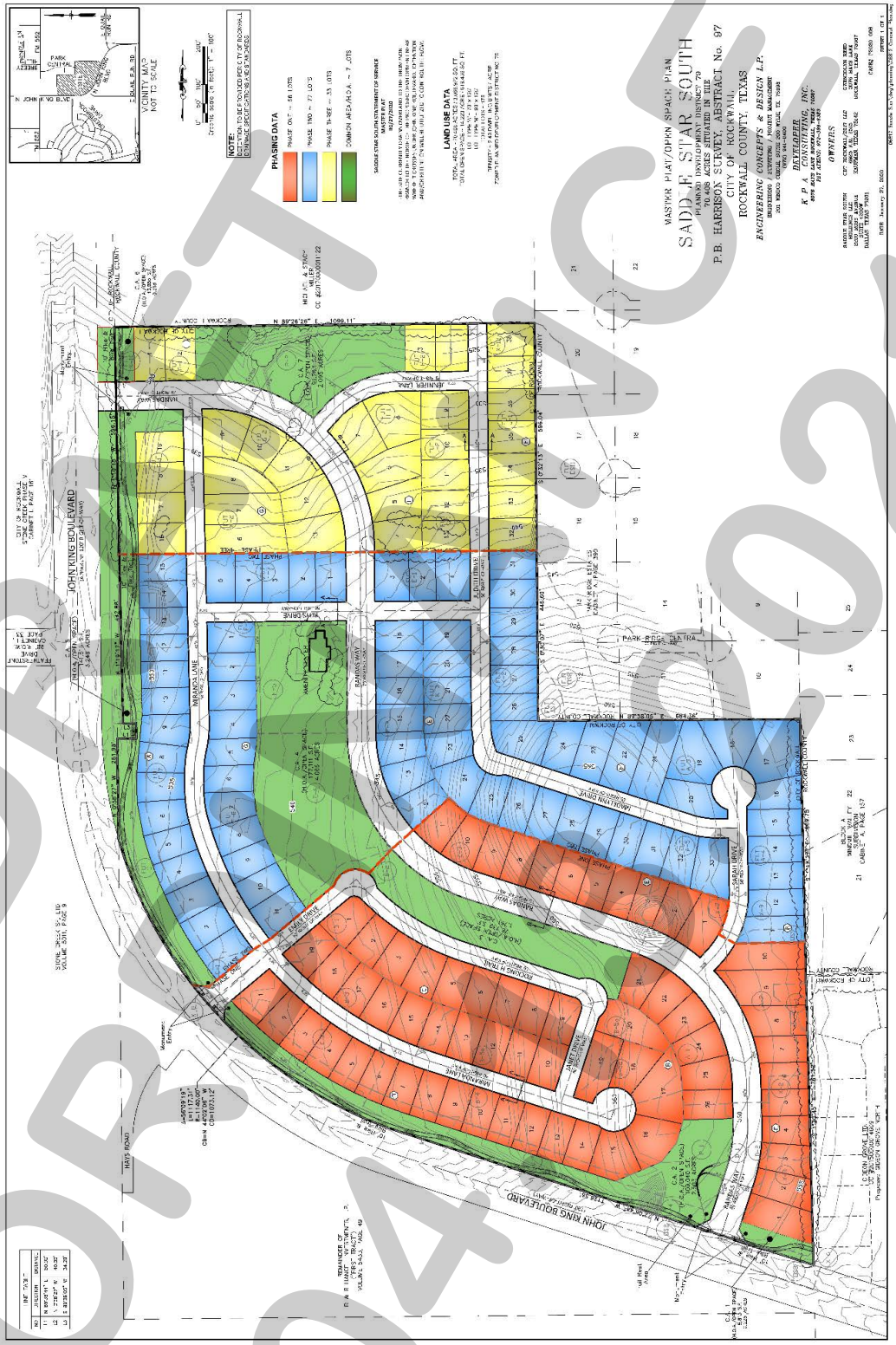

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Exhibit 'C':
Development Standards

Development Standards.

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

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

Table 1: Lot Composition

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

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

Table 2: Lot Dimensional Requirements

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

General Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 3: Anti-Monotony Matrix

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

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

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

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

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

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Exhibit 'C':
Development Standards

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

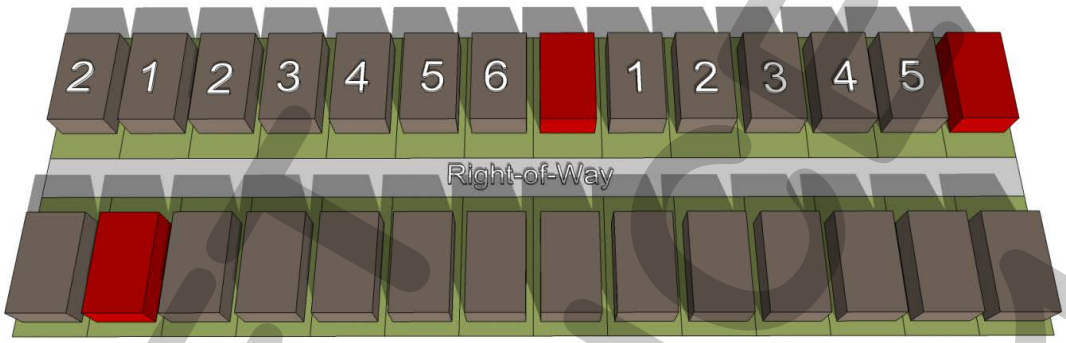

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.

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

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

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

7. *Landscape and Hardscape Standards.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Figure 1: *Trail Rest Area Concept*

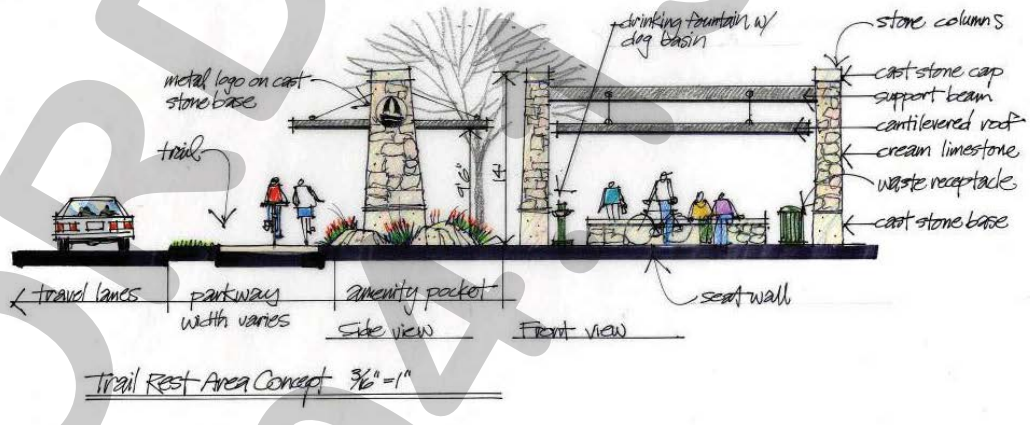

Exhibit 'C':
Development Standards

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

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

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

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Kevin Harrell; *Skorburg Company*
CASE NUMBER:	Z2021-007; *Zoning Change (AG to PD) for the Klutts Farm*

SUMMARY

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

BACKGROUND

A 103.142-acre portion of the subject property was annexed on June 15, 1998 by *Ordinance No. 98-20*. The remainder of the subject property was annexed on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. Currently situated on the subject property is an old farmhouse, which is 1,860 SF in size and was constructed in 1889 by William Lawson Lawhorn (*known as the Lawhorn Farm House*). In addition, -- *based on current aerial images* -- there appears to be two (2) agricultural accessory buildings (*of an undetermined size*) on the property. No additional changes or improvements have been made to the subject property since its annexation, and the property has remained zoned Agricultural (AG) District.

FIGURE 1: LAWHORN FARM HOUSE.

PURPOSE

On March 19, 2021, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 526-lot single-family, residential subdivision that will consists of four (4) lot sizes (*i.e. [A] 408, 62' x 120'; [B] 95, 72' x 120'; [C] 13, 82' x 120'; and [D] 10, 100' x 120'*).

ADJACENT LAND USES AND ACCESS

The subject property is located northeast of the intersection of FM-549 and FM-1139. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall followed by residential properties situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. This area includes the Woolridge Estates and Willow Ridge Subdivisions. Beyond this is the corporate limits of the City of Rockwall followed by Phase 3 of the Fontanna Ranch Subdivision, which is zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property is FM-1139, which is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family residential homes zoned Single-Family Estate 2.0 (SFE-2.0) District, and eight (8) single-family residential homes zoned Single-Family Estate 4.0 (SFE-4.0) District. East of these properties is Phase 1 of the Somerset Park Subdivision, which consists of 152 single-family residential homes on 56.43-acres. This subdivision is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

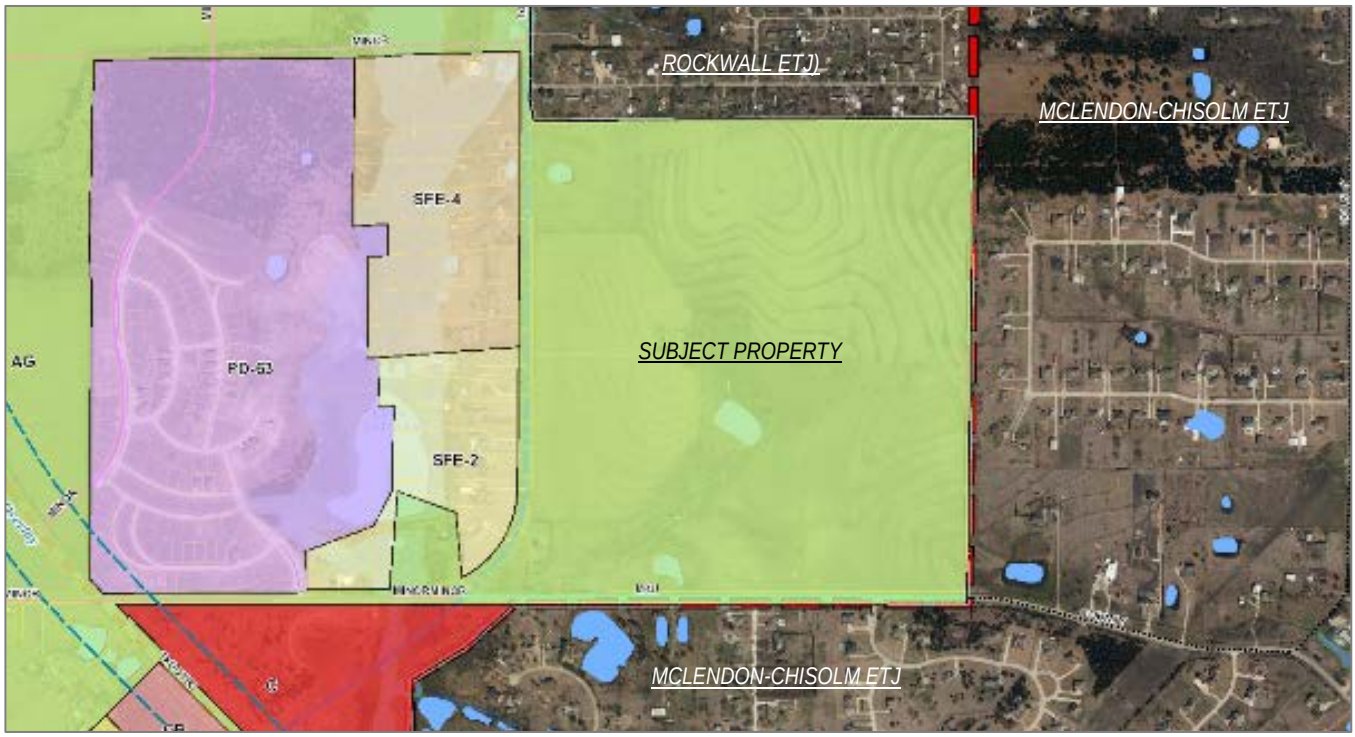


FIGURE 2: LOCATION MAP.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 196.009-acre subject property will be broken down into 526 single-family residential lots that will consist of four (4) lot types (*i.e. 62' x 120', 72' x 120', 82' x 120', and 100' x 120'*). More specifically, the development will incorporate 408, 62' x 120' lots (*i.e. a minimum of 7,440 SF*); 95, 72' x 120' lots (*i.e. a minimum of 8,640 SF*); 13, 82' x 120' lots (*i.e. a minimum of 9,840 SF*); and 10, 100' x 120' lots (*i.e. minimum of 12,000 SF*), which equates to an average lot size of 7,802.74 SF. This would translate to a density of *2.68* dwelling units per acre for the total development. The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to

50% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 7 (SF-7) District. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	408	77.57%
B	72' x 120'	8,640 SF	95	18.06%
C	82' x 120'	9,840 SF	13	02.47%
D	100' x 120'	12,000 SF	10	01.90%
		Maximum Permitted Units:	*526*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	7,440 SF	8,640 SF	9,840 SF	12,000 SF
Minimum Front Yard Setback [2], [5] & [6]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] [7]	2,200 SF	2,600 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

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

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

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

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

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

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

[7]: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

The proposed concept plan shows that the development will consist of 10.01-acres of open space (*which includes a dog park*), a 1.517-acre amenity center, and a 51.8-acre public park. This represents a total of 63.327-acre (*or 32.31%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 39.20-acres*) by 12.31% (*or 24.127-acres*). In addition, the applicant has indicated that the proposed development will provide a six (6) foot meandering trail along the frontage of FM-549 and from the amenity center to the proposed public park. The applicant has also indicated that the building materials for the amenity center will incorporate materials from the old farmhouse currently on the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All of the residential streets will need to have a minimum of 50-feet of right-of-way with a 29-foot *back-to-back* concrete street; however, any roadway adjacent to the proposed public park will need to have a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Since the Texas Department of Transportation (TXDOT) will be widening and improving FM-549 in July of 2021, no improvements are necessary for this roadway.

(2) *Water*. The applicant shall be required to provide a letter from Blackland Water Supply Corporation -- *the holder of the Certificate of Convenience and Necessity (CCN) for a portion of the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards for the portion of the property that is located within their CCN. As an alternative, the applicant can pursue opting out of the Blackland Water Supply Corporation's CCN. Any water system utilized to provide water to the site will be required to utilize a minimum of an eight (8) inch line that is to be looped through the subject property.

(3) *Wastewater*. The applicant will need to connect the subdivision to the City's existing sanitary sewer system. This includes extending a minimum of an eight (8) inch wastewater line connecting the subject property to the existing *Long Branch Lift Station*. Existing pro-rata agreements will also need to be paid for the *Long Branch* and both *FM-3097 Lift Stations* in the amount of $545.38/acre and $432.74/acre. In addition, both of the *FM-3097 Lift Stations* will need to be upgraded to ultimate capacity (*i.e. pumps, electrical equipment, generators, and any other appurtenances*) if more than 242 lots are constructed. Since the applicant is proposing to increase the densities that are called for on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, an infrastructure study will need to be performed to determine the impact to the existing system, and the capacity and necessary improvements to all lift stations needed to sufficiently serve the development.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 75% *J-Swing* or *Traditional Swing* garages and 25% *Flat Front Entry* garages (*i.e. where the garage is even with the front façade*). This translates to 32.11% (*i.e. 131*) of the *Type 'A' Lots* (*i.e. 62' x 120' lots*) being *Flat Front Entry* with all of the *Type 'B', 'C', & 'D' Lots* (*i.e. Type 'B': 72' x 120' lots; Type 'C': 82' x 120' lots; and Type 'D': 100' x 120' lots*) being in a *J-Swing* or *Traditional Swing* garage configuration. As a compensatory measure the applicant is proposing to increase the front yard building setback from 20-feet to 25-feet for homes that have a *Flat Front Entry* garage configuration. The applicant is also proposing to provide decorative wood garage doors or garage doors that incorporate a wood overlay on an insulated metal

door. All garage doors will also incorporate carriage style hardware. In addition, the applicant will still have the ability to provide *Recessed Front Entry* garages (*i.e. where the front of the garage is setback a minimum of 20-feet from the front façade of the house*) on all lots.

(3) *Fencing*. According to Subsection 02.02, *Minimum Standards for Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(t)he fence standards contained in a Planned Development (PD) District ordinance shall -- *at a minimum* -- conform to the requirements contained in Section 08, *Fence Standards*, of Article 08, *Landscape and Fence Standards*." This section of the code stipulates that "(t)ransparent fencing is required adjacent to all perimeter roadways (*i.e. along the perimeter of the subdivision*), abutting open spaces, greenbelts and parks … [*and that*] (p)erimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns …"

Applicant's Response to (3): In this case, the northern most lots are directly adjacent to a ten (10) foot drainage and utility easement that will run contiguous with the northern property line of the subject property. Per the Unified Development Code (UDC), the applicant would be required to construct a wrought-iron fence with masonry columns adjacent to this area and plant landscaping adjacent to the fence. The applicant is requesting to allow these property owners to construct a six (6) foot wood fence (*to the same standards as listed in the Planned Development District ordinance*) to better screen the areas north of the proposed ten (10) foot drainage easement.

(4) *Dog Park*. According to Section 6-325, *Site Selection Criteria*, of Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances, "(s)ite selections shall be reviewed and approved by the City Council …" and "(o)ff leash areas in parks shall be located a minimum of 500-feet from a residential dwelling unit."

Applicant's Response to (4): In this case, the proposed dog park will be directly adjacent to residential properties within the subdivision; however, the dog park will be privately owned and maintained by the Homeowner's Association (HOA). If this Planned Development District ordinance is approved as requested, the City Council would be approving the location of the dog park allowing it to be closer than the required 500-feet from residential dwelling units. The applicant has stated that this is a highly desirable amenity for residents.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and is designated for *Low Density Residential* land uses on the Future Land Use Plan. According to the Comprehensive Plan, *Low Density Residential* land uses are defined as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In this case, the applicant is proposing an overall density of *2.68* dwelling units per acre, which exceeds the density stipulated for *Low Density Residential* land uses. According to the Comprehensive Plan, *Medium Density Residential* land uses are defined as "…residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre…" Therefore, the applicant's request will necessitate that the subject property be changed from a *Low Density Residential* land use designation to a *Medium Density Residential* land use designation on the Future Land Use Plan; however, staff should point out that the plan does appear to conform to the *District Strategies* outlined for the establishment of suburban residential in the *South Central Residential District*. This change is discretionary to the City Council and if approved would not change the desired land use ratio of residential to commercial, which is targeted at providing a ratio of 80% residential/ 20% commercial land uses per the Comprehensive Plan [*Goal 01, Policy 1; Section 02.01 of Chapter 1*].

With regard to the policies for residential development contained in the Comprehensive Plan the applicant has incorporated many of the policies and goals (*e.g. housing tree model, minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 08 | Sec. 02.02 | Goal 1; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff Response: Staff has asked the applicant to provide a mixture of lot sizes through each phase of the development and not create pods of one (1) type of lot product. This was echoed by the Planning and Zoning Commission at the Planning and Zoning Commission Work Session Meeting on March 30, 2021. *The applicant has changed the concept plan to incorporate small variations of lot products through out the phases of the development; however, this does not appear to conform to the intent of this policy.*

(2) *CH. 08 | Sec. 02.02 | Goal 1; Policy 5:* Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: Staff has requested that the applicant consider switching the 72' x 120' lots that front on to the proposed parkland with the 62' x 120' lots to better conform to this requirement (*i.e. flip the orientation of the block so that the smaller lot product fronts onto the park and the larger lot product fronts towards the subdivision*). *The applicant has changed the concept plan in accordance with staff's request.*

(3) *CH. 08 | Sec. 02.02 | Goal 3; Policy 4*: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Staff has recommended to the applicant that a trail system should be incorporated along FM-549 and extending from the amenity center to the proposed public park. *The applicant has incorporated this recommendation into the proposed concept plan and shows that a six (6) foot trail will be constructed along FM-549 and extending from the amenities center to the proposed public park.*

(4) *CH. 08 | Sec. 02.03 | Goal 1; Policy 4*: Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.

Staff Response: The old farmhouse on the subject property could be preserved as or incorporated into the amenities center, which would preserve a unique and historic building within the community. *The applicant has incorporated language into the Planned Development District ordinance that would allow the materials from the old farmhouse to be used in the design of the amenities center.*

(5) *CH. 08 | Sec. 02.03 | Goal 3; Policy 2*: Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.

Staff Response: The applicant was originally proposing a 52' x 120' lot product that was to incorporate a *Flat Front Entry* garage configuration. Staff recommended to the applicant replacing the 52' x 120' lot product with the 62' x 120' lot product, and only incorporating garage configurations that meet the City's Planned Development District standards as stipulated by the Unified Development Code (UDC). *The applicant has removed the 52' x 120' product and is requesting garage configurations that are in conformance with the Unified Development Code (UDC) [with the exception of the noted 25% flat-front entry garage configurations].*

(6) *CH. 08 | Sec. 02.03 | Goal 3; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is being requested it should be limited to 20% and the front building setback of these properties should be increased to 25-feet. *The applicant has chosen to request 25% Flat Front Entry garages (i.e. 25% of the total lot count to be used only on the 62' x 120' lot product), but has consented to upgraded*

garage door requirements and has provided a minimum of a 25-foot front yard building setbacks on all Flat Front Entry garages.

Taking all of this into account, the concept plan does incorporate many of the residential policies and guidelines contained in the Comprehensive Plan into the Planned Development District ordinance and appears to conform to Chapter 08, *Residential*, of the OURHometown Vision 2040 Comprehensive Plan; however, due to the increase in density, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

PARKS AND RECREATION BOARD

Per the Planning and Zoning Commission's request at the Work Session Meeting on March 30, 2021, staff sent the proposed concept plan to the Parks and Recreation Board for their review and recommendation. On April 6, 2021, the Parks and Recreation Board approved a motion to recommend approval of the proposed public park as a regional park by a vote of 6-0, with Board Member Dodd absent. In addition, staff has provided an exhibit of Harry Meyers Park for the Planning and Zoning Commission's review. Harry Meyers Park is a regional park that consists of a total of 66.29-acres of land (*consisting of 22.76-acres of floodplain and 43.53-acres of land outside of the floodplain*).

NOTIFICATIONS

On March 26, 2021, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) email from a property owner outside of the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;

(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Low Density Residential* designation to a *Medium Density Residential* designation; and,

(3) Any construction resulting from the approval of this *Zoning Change* 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.

DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

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

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

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

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ben Klutts [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

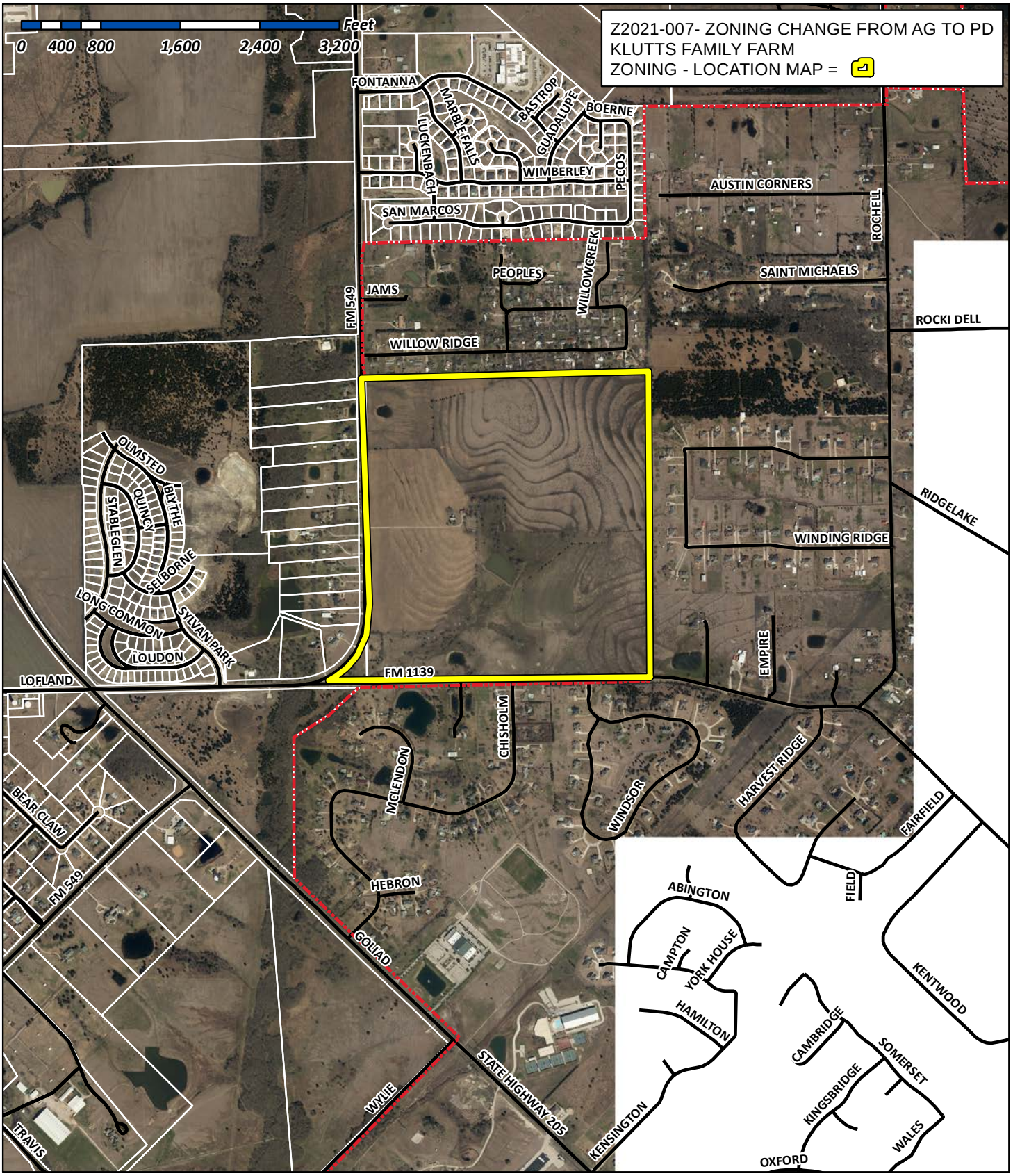
Given under my hand and seal of office on this the 18th *day of* March, *20* 21.

Owner's Signature Ben Klutts

Notary Public in and for the State of Texas [signature]

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

My Commission Expires



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

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

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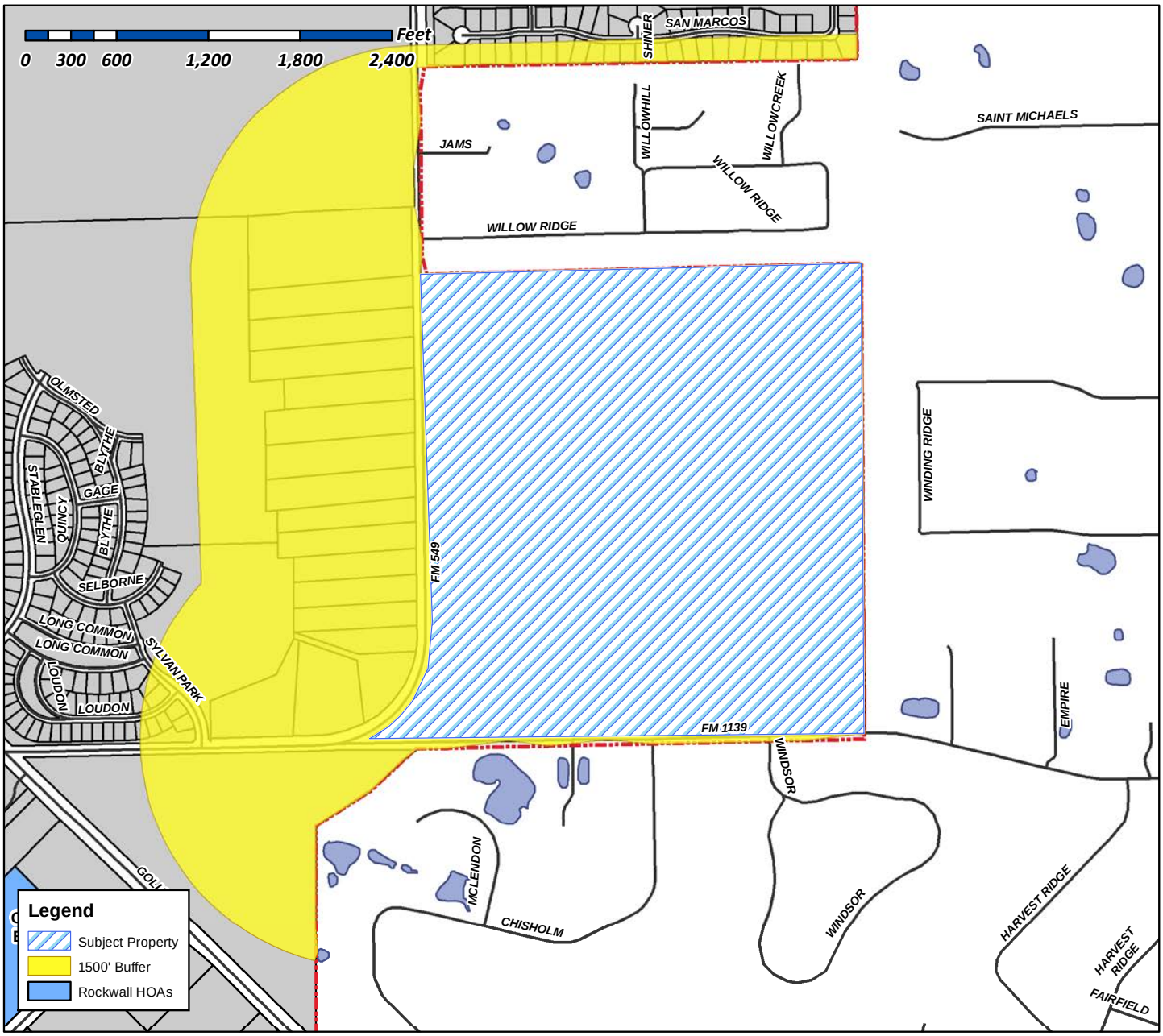
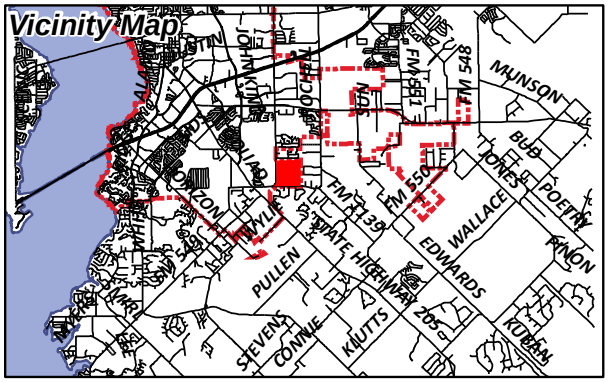


Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: ***3/19/2021***

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



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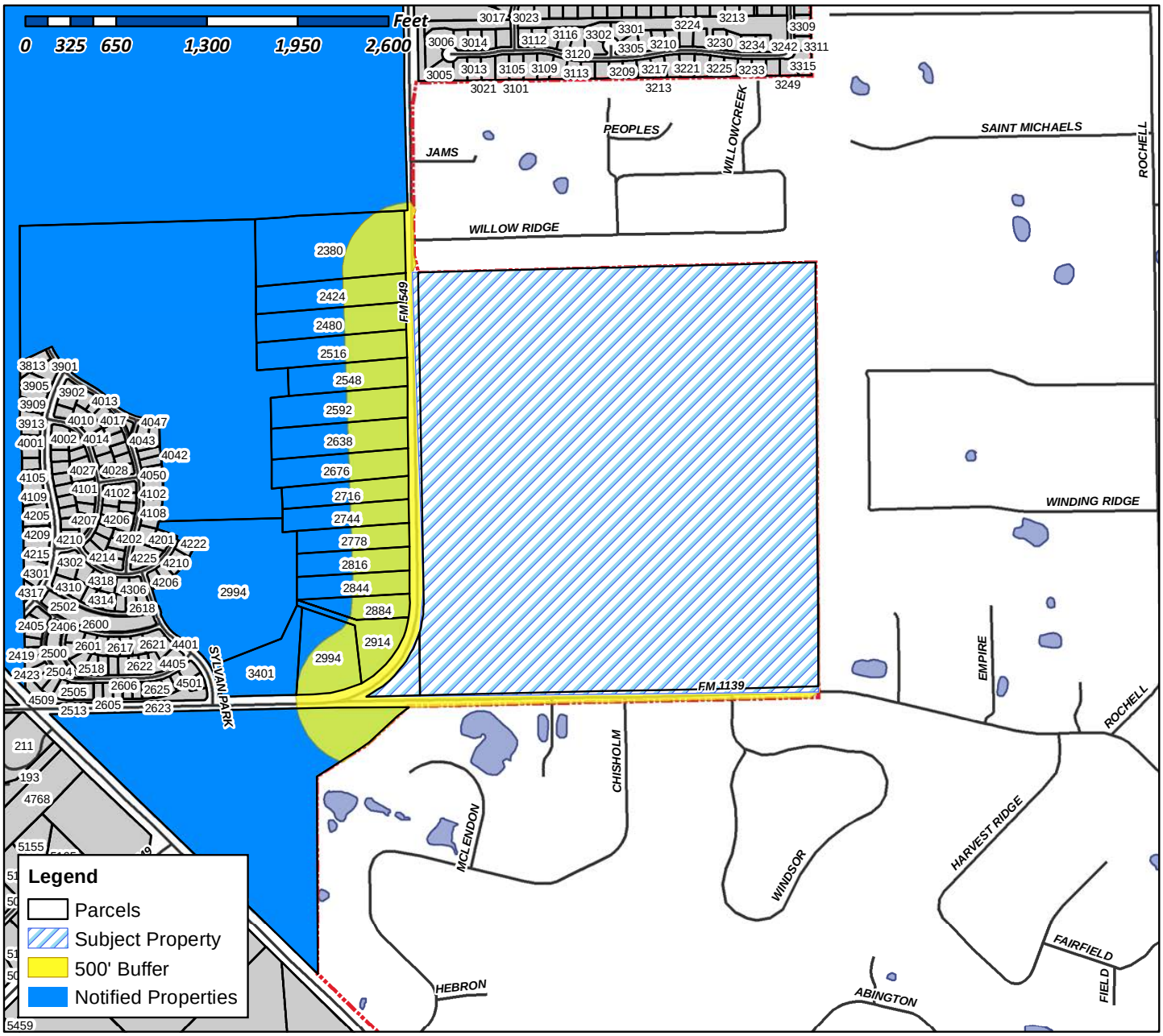
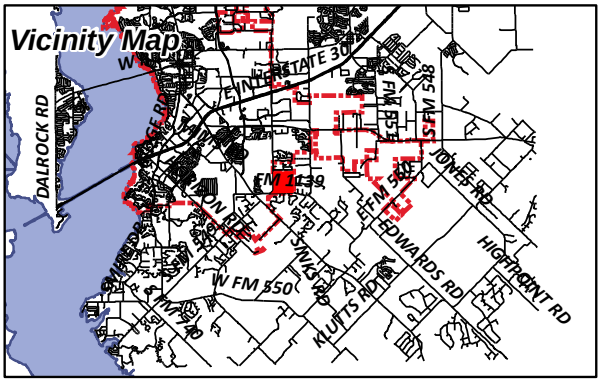


Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139



Date Created: ***3/23/2021***
For Questions on this Case Call (972) 771-7745

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

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

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

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

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

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

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

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

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

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

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

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

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

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

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

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

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

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

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

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

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

PUBLIC NOTICE

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

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

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

Case No. Z2021-007: Zoning Change from AG to PD

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, April 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-007: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

UNKNOWN ADDRESS (FONTANNA RANCH SUBDIVISION): OUTSIDE OF 500' NOTIFICATION BUFFER

Miller, Ryan

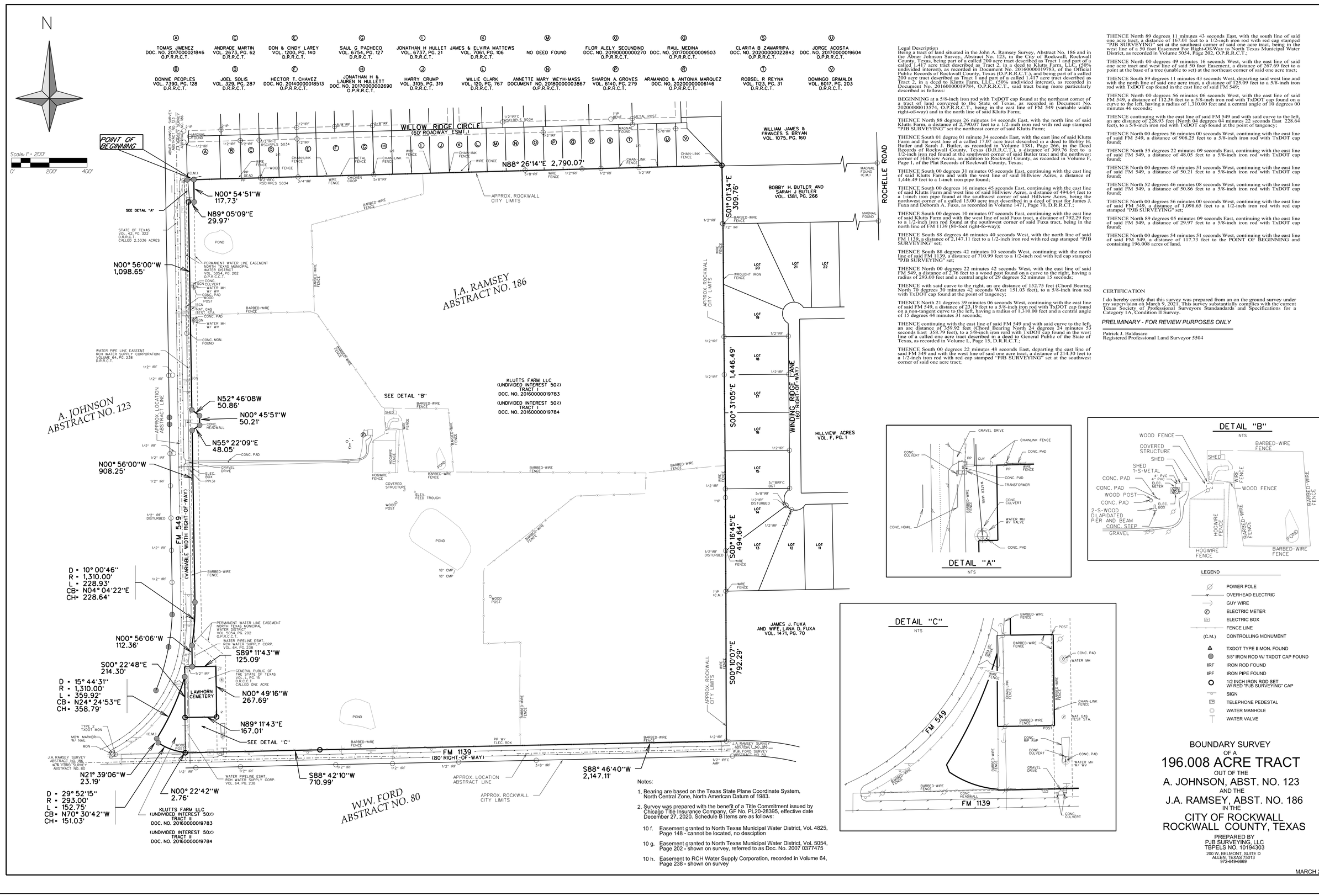
From: Erica G <ericaa110588@yahoo.com>
Sent: Monday, March 29, 2021 8:21 PM
To: Miller, Ryan
Subject: New purposed subdivision

Follow Up Flag: FollowUp
Flag Status: Flagged

I live in Fontanna Ranch and have recently heard about the purposed subdivision where kluts farm was. I am against this idea for many reasons . It's seems as though this is the city's way to pay for a city park yet not realizing what comes with it. We moved to this neighborhood because it was in Rockwall yet away from all the main traffic. 30 is already a nightmare and now you are planning on adding about 1500-2000 people. Decisions like this are causing good people to move out. Also, I am concerned for the traffic this will cause in my neighborhood because we house one of the closest schools to this area. Please think about all the issues this will cause rather than the reward of a park the city doesn't have to pay as much for because of this deal.
Sent from my iPhone

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

Cooperative, recorded in Volume 5078, Page 228 - shown on survey)



Legal Description
Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 20160000019783, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 20160000019784, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with TxDOT cap found at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in Document No. 20200000013574, O.P.R.R.C.T., being in the east line of FM 549 (variable width right-of-way) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H. Butler and Sarah J. Butler, as recorded in Volume 1381, Page 266, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), a distance of 309.76 feet to a 1/2-inch iron rod found at the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in Volume F, Page 1, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49 feet to a 1-inch iron pipe found;

THENCE South 00 degrees 16 minutes 45 seconds East, continuing with the east line of said Klutts Farm and west line of said Hillview Acres, a distance of 494.64 feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in Volume 1471, Page 70, D.R.R.C.T.;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29 feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM 1139 (80-foot right-fo-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM 1139, a distance of 2,147.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 42 minutes 10 seconds West, continuing with the north line of said FM 1139, a distance of 710.99 feet to a 1/2-inch rod with red cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM 549, a distance of 2.76 feet to a wood post found on a curve to the right, having a radius of 293.00 feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75 feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West 151.03 feet), to a 5/8-inch iron rod with TxDOT cap found at the point of tangency;

THENCE North 21 degrees 39 minutes 06 seconds West, continuing with the east line of said FM 549, a distance of 23.19 feet to a 5/8-inch iron rod with TxDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00 feet and a central angle of 15 degrees 44 minutes 31 seconds;

THENCE continuing with the east line of said FM 549 and with said curve to the left, an arc distance of 359.92 feet (Chord Bearing North 24 degrees 24 minutes 53 seconds East 358.79 feet), to a 5/8-inch iron rord with TxDOT cap found in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in Volume L, Page 15, D.R.R.C.T.;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM 549 and with the west line of said one acre tract, a distance of 214.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one acre tract, a distance of 167.01 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said one acre tract, being in the west line of a 50 foot Easement For Right-Of-Way to North Texas Municipal Water District, as recorded in Volume 5054, Page 202, O.P.R.R.C.T.;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one acre tract and west line of said 50 foot Easement, a distance of 267.69 feet to a point at the base of a tree (unable to set) at the northeast corner of said one acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one acre tract, a distance of 125.09 feet to a 5/8-inch iron rod with TxDOT cap found in the east line of said FM 549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM 549, a distance of 112.36 feet to a 5/8-inch iron rod with TxDOT cap found on a curve to the left, having a radius of 1,310.00 feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM 549 and with said curve to the left, an arc distance of 228.93 feet (North 04 degrees 04 minutes 22 seconds East 228.64 feet), to a 5/8-inch iron rod with TxDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM 549, a distance of 908.25 feet to a 5/8-inch iron rod with TxDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM 549, a distance of 48.05 feet to a 5/8-inch iron rod with TxDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds West, continuing with the east line of said FM 549, a distance of 50.21 feet to a 5/8-inch iron rod with TxDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM 549, a distance of 50.86 feet to a 5/8-inch iron rod with TxDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM 549, a distance of 1,098.65 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM 549, a distance of 29.97 feet to a 5/8-inch iron rod with TxDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM 549, a distance of 117.73 feet to the POINT OF BEGINNING and containing 196.008 acres of land.

CERTIFICATION

I do hereby certify that this survey was prepared from an on the ground survey under my supervision on March 9, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standandards and Specifications for a Category 1A, Condition II Survey.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
2. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. PL20-28395, effective date December 27, 2020. Schedule B Items are as follows:

10 f. Easement granted to North Texas Municipal Water District, Vol. 4825, Page 148 - cannot be located, no desciption

10 g. Easement granted to North Texas Municipal Water District, Vol. 5054, Page 202 - shown on survey, referred to as Doc. No. 2007 0377475

10 h. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 238 - shown on survey

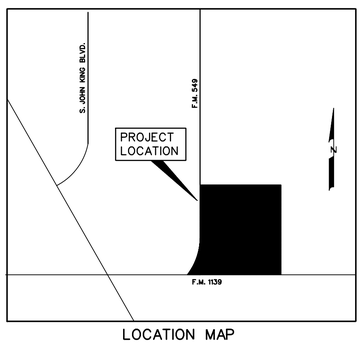
LEGEND

- POWER POLE
- OHP — OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC METER
- EB — ELECTRIC BOX
- FENCE LINE
- (C.M.) — CONTROLLING MONUMENT
- TXDOT TYPE II MON. FOUND
- 5/8" IRON ROD W/ TXDOT CAP FOUND
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- 1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
- SIGN
- TP — TELEPHONE PEDESTAL
- WATER MANHOLE
- WATER VALVE

BOUNDARY SURVEY
OF A
196.008 ACRE TRACT
OUT OF THE
A. JOHNSON, ABST. NO. 123
AND THE
J.A. RAMSEY, ABST. NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

MARCH 2021



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS 62' X 120' - 408 LOTS
- TYPE B LOTS 72' X 120' - 95 LOTS
- TYPE C LOTS 82' X 120' - 13 LOTS
- TYPE D LOTS 100' X 120' - 10 LOTS
- OPEN SPACE - 10.01 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.

TOTAL ACRES 196.009

TOTAL RESIDENTIAL LOTS 526

RESIDENTIAL DENSITY 2.68

CONCEPT PLAN
OF

HOMESTEAD

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

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

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

APRIL 2021 SCALE 1" = 200'

CASE NO. XXXX

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

= SUBJECT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

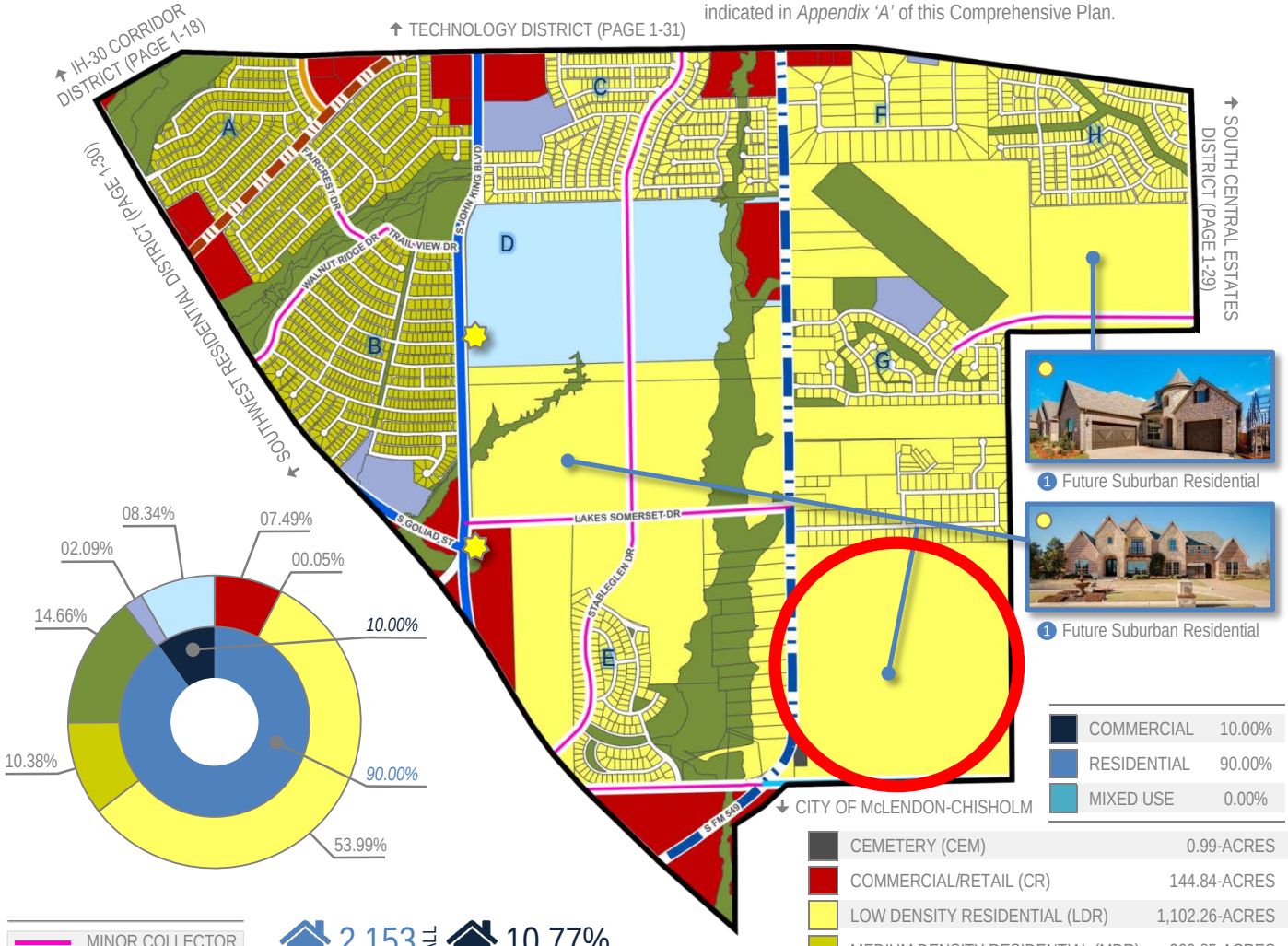
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

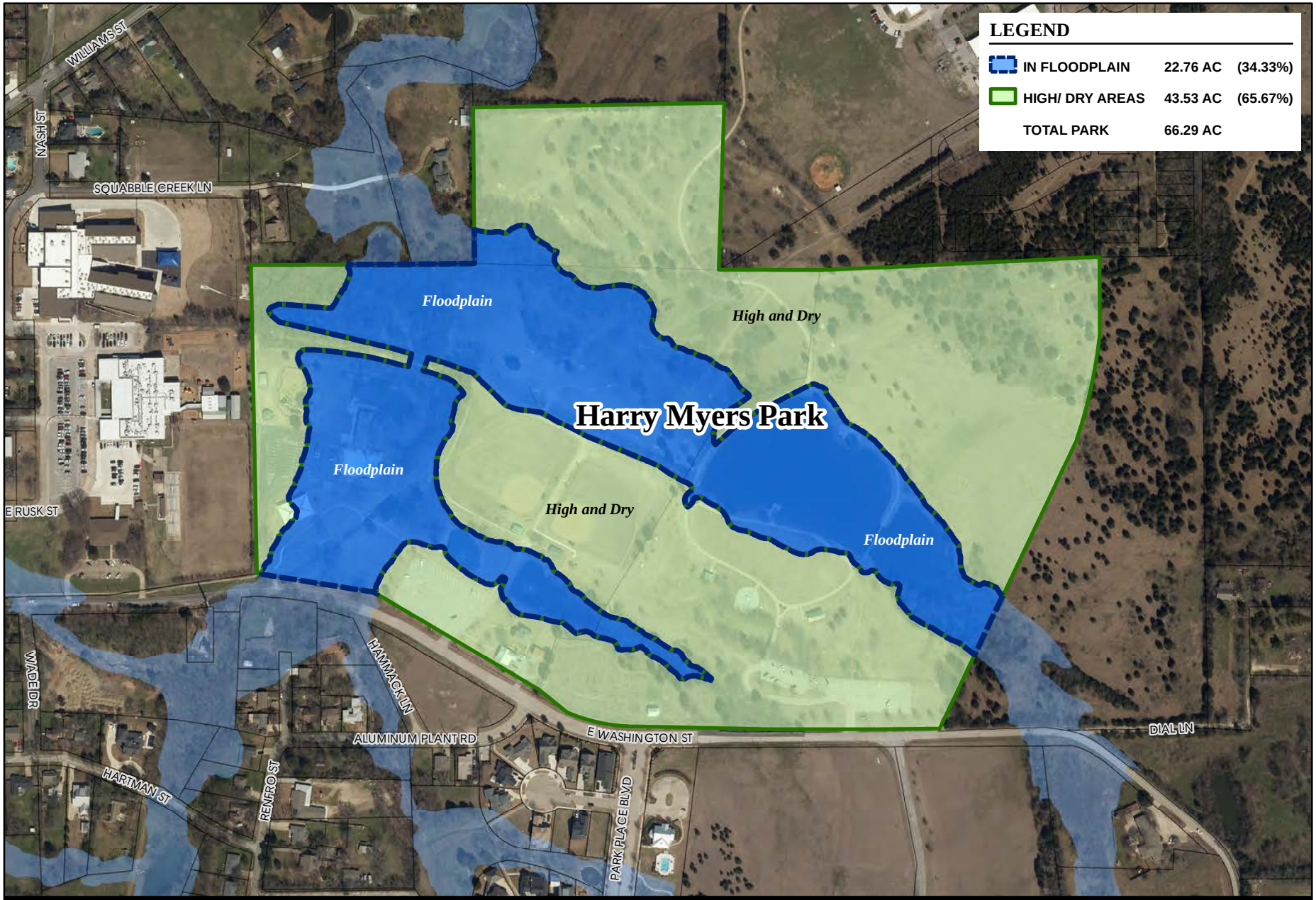


COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060



City of Rockwall

Feet
0 100 200
Date: 4/1/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

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

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

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

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

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

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

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

DRAFT ORDINANCE 04-13-2021

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

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

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

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

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

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

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

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

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

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

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

DRAFT ORDINANCE 01.13.2021

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

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

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

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

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

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 19, 2021*

2nd Reading: *May 3, 2021*

DRAFT ORDINANCE 04.13.21

Exhibit 'A':
Legal Description

Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (*50% undivided interest*), as recorded in *Document No. 20160000019783*, of the Official Public Records of Rockwall County, Texas (*O.P.R.R.C.T.*), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (*50% undivided interest*), as recorded in *Document No. 20160000019784, O.P.R.R.C.T.*, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in *Document No. 20200000013574, O.P.R.R.C.T.*, being in the east line of FM-549 (*variable width right-of-way*) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in *Volume 1381, Page 266*, in the Deed Records of Rockwall County, Texas (D,R,R,C,T,), a distance of 309.76-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in Volume F, Page 1, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in *Volume 1741, Page 70, D.R.R.CT.*;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29-feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-fo-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set;

THENCE South 88 degrees 42 minutes10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set in the east line of said FM-549;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set on a curve to the right, having a radius of 293.00-feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75-feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West – 151.03 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30-feet to a 5/8-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

DRAFT ORDINANCE 04.13.2021

Exhibit 'A':
Legal Description

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (*Chord Bearing North 24 degrees 24 minutes 53 seconds East – 358.79 feet*), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in *Volume L, Page 15, D.R.R.C.T.*;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one (1) acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the southeast corner of said one (1) acre tract, being in the west line of a 50-foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in Volume 5054, Page 202, O.P.R.R.C.T.;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50-foot Easement, a distance of 267.69-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the northeast corner of said one (1) acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set in the east line of said FM-549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36-feet to a 5/8-inch iron rod with TXDOT cap found on a curve to the left, having a radius of 1,310.00-feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93-feet (North 04 degrees 04 minutes 22 seconds East – 228.64 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of 1,098.56-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05-feet to the *POINT OF BEGINNING* and containing 196.008 acres of land.

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Exhibit 'B':
Survey

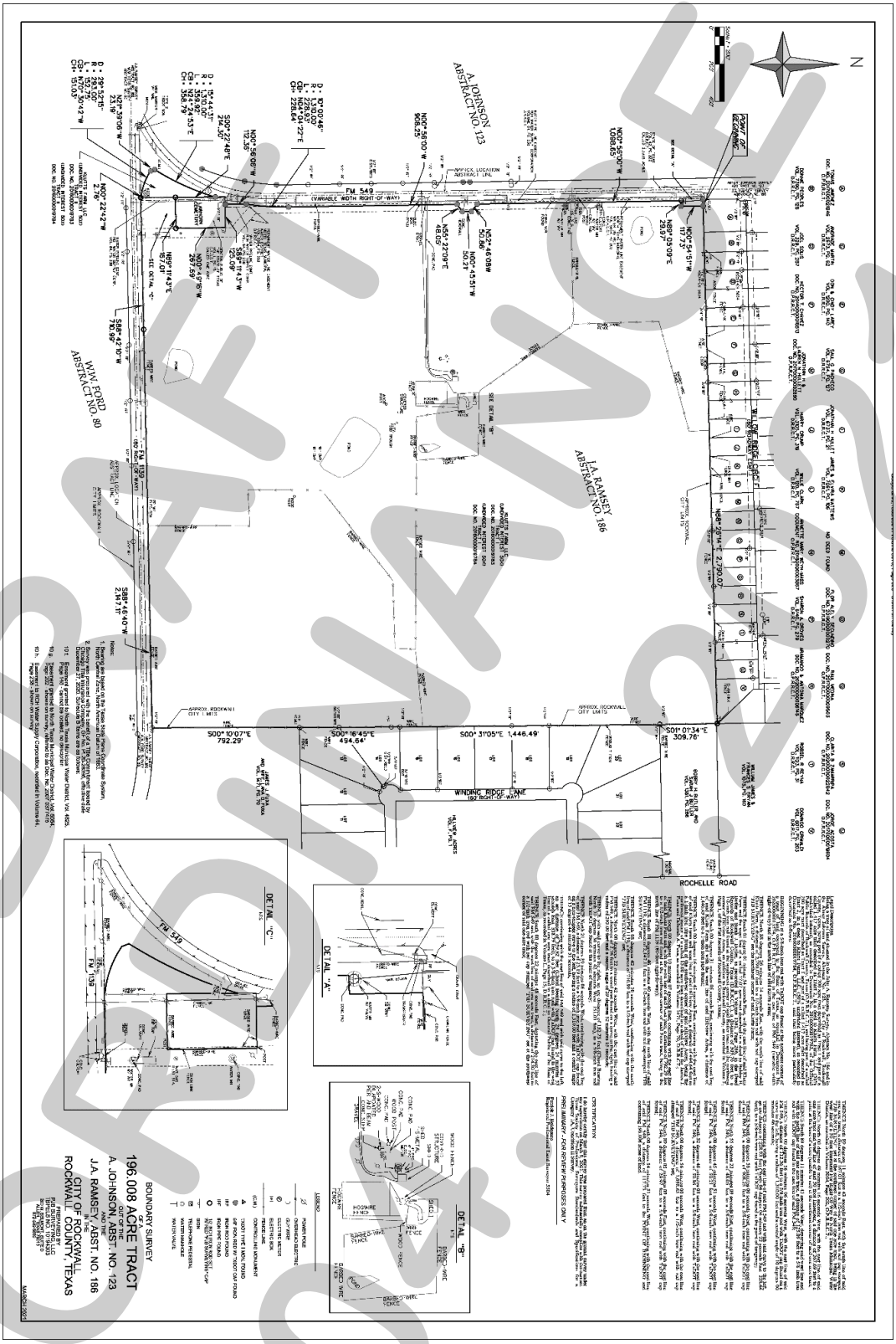

Exhibit 'C':
Concept Plan

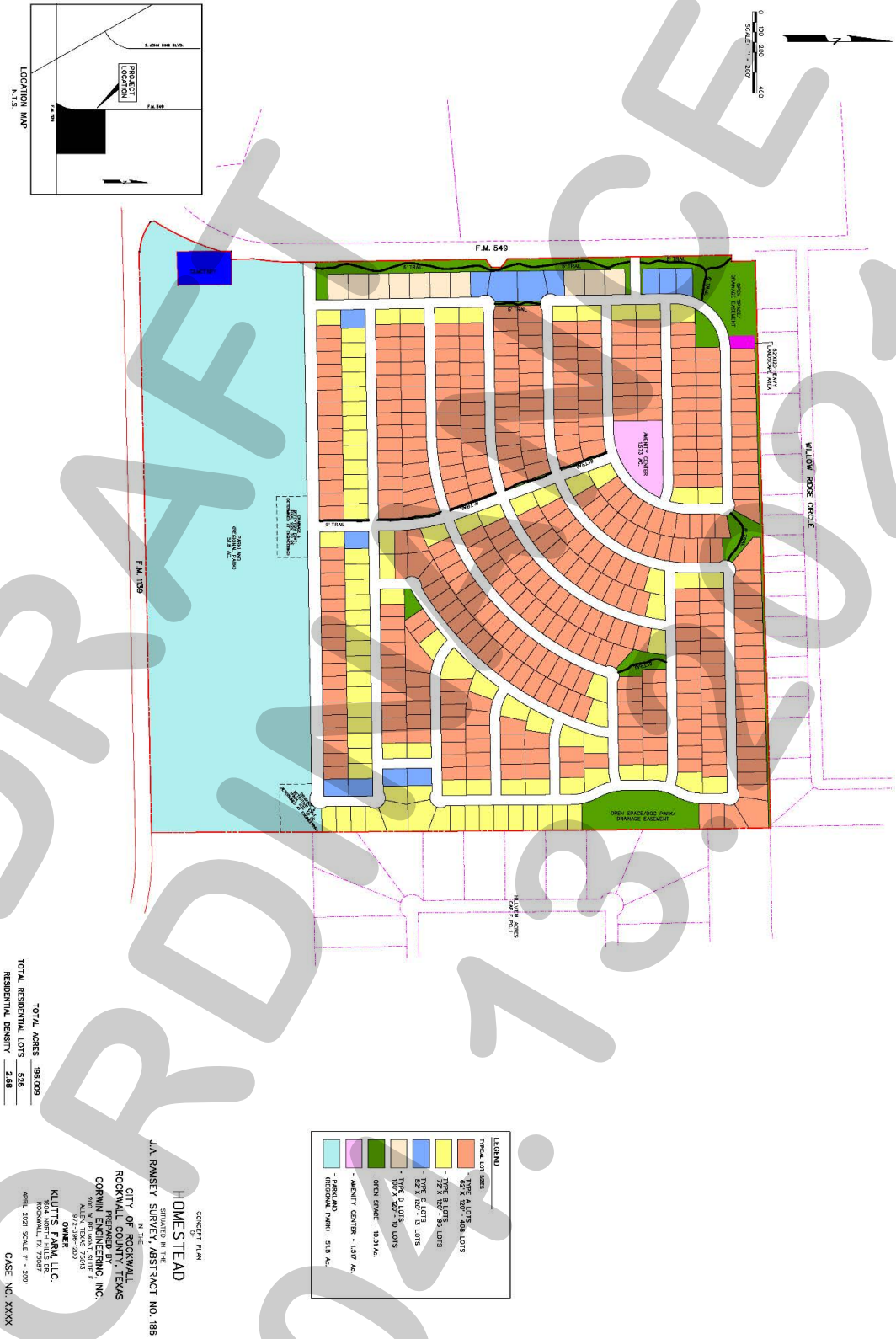

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

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

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

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	408	77.57%
B	72' x 120'	8,640 SF	95	18.06%
C	82' x 120'	9,840 SF	13	02.47%
D	100' x 120'	12,000 SF	10	01.90%
		Maximum Permitted Units:	*526*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *2.68* dwelling units per gross acre of land; however, in no case should the proposed development exceed *526* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C	D
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	7,440 SF	8,640 SF	9,840 SF	12,000 SF
Minimum Front Yard Setback [2], [5] & [6]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] [7]	2,200 SF	2,600 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

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

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

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

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

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

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the encroaching faces.

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

[7]: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

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

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

Examples of Cementitious Fiberboard

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

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

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the orange lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 32.11% of these lots (*i.e. 131 Lots or 25.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

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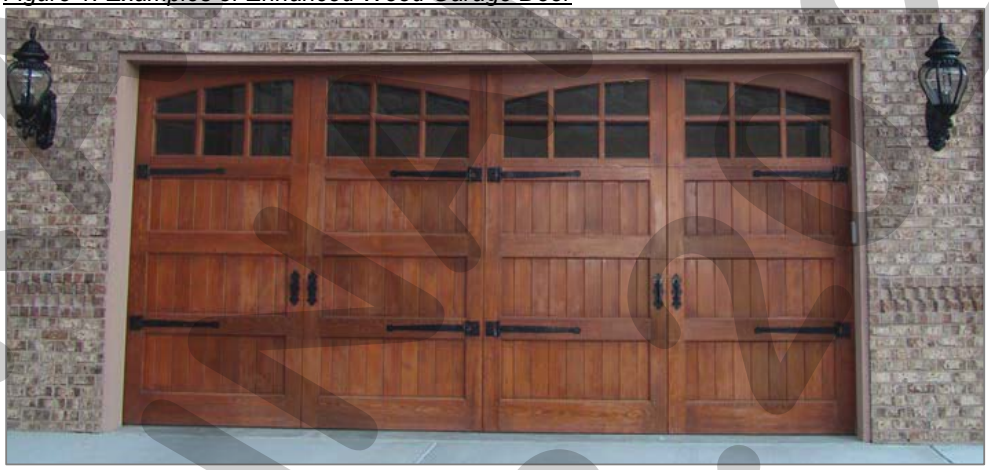
(2) *Type 'B', 'C', & 'D' Lots*. The *Type 'B', 'C', & 'D' Lots* (*i.e. yellow, blue, and tan lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into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

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



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

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 120'	(1), (2), (3), (4)

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

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.

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The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

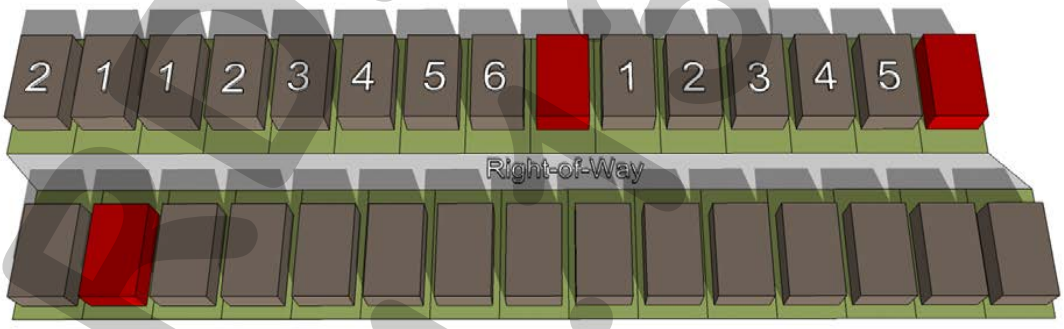
(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

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

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

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

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



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

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

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

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence; however, the properties adjacent to the northern property line (*i.e. running parallel to Willow Ridge Circle and abutting the ten [10] foot wide drainage easement*) shall be permitted to have a wood fence conforming to the requirements for *Wood Fences* outline in Section (6)(b) of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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

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

(7) *Landscape and Hardscape Standards*.

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

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

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm

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and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffers (Northern Property Line)*. A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

(3) *Landscape Buffer (Adjacent to the Properties Along the Northern Boundary)*. A heavy landscape area (*i.e. indicated in dark pink in Exhibit 'C' and labeled as a "62' x 120' Heavy Landscape Area"*) shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the *PD Site Plan*.

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

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

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

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

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

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

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

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

(a) *Public Park*. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- *identified as "Regional Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

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

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

(14) *Dog Park*. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal

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stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances.

(15) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.

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

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

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

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER:	SP2021-005; *Site Plan for a Restaurant with 2,000 SF or More without a Drive-Through*

SUMMARY

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

BACKGROUND

On July 15, 2015, the Planning and Zoning Commission approved a site plan [*Case No. SP2015-015*] for a 6,800 SF *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the subject property. Following this approval, the applicant was granted variances to the stone and masonry requirements by the City Council on July 20, 2015. On September 8, 2015, the City Council approved *Case No. MIS2015-006*. This case involved the applicant requesting to utilize 15 of the 441 parking spaces in the Trend Tower parking garage to meet the required parking requirements. On December 13, 2016, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2016-027*], which approved changes to the building elevations; however, no engineering plans or other submittals were submitted after this approval. According to Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f development of a lot or tract with an approved site plan has not been completed within two (2) years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development. This review and approval shall be evaluated according to the standards of the Unified Development Code (UDC), taking into account all changes to the Unified Development Code (UDC) which have occurred subsequent to the prior site plan approval." The expiration of the applicant's approved site plan was on December 13, 2018.

PURPOSE

On March 19, 2021, the applicant -- *Cameron Slown of Teague, Nall and Perkins, Inc.* -- submitted an application requesting approval of a site plan for the purpose of developing a ~6,800 SF restaurant on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2651 Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six ([6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land (*i.e. a portion of Lot 1 of the Village 2 Addition; Tract 3 of the M. J. Barksdale Survey, Abstract No. 11; and the Ranch House Addition*). Situated on the Ranch House Addition is a restaurant (*i.e. Snuffer's Restaurant*). This is followed by railroad right-of-way owned by the M. K. & T. Railroad. All of these properties are zoned Commercial (C) District.

South: Directly south of the subject property is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land (*i.e. Lot 1, Block A, Harbor District Addition*) that is located within the *Summit Office Sub-District* of Planned Development District 32 (PD-32). Beyond this is a 9.00-acre vacant tract of land (*i.e. Lots 1, 2, 3 & 4, Block 9, Moton Addition*) that is located within the *Hillside Mixed-Use* and *Horizon/Summer Lee Sub-Districts* of Planned Development District 32 (PD-32).

East: Directly east of the subject property is a 1.021-acre vacant tract of land (*i.e. Lot 1, Block A, Harbor District Addition*). Continuing east is a medical office facility (*i.e. Care Now*) followed by Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located within the *Summit Office Sub-District*.

West: Directly west of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B' & 'E'* according to Planned Development District 32 (PD-32). Beyond this is a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) that is currently under construction for a strip retail center and restaurant facilities and located within the *Hillside Sub-District.* Adjacent to this property are two (2) restaurants (*i.e. the Oar House and Culpepper Steakhouse*). Culpepper Steakhouse is located within the *Hillside Sub-District* and the Oar House is located within the *Freeway Frontage Sub-District*. All of these properties are zoned Planned Development District 32 (PD-32). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Ordinance No. 17-22*, the proposed use (*i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In*) is permitted *by-right* in the *Summit Office Sub-District*, and will not require any additional approvals by the Planning and Zoning Commission. With the exception of the variances being requested, the submitted site plan, building elevations, and landscape plan, generally conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) for a property located within the *Summit Office Sub-District*. A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*0.90-Acres; In Conformance*
Minimum Lot Width	*60-Feet*	*217.09-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*173.70-Feet; In Conformance*
Minimum Build-to-Line (Sunset Ridge Drive)	*10-Feet*	*17-Feet; In Conformance*
Minimum Setback (Sunset Ridge Drive)	*5-Feet*	*17-Feet; In Conformance*
Maximum Permitted Encroachment [1]	*5-Feet*	*2-Feet; In Conformance*
Maximum Height	*8 Stories or 120-Feet*	*38-Feet; In Conformance*
Maximum Mechanical Screen Height	*20-Feet*	*6½-Feet; In Conformance*
Minimum Masonry Requirement	*90%*	*48%-59%; Variance Requested*
Minimum Stone Requirement	*20% Natural or Quarried*	*0%; Variance Requested*
Minimum Parking Spaces Required	*68*	*50/18 [2]; Variance Requested*
Maximum Lot Coverage	*60%*	*17.4%; In Conformance*

Notes:
[1]: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.
[2]: 50 surface parking spaces are provided and 18 are being requested to be located in the Trend Tower parking garage. This will not put surface parking over the 20% maximum stipulated by Planned Development District 32 (PD-32).

CONFORMANCE WITH THE CITY'S CODES

Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], provides flexibility in order to create high quality projects for the *Harbor District*. Non-residentially zoned projects are to generally conform to the Commercial (C) District standards. In this case, the subject property is located in the *Summit Office Sub-District* and is within the IH-30 Overlay (IH-30 OV) District,

which is more restrictive than the *Design Guidelines* [*Resolution No. 10-40*] required by PD-32. With this being said, the standards of the IH-30 OV (*i.e. Subsection 06.02, Art. 05, UDC*) shall apply to the development of the subject property. The *Summit Office Sub-District* is intended to capitalize on the views of Lake Ray Hubbard by providing mid-rise buildings that include good visibility and access from IH-30 and Horizon Road. This district also takes advantage of existing slopes and trees, which adds to the characteristics of the *Summit Office Sub-District*. In this case, the applicant's proposal is adjacent to the IH-30 Frontage Road and is accessible from Sunset Ridge Drive. Additionally, by virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed site plan appears to be in conformance to the majority of the requirements intended for properties within the *Summit Office Sub-District.*

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the IH-30 Overlay (IH-30 OV) District and the Unified Development Code (UDC):

(1) *Materials and Masonry Composition.* Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of ten (10) percent *Secondary Materials*.

(a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is not incorporating stone on any of the building facades.

(b) Secondary Materials. According to Subsection 06.02(C)(1)(a)(3)(a), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), secondary materials are any material that is not deemed to be a primary material and are limited to a maximum of ten (10) percent of the building's façade. In this case, the applicant is indicating the use of glazed tile, wood screens, metal panels, and steel beams/tube columns that collectively exceed ten (10) percent on each of the building facades (*i.e. north; 42.8%, south; 51.5%, east; 48.9%, and west; 42.8%*).

(2) *Parking.*

(a) *Joint Use Parking.* According to the *Parking Spaces Required by Use* section of *Exhibit 'F-1'* of *Ordinance No. 17-22,* the parking requirement for a *Restaurant* is one (1) parking space per 100 SF of building area. This would equate to a total parking requirement of 68 spaces. Currently, the applicant's site plan shows the provision of 50 parking spaces on site; however, the applicant has asserted that with the public parking provided in the Trend Tower parking garage (*i.e. 441 parking spaces*) and the 37 on-street/surface parking spaces sufficient parking is being provided. This approval would require the City Council to approve a variance to the parking requirements to allow the on-street and public parking spaces in the Trend Tower garage to supplement the restaurants required parking.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures in the form of additional landscaping (*i.e. one (1) canopy tree*) along the IH-30 Frontage Road and four (4) decorative planters underneath the awning facing Sunset Ridge Drive. Additionally, the applicant is indicating increased building articulation and architectural elements that provide a presence for the district, as well as the use of an interstitial space for hiding the mechanical equipment. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) 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 identifies the subject property as being situated in the ***Harbor District***. The ***Harbor District*** is considered an entry portal to the City of Rockwall and is intended to provide a pedestrian oriented, mixed use district accommodating residential and non-residential land uses. The ***Harbor District*** is a live, work, and play district that offers professional offices, scenic condominiums, with restaurants, shopping and entertainment venues, and is intended to be a regional commercial center. When reviewing the strategies for this district, the applicant's site plan is targeted at providing a pedestrian friendly and walkable environment by providing streetscape elements along Sunset Ridge Drive. Additionally, the applicant is providing views of Lake Ray Hubbard with an outdoor dining area on top of the restaurant.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) approved a motion to recommend approval of the proposed building elevations and the associated variances by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's ***Site Plan*** for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-005

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2651 SUNSET RIDGE DRIVE

SUBDIVISION HARBOR DISTRICT ADDITION LOT 5 BLOCK A

GENERAL LOCATION AT THE NORTHEAST CORNER OF THE INTERSECTION OF I-30 ACCESS ROAD AND SUNSET R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE NONE

PROPOSED ZONING PD-32 PROPOSED USE RESTAURANT

ACREAGE 0.9 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER	8020 HOSPITALITY, LLC.	☒ APPLICANT	TEAGUE, NALL AND PERKINS, INC.
CONTACT PERSON	ELIAS POPE	CONTACT PERSON	CAMERON SLOWN
ADDRESS	2008 GREENVILLE AVE	ADDRESS	385 WATTERS CREEK BLVD. SUITE M300
CITY, STATE & ZIP	DALLAS, TX 75206	CITY, STATE & ZIP	ALLEN, TX 75013
PHONE	972-979-9934	PHONE	817-889-5050
E-MAIL	EPOPE@LIVINGHG.COM	E-MAIL	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 268.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

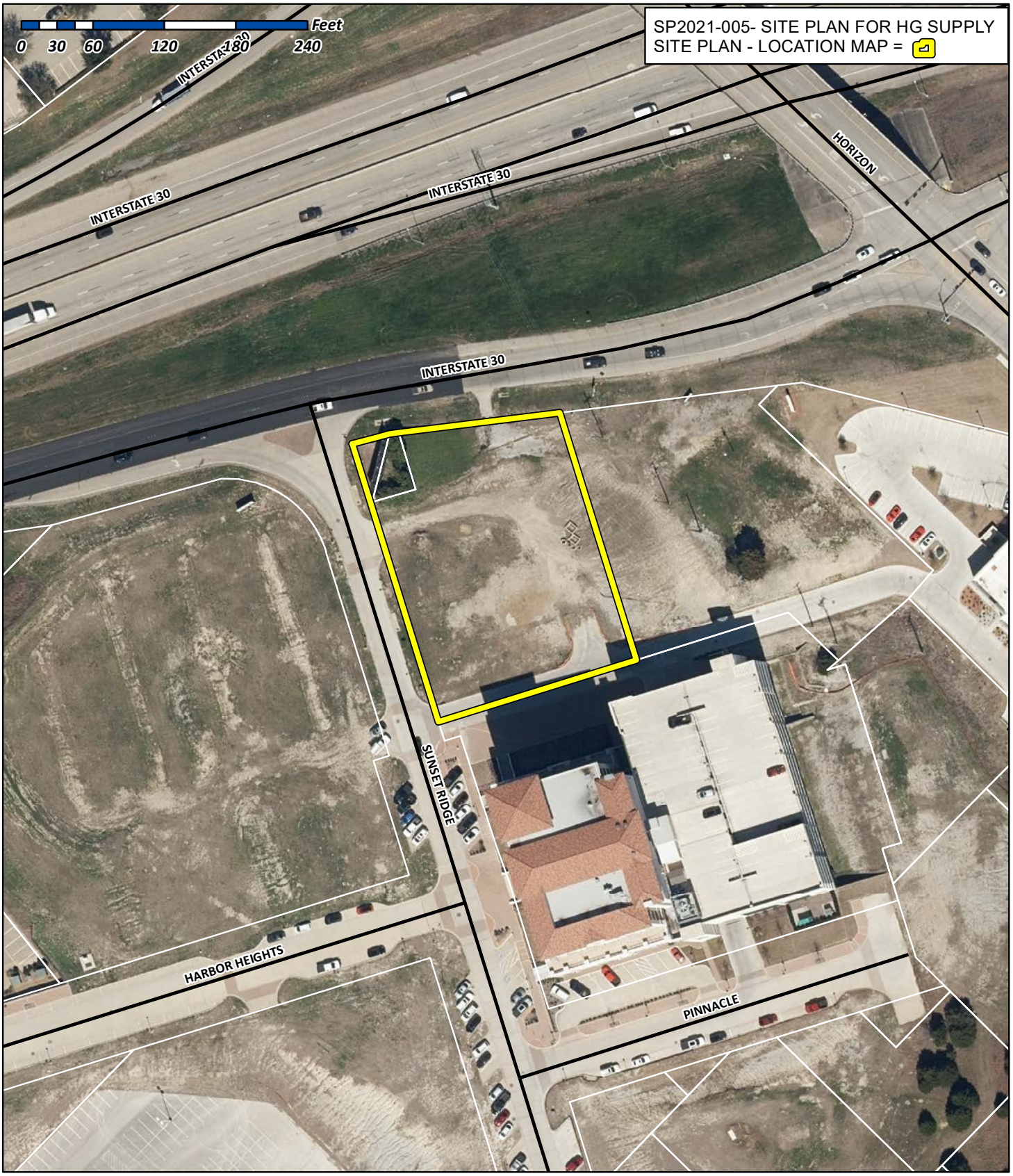
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF March, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KARLA IVETTE GALLEGOS
Notary Public, State of Texas
Comm. Expires 06-26-2023
Notary ID 13207039-1

MY COMMISSION EXPIRES



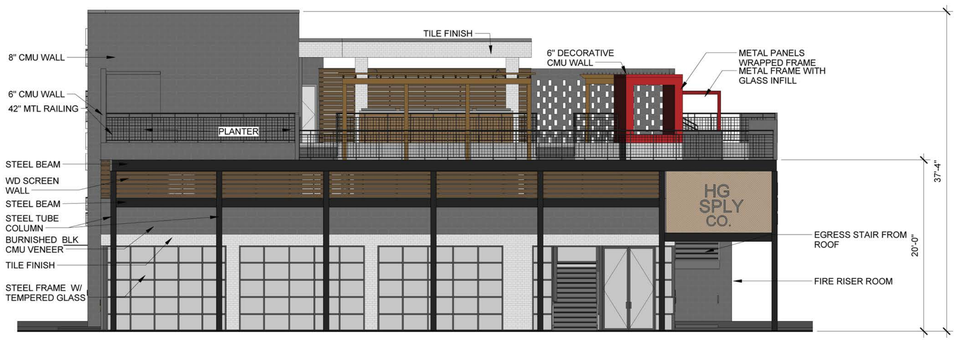
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

NORTH ELEVATION 1

1/8" = 1'-0"

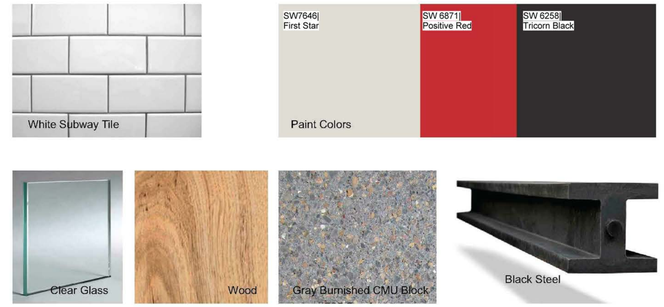
TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
TOTAL BURNISHED BLOCK = 1395 SF=58.8%
TOTAL GLAZED TILE = 539 SF= 22.8%
TOTAL WOOD SCREEN = 335 SF= 14.1%
TOTAL METAL PANELS = NA
TOTAL PTD WALLS = 102 SF= 4.3%



WEST ELEVATION 3

1/8" = 1'-0"

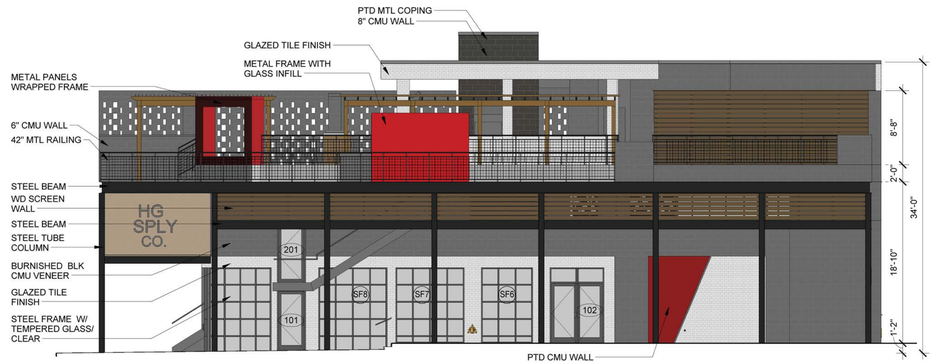
TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: – SF



EAST ELEVATION 2

1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
TOTAL GLAZED TILE: 531.5 SF 23.2%
TOTAL WOOD SCREEN: 465.5 SF 20.3%
TOTAL PTD WALLS: 123 SF 5.4%



SOUTH ELEVATION 4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
TOTAL BURNISHED BLOCK: 955 SF 48.5%
TOTAL GLAZED TILE: 376 SF 19.1%
TOTAL WOOD SCREEN: 459 SF 23.3%
TOTAL METAL PANELS: 129 SF 6.5%
TOTAL PTD WALLS: 52 SF 2.6%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

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

CASE NUMBER: SP2021–005

JONESBAKER
INTERIORS • ARCHITECTURE
1922 S AKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

PROJECT NO. : 1621
DATE : 3/19/2021
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :

ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

JONESBAKER
INTERIORS + ARCHITECTURE

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DALLAS, TX 75215
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PROJECT NO. :	1621
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REVISIONS :

RENDERING

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

APPROVED:
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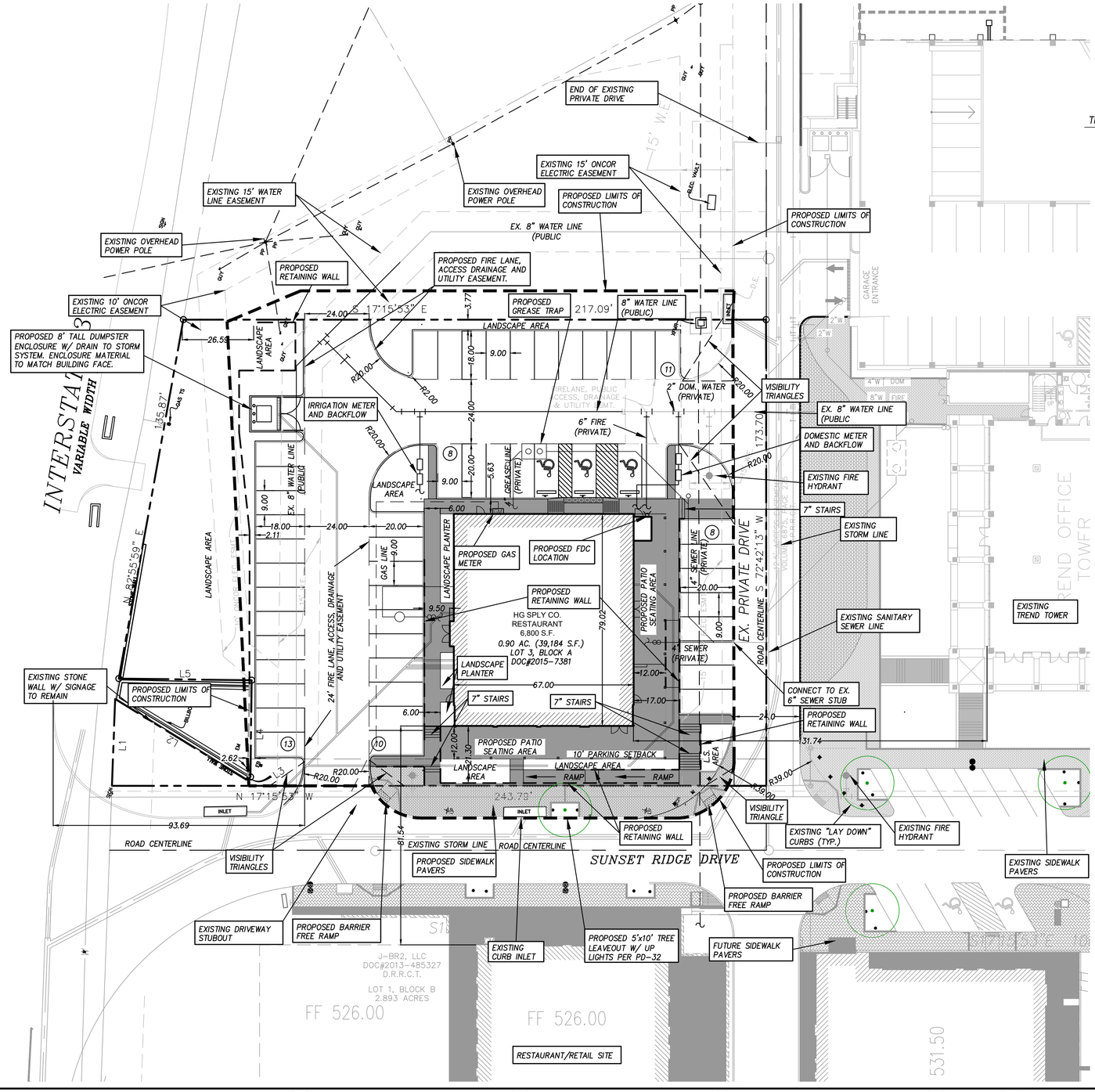
Witness our hands this ____ day of _____, 2021.

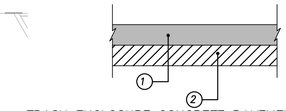
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005

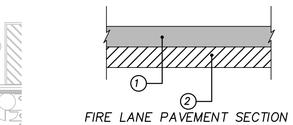
P102





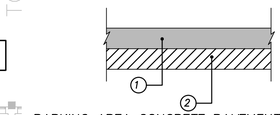
TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

1. 8"–3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



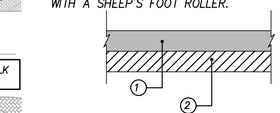
FIRE LANE PAVEMENT SECTION
NTS

1. 6"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

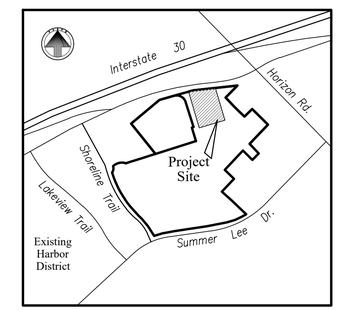
1. 5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"–3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

GRAPHIC SCALE
20 0 10 20 40



LOCATION MAP

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman — *Director of Planning & Zoning*

CASE NUMBER: SP2021–005

NOT FOR CONSTRUCTION

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

STATE OF TEXAS — CAMERON A. SLOWN — 106317 — LICENSED PROFESSIONAL ENGINEER

4/5/2021

scale	
when bar is 1 inch long	
horiz	1"=20"
vert	N/A
	MAR 2021

8020 HOSPITALITY, LLC.
2008 GREENVILLE AVE.
DALLAS, TX 75206

City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
sheet
C1.04

Drawing: P:\00_FCDuny\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Apr 05, 2021-1:59pm by cslown
Layout: Layout1 Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg

THE HARBOR DISTRICT SELECTED PLANT LIST
THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE-1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL. 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 6.0"-6.5" CAL. 16-18 FT.HIGH, MULIT TRUNK TO 6 FEET,
TE-3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-4.5" CAL. 14-16 FT.HIGH, CLEAR TRUNK TO 6 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	36" BOX, 3.0"-3.5" CAL. 16-16 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA, TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL. 24-28 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA . LITTLE GEM	65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8-10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL. 18" O.C. MAX, 18" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	7 GAL. 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGI	3 GAL. 48" O.C. MIN.
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX, NO SUBSTITUTE
SH-6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	30 GAL. 6-8 FT HIGH, FULL LOW TO GROUND.
GROUND COVERS			
GC-1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL., 18" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., AS SHOWN, 18" O.C. MAX.
ROOF TOP PLANTS			
RT-1	DRIFT ROSES, RED	ROSA, DRIFT ROSES.	3 GALLON , FULL
RT-2	AGAVE 'OCTUPUS'	AGAVE VILMORINIANA "OCTUPUS"	5 GALLON
RT-3	DWARF KATIE PETUNIA, BLUE	RUELLIA BRITTONIANA "KATIE" BLUE	1 GAL. KATIE, BLUE/PURPLE.
PERENNIALS			
PR-1	DAYLILIES, YELLOW ,EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL., 14" O.C. MAX. RE BLOOMING TYPE
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL., 18" O.C. MAX.
PR-4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

SITE INFORMATION

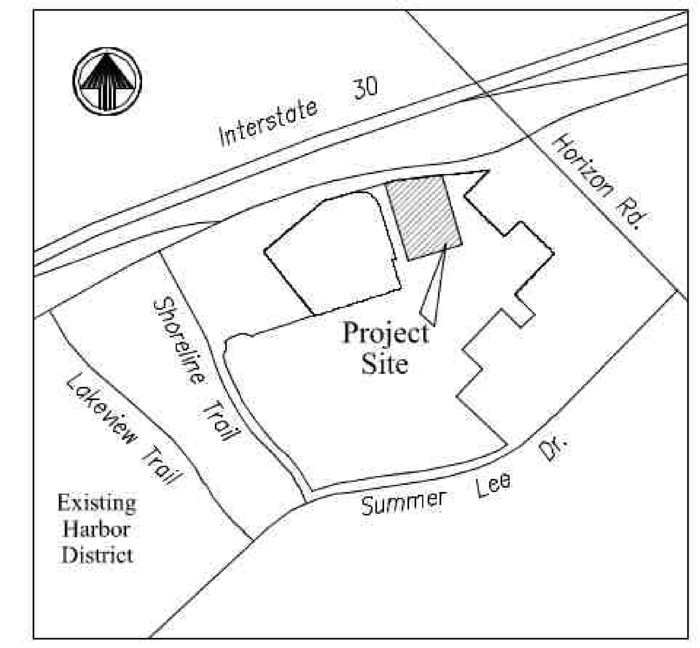
LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 -> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

20 10 0 20 40

1" = 20'



LOCATION MAP

LANDSCAPE PLANT LEGEND

1-PGC-1 — QUANTITY / SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY OR AS NOTED.

CERAMIC PLANTERS
(*) 3 CCP-3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

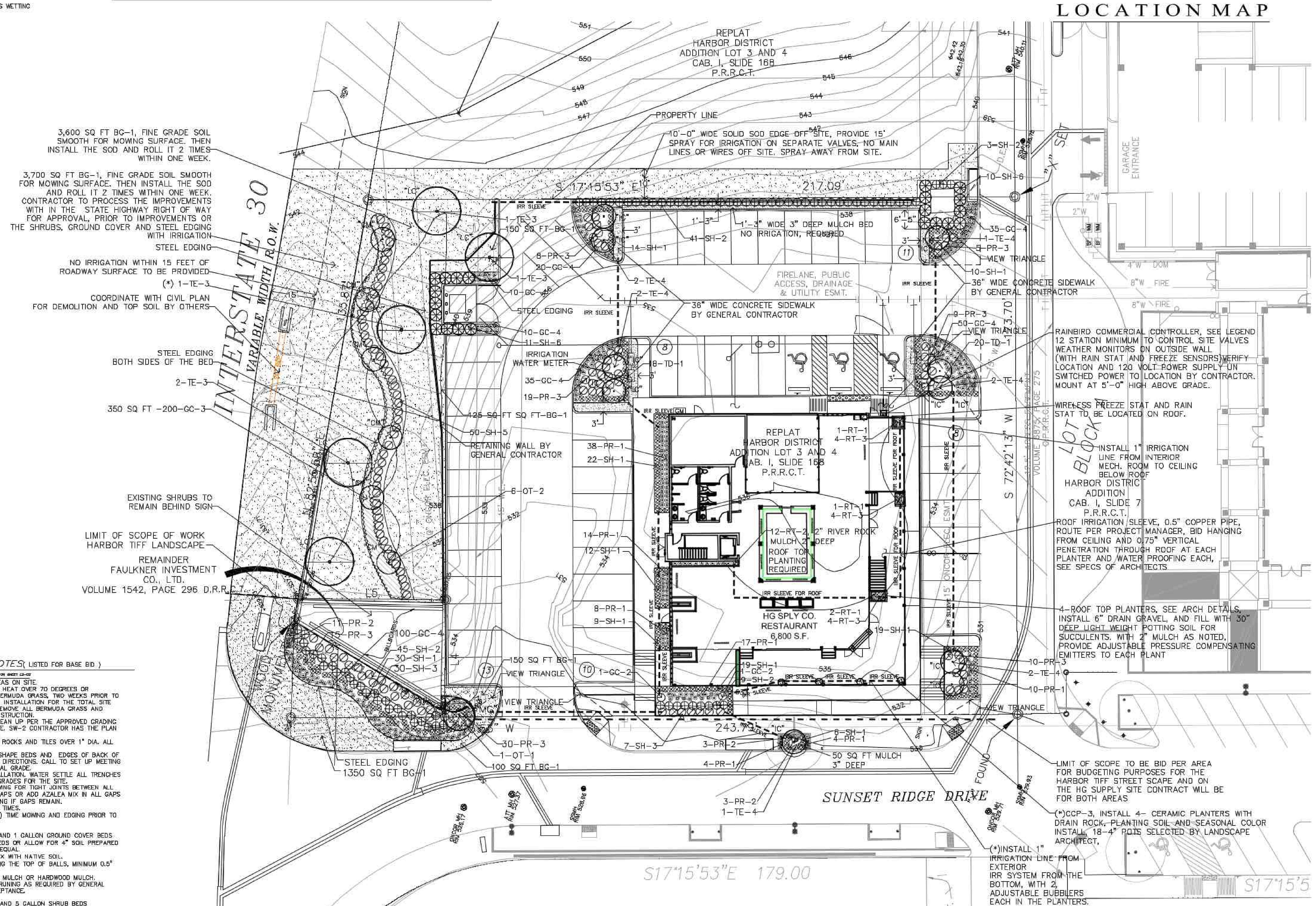
SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE. OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION. WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS. EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.



(*) COMPENSATORY MEASURES PROVIDED ITEMS ADDED TO THE SITE PLAN TO INCLUDE
1. PROVIDING 4 CERAMIC PLANTER UNDER THE AWNING ON SUNSET RIDGE SIDE OF THE BUILDING
2. PROVIDE (1) ONE ADDITIONAL LARGE CANOPY TREE ALONG IH 30 FRONTAGE.

HARBOR DISTRICT

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of ______________, 2021.

Witness our hands this ____ day of ______________, 2021.

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

CASE NUMBER: SP2021-005

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115 STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 04/02/2021

Drawn By: T.H.P.	Checked By: T.H.P.
Date: 04/02/2021	Project No.: -
Sheet Title: Landscape Planting Plan	
Scale: 1	L1-01

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1)– PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL. PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER , IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON–SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER 'WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4 ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE
A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL–TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITGECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANOR THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITGECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 – PRODUCTS

2.1 PLANTS
A. GENERAL; WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C QUALITY AND SIZE. PLANT MATERIALS SHALL CONFIRM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI – TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY – BETWEEN 7–27 PERCENT
SILT – BETWEEN 15–25 PERCENT
SAND – LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%–10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL· COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS: PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAID, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10–20–10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4') FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST; STUDDED "T"– POST, NO 1 ARMCO WITH ANCHOR PLATE; SIX (6') FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE; 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC. MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)–631–5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS;
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS; USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

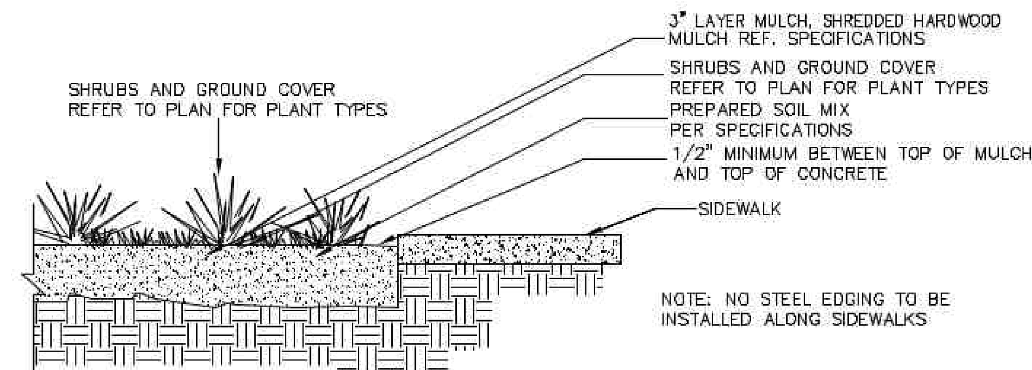
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THORODGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2') FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2') FEET, TWENTY–FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4') FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES. UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

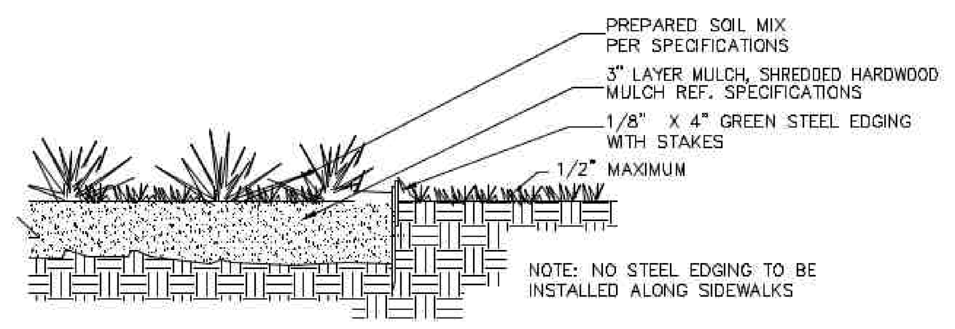
M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

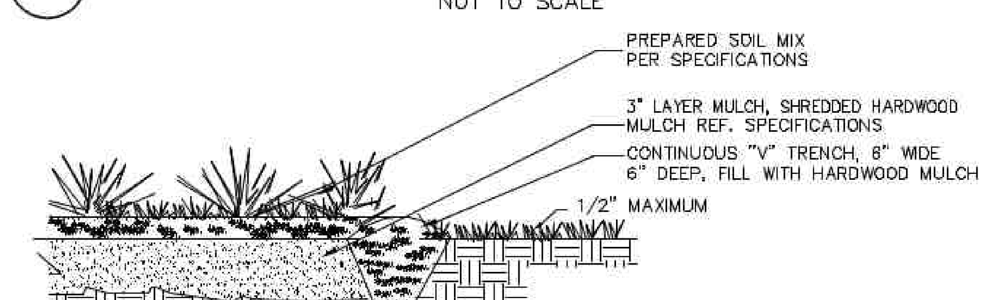
A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



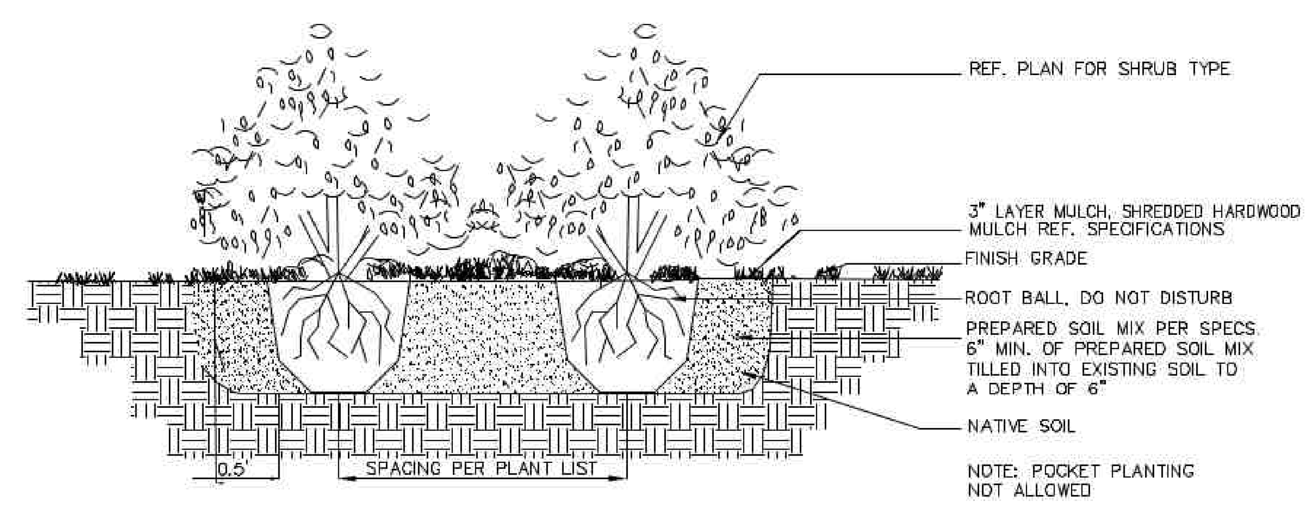
1 SIDEWALK/MULCH DETAIL
NOT TO SCALE



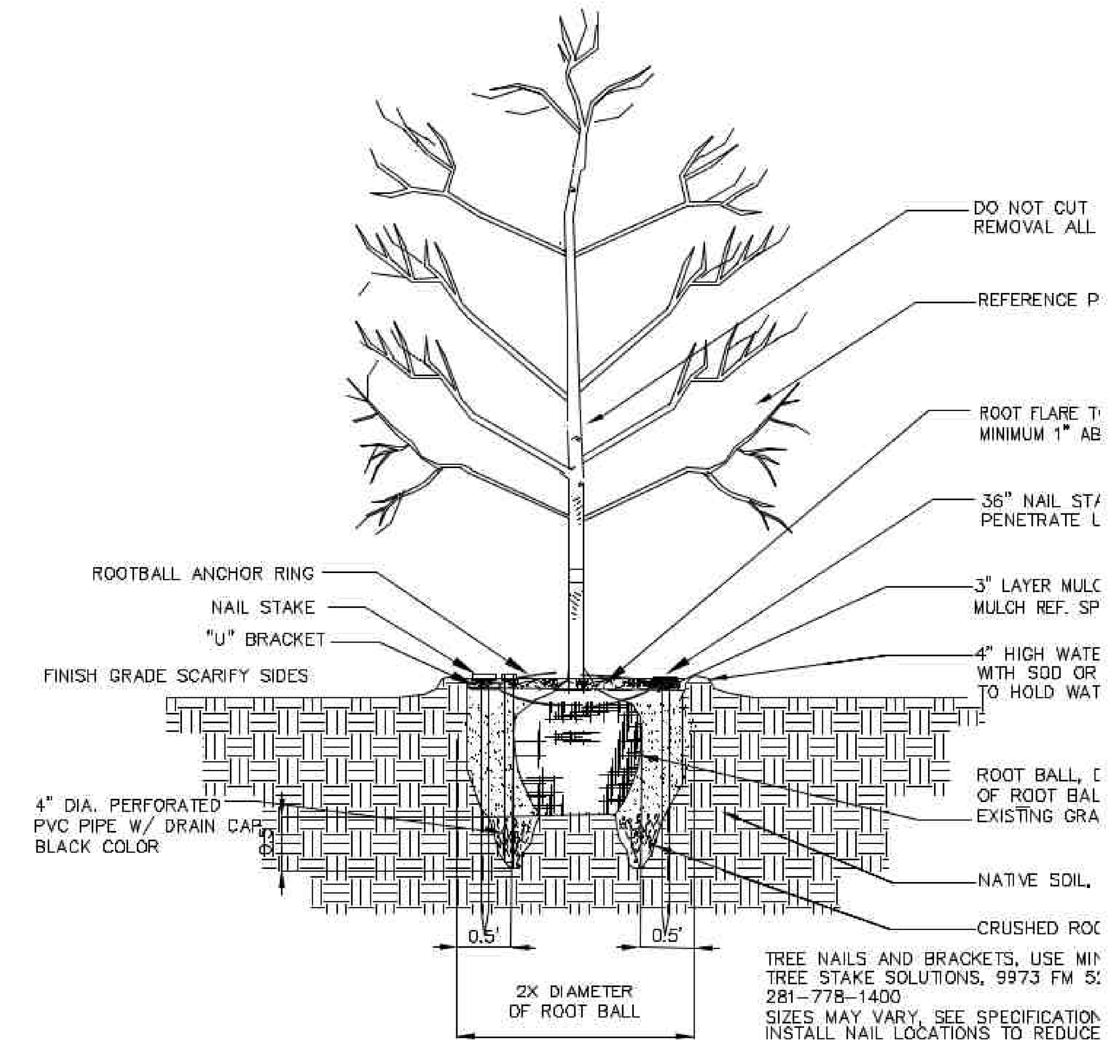
2 STEEL EDGING DETAIL
NOT TO SCALE



3 "V" TRENCH DETAIL
NOT TO SCALE



4 SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE



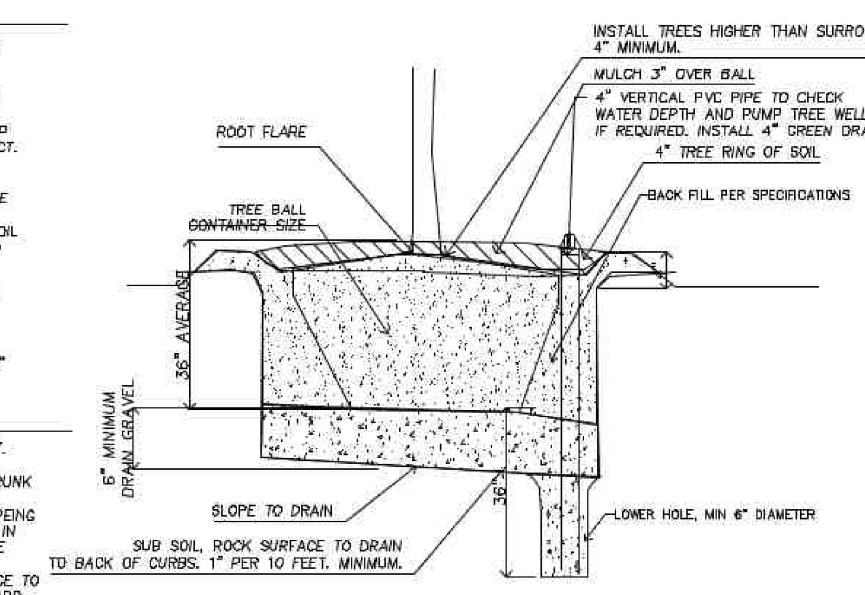
FOR LARGE CANOPY TREES STAKING & TREE DETAIL
5 TREE PLANTING DETAIL
NOT TO SCALE

TOP SOIL NOTES

1. EXCAVATE EXISTING URBAN BLACK CLAY AND LIMESTONE CHALK TO A DEPTH OF 12" FOR GRASS, 24" FOR ALL PLANTING BEDS AND 36" FOR ALL ORNAMENTAL TREE PLANTING AREAS. OVER EXCAVATE IF REQUIRED FOR LARGE TREES TO BE 6" DEEPER THAN HEIGHT OF THE TREE BALL.
2. IMPORTED AND PLACE TOP SOIL. TO BE BLACK CLAY TOP SOIL WITH 10% HUMUS. APPROVED BY LANDSCAPE ARCHITECT. NO ROCKS OVER 1" DIAMETER ALLOWED. SEE DETAIL FOR PLACEMENT OVER 6"DEEP .75" SIZE DRAIN GRAVEL
3. ALL SOIL TO BE FREE OF WEEDS, DEBRIS AND ROOTS. BE FRIABLE AND NO NEMATODES.
4. PLACE SOIL AROUND TREE BALL IN 8" DEEP LIFTS OF SOIL AND COMPACT TO 90 PERCENT. WATER IN AS REQUIRED TO REDUCE CLAY CLUMPS. BREAK DOWN WITH WATER DURING COMPACTION.
5. FILL BEDS TO TOP OF CURB OR PLANTING EDGE. SLOPE UP INTO THE BED AT 1:7 MAXIMUM.
6. AT MULCH EDGES LEAVE SOIL AT CURB 3" LOWER FOR MULCH AREA 3" HEIGHT MAXIMUM.
7. AT ALL BUILDING FOUNDATION EDGES TOP SOIL TO BE 6" BELOW FINISHED FLOOR, SLOPE TO DRAIN AWAY FROM BUILDING.

SUB DRAINAGE NOTES

1. EXCAVATE TO DEPTH REQUIRED FOR TREE BALL PLUS 6". ALLOW TREE BALL TO BE 4"MAX. ABOVE CURB OR SURROUNDING SOIL AND SLOPE SOIL AWAY FROM TREES TRUNK .SEE DETAIL.
2. INSTALL 6" .75" DRAIN GRAVEL BELOW EACH TREE SLOPEING BOTTOM TO DRAIN TO LOWER PUMP HOLE. CROWN GRAVEL IN MIDDLE FOR TREE BALL TO SET STABLE AND HIGH PER THE DETAILS
3. INSTALL VERTICAL 4" PVC PIPE FROM 4" ABOVE SURFACE TO BOTTOM OF LOWER PUMP HOLE BELOW THE GRAVEL BED. ADD BELL DRAIN CAP, GREEN TO TOP. USE FOR CHECKING DRAINAGE AND ADDING AIR TO LOWER LEVELS OF SOIL, PUMPING EXCESS WATER AS REQUIRED.



1 TREE PLANTING AND DRAINAGE DETAIL
N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of ____________, 2021.

Witness our hands this ____ day of ____________, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021–005

Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115 STATE OF TEXAS
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 03/18/2021

Drawn By:	Checked By:
T.H.P.	T.H.P.
Date: 04/02/2021	Project No.: –

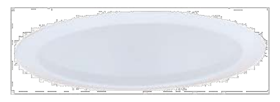
Sheet Title:
Landscape Specs & Details

Scale:
2 | L1-02

![ELCO Lighting]

Project name:
Fixture type: L100
Date:

5" Airtight Metal Cone Reflector Trim



Features

- Cone Reflector, self flanged.
- Lamp: LED 15W - PAR30
  A19 with EL5IC housings.
- O.D.: 6 1/4"

Specifications

Technical Details

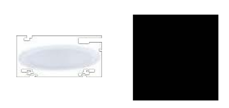
Construction: Meticulously manufactured trim with a powder coated or anodized finish.

Installation: Clips securely mount trim into the housing and keeps ring flush with ceiling.

Compatible Housing: Compatible with 5" Line Voltage IC and Non-IC versions.

Lamp: Compatible with Medium base (E26) PAR type.

Options



White Black

Product Numbers

Item	Finish
ELM501B	Black
ELM501W	White

Product Number Builder

Example: **ELM501B**

5" Cone Reflector Trim	Finish
ELM501	**B** Black **W** White

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GARDCO by Signify

Site & Area
Gullwing LED
GL18 Large

Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

Project:
Location:
Cat.No:
Type: OA1
Lamps: Qty:
Notes:

Ordering guide

Example: GL18-APD-1-4-80LA-4853-NW-120-BRP-LF

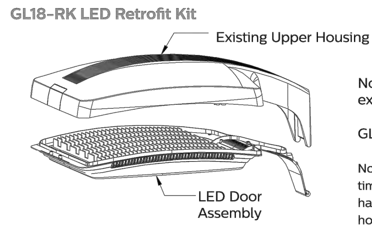
Prefix	Controls	Mounting	Optical System[6]	Wattage	LED Color	Voltage	Finish	Options
GL18 18" Gullwing LED Luminaire	**—** Gullwing Standard Luminaire **DIM** 0-10V Dimming **APD**[1] Automatic Profile Dimming **MRI**[1] Motion Response at 50% Low (luminaire mounted sensor) **APD-MRI**[1] APD with Motion Response Override (luminaire mounted sensor) **FAWS**[3] Field Adjustable Wattage Selector **Wireless systems** (Remote wireless controller available.) **LLC2**[1,5] #2 lens for 8' mounting heights **LLC3**[1,5] #3 lens for 9-20' mounting heights **LLC7**[1,5] #7 lens for 21-40' mounting heights **Network system (SiteWise)** **SW** Integral module[3] **SW-MRI3** luminaire mounted sensor option Type 3 **SW-MRI7** luminaire mounted sensor option Type 7	**1** Single **2** 2@180° **2@90** 2@90° **3** 3@90° **3@120** 3@120° **4** 4@90° **W** Wall Mount, Recessed J-Box **WS** Wall Mount, Surface Conduit	**2** Type 2 **2-90** Type 2@90° **2-270** Type 2@270° **3** Type 3 **3-90** Type 3@90° **3-270** Type 3@270° **4** Type 4 **4-90** Type 4@90° **4-270** Type 4@270° **5** Type 5	**50LA-4835** 48 LEDs, 350mA **80LA-4853** 48 LEDs, 530mA **105LA-4870** 48 LEDs, 700mA **160LA-481A** 48 LEDs, 1A **180LA-6490** 64 LEDs, 900mA **210LA-641A** 64 LEDs, 1A **200LA-9670** 96 LEDs, 700mA **230LA-9680** 96 LEDs, 800mA **265LA-9690** 96 LEDs, 900 mA **310LA-961A** 96 LEDs, 1A	**NW** Neutral White 4000K, 70 min. CRI **CW** Cool White 5000K, 70 min. CRI **WW** Warm White 3000K, 70 min. CRI	**120** **208** **240** **277** **347** **480** **UNV** (120-277V) **HVU** (347-480V)	**BLP** Black Paint **WP** White Paint **BRP** Bronze Paint **NP** Natural Aluminum Paint **OC** Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024. **SC** Special Color Specify. Must supply color chip. Requires factory quote.	**F** Fusing **LF** In-Line/In-Pole Fusing **PC**[4,5,7] Photocontrol and Receptacle (Includes PCR5) **PCR5**[4,5,7,8] Photocell Receptacle only with 2 dimming connections **PCR7**[4,5,8,9] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **HS** External Houseside Shield **IS** Internal Houseside Shield (types 2, 3, 4 only) **CLR**[6] Clear Glass Lens (reduces performance) **RPA1** 3" Round Pole Adapter Required for 3" O.D. round or tapered round poles where top O.D. is less than 4" **RPA2** 4" and 5" Round Pole Adapter Required for 4"- 5" O.D. round poles **MA** Mast Arm Fitter - Mounts to a 2-3/8" O.D. mast arm. **TR1**[10] Single Transition **TR2**[10] Twin Transition **PTF2**[11] Pole Top Fitter 2 3/8" - 3" Dia. Tenon **PTF3**[11] Pole Top Fitter 3" - 3 1/2" Dia. Tenon **PTF4**[11] Pole Top Fitter 3 1/2" - 4" Dia. Tenon

1. Available **120-277V** only.
2. Available **120** or **277V** only.
3. Not available with other control options.
4. Not available in **480V**.
5. **LLC2/LLC3/LLC7** wireless system not configurable with **PC/PCR5/PCR7** Options.
6. Luminaire door frame and optic assembly provided standard without glass lens. Specify **CLR** option for clear glass lens.
7. Works with 3-pin or 5-pin NEMA photocell/dimming device.
8. If ordered with **DIM, APD, MRI, APD-MRI**, dimming will not be connected to NEMA receptacle.
9. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
10. Mounts to a 2-3/8" Top Tenon. Specify a round pole with a 4.50" O.D. for a smooth transition.
11. Not available in 120° mounting configurations.

GL18 Gullwing LED luminaire

Large

GL18-RK LED Retrofit Kit



Note: Removal of all components of existing G18 Gullwing luminaires, except the upper housing, is required to perform a retrofit.

GL18-RK includes all necessary retrofit components.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

LED Wattage and Lumen Value - 3000K

Ordering Code	LED QTY	System Current (mA)	Average System Watts[15]	Color Temp.	Type 2 Lumen Output	Type 2 Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 Efficacy (Lm/W)	Type 3 BUG Rating
GL18-x-50LA-4835-WW	48	350	50	3000K	6638	133	B2-U0-G1	6106	122	B1-U0-G2
GL18-x-80LA-4853-WW	48	530	80	3000K	9570	120	B2-U0-G1	8802	110	B2-U0-G2
GL18-x-105LA-4870-WW	48	700	105	3000K	12139	116	B3-U0-G2	11171	106	B2-U0-G2
GL18-x-160LA-481A-WW	48	1050	160	3000K	16471	103	B3-U0-G2	15142	94	B2-U0-G3
GL18-x-180LA-6490-WW	64	900	180	3000K	19022	106	B3-U0-G2	17846	99	B3-U0-G3
GL18-x-210LA-641A-WW	64	1050	208	3000K	21349	102	B3-U0-G2	20016	96	B3-U0-G3
GL18-x-200LA-9670-WW	96	700	200	3000K	23713	119	B3-U0-G2	21704	109	B3-U0-G3
GL18-x-230LA-9680-WW	96	800	230	3000K	26191	114	B3-U0-G2	23986	104	B3-U0-G4
GL18-x-265LA-9690-WW	96	900	265	3000K	28669	108	B4-U0-G3	26246	99	B3-U0-G4
GL18-x-310LA-961A-WW	96	1050	309	3000K	31366	101	B4-U0-G3	28705	93	B3-U0-G4

Ordering Code	LED QTY	System Current (mA)	Average System Watts[15]	Color Temp.	Type 4 Lumen Output	Type 4 Efficacy (Lm/W)	Type 4 BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (Lm/W)	Type 5 BUG Rating
GL18-x-50LA-4835-WW	48	350	50	3000K	6300	126	B1-U0-G2	6628	133	B3-U0-G1
GL18-x-80LA-4853-WW	48	530	80	3000K	9083	114	B2-U0-G2	9555	119	B3-U0-G2
GL18-x-105LA-4870-WW	48	700	105	3000K	11521	110	B2-U0-G2	12121	115	B4-U0-G2
GL18-x-160LA-481A-WW	48	1050	160	3000K	15633	98	B2-U0-G3	16446	103	B4-U0-G2
GL18-x-180LA-6490-WW	64	900	180	3000K	17943	100	B3-U0-G3	19213	107	B4-U0-G2
GL18-x-210LA-641A-WW	64	1050	208	3000K	20139	97	B3-U0-G4	21564	104	B4-U0-G2
GL18-x-200LA-9670-WW	96	700	200	3000K	22136	111	B3-U0-G4	23847	119	B5-U0-G3
GL18-x-230LA-9680-WW	96	800	230	3000K	24449	106	B3-U0-G4	26339	115	B5-U0-G3
GL18-x-265LA-9690-WW	96	900	265	3000K	26762	101	B3-U0-G4	28830	109	B5-U0-G3
GL18-x-310LA-961A-WW	96	1050	309	3000K	29280	95	B3-U0-G4	31543	102	B5-U0-G3

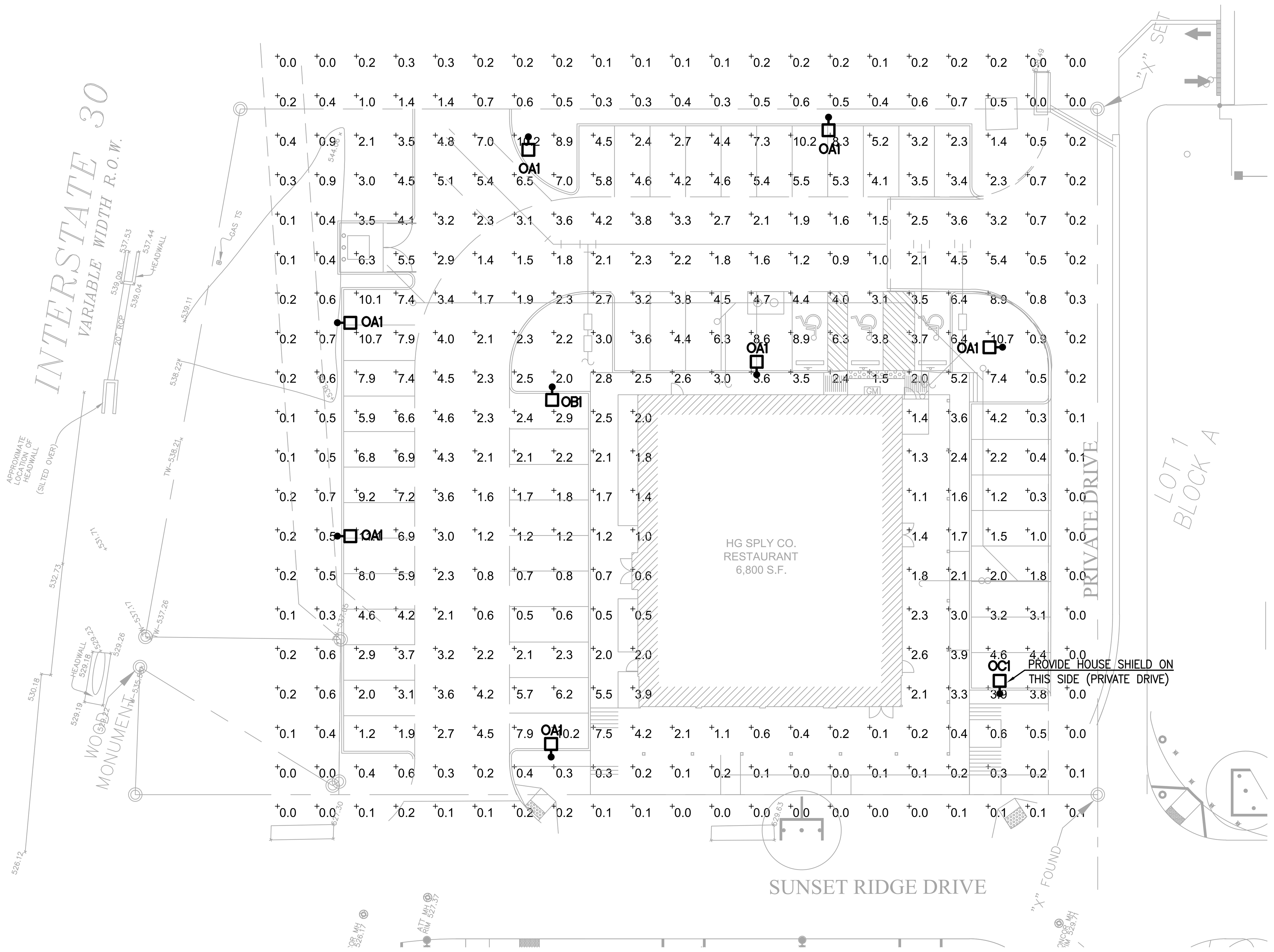
LED Wattage and Lumen Value - 4000K

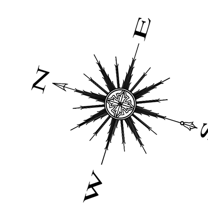
Ordering Code	LED QTY	System Current (mA)	Average System Watts[15]	Color Temp.	Type 2 Lumen Output	Type 2 Efficacy (Lm/W)	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 Efficacy (Lm/W)	Type 3 BUG Rating
GL18-x-50LA-4835-NW	48	350	50	4000K	7376	148	B2-U0-G1	6784	136	B1-U0-G2
GL18-x-80LA-4853-NW	48	530	80	4000K	10,633	133	B2-U0-G2	9780	122	B2-U0-G2
GL18-x-105LA-4870-NW	48	700	105	4000K	13,488	128	B3-U0-G2	12412	118	B2-U0-G2
GL18-x-160LA-481A-NW	48	1050	160	4000K	18,302	114	B3-U0-G2	16824	105	B3-U0-G3
GL18-x-180LA-6490-NW	64	900	180	4000K	21,135	117	B3-U0-G3	19829	110	B3-U0-G3
GL18-x-210LA-641A-NW	64	1050	208	4000K	23,721	114	B3-U0-G2	22240	107	B3-U0-G4
GL18-x-200LA-9670-NW	96	700	200	4000K	26,347	132	B3-U0-G2	24115	121	B3-U0-G4
GL18-x-230LA-9680-NW	96	800	230	4000K	29,101	127	B4-U0-G3	26651	116	B3-U0-G4
GL18-x-265LA-9690-NW	96	900	265	4000K	31,854	120	B4-U0-G3	29162	110	B3-U0-G4
GL18-x-310LA-961A-NW	96	1050	309	4000K	34,851	113	B4-U0-G3	31894	103	B3-U0-G4

SITE LIGHTING FIXTURE

DESIG	FIXTURE DESCRIPTION	VOLTAGE	WATTAGE	ACCEPTABLE MANUFACTURER	LIGHT FIXTURE MODEL NUMBER:	POLE
OA1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-3-160LA-481A -NW-208-BRP-IS-SQPTF	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
OB1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-5-160LA-481A -NW-208-BRP-IS-SQPTF	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
OC1	PARKING LOT POLE LIGHTING FIXTURE	208V/1PH	160W-LED	GARDCO GULLWING	GL18-DIM-1-3-160LA-481A -NW-208-BRP-IS-SQPTF (PROVIDE HS ON PRIVATE DRIVE	TOTAL FIXTURE HEIGHT (17'-6" POLE + 2'-6" BASE)
L100	CANOPY RECESSED CAN LIGHT FIXTURE	120V/1PH	15W-LED	ELCO LIGHTING	EL51CA HOUSING ELM501B LAMP: GE PAR30 LED15 WARM WHITE	

SITE LIGHTING NOTES:
1. CONTRACTOR SHALL COORDINATE WITH LANDLORD, MANUFACTURERS' SPECIFICATIONS AND CITY REQUIREMENTS PRIOR TO ORDERING AND INSTALLING POLES AND FIXTURES.



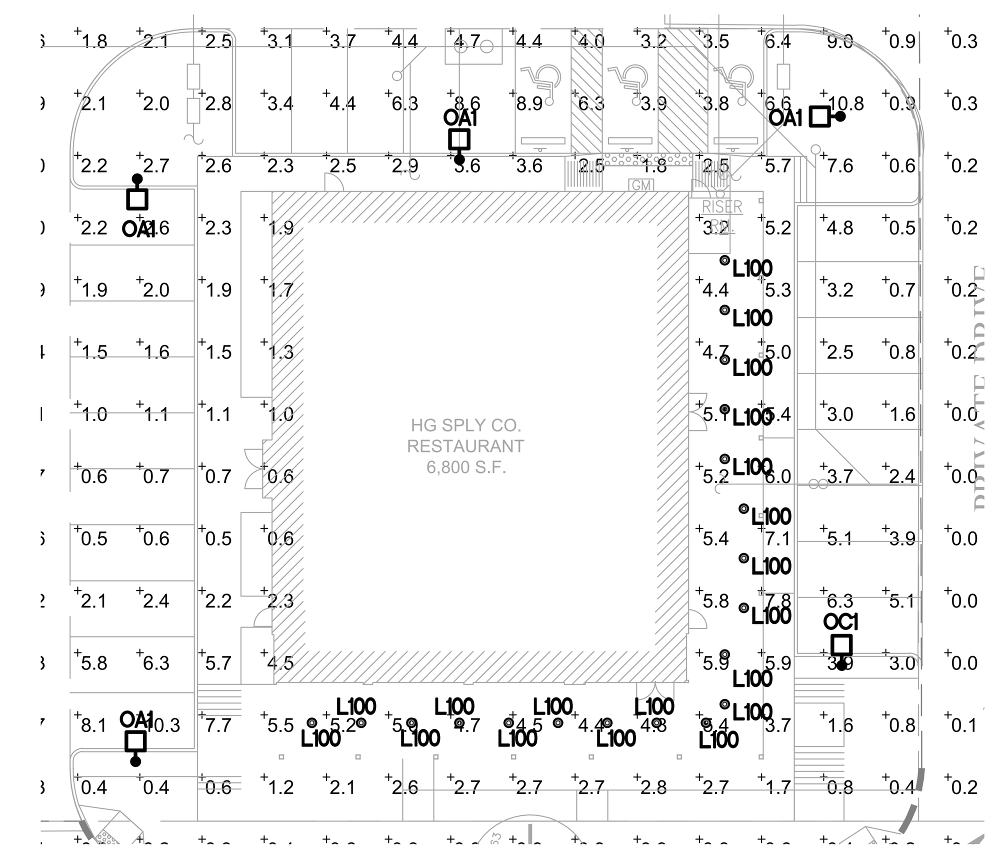


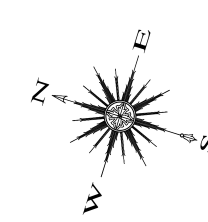
PARKING
SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)

01

Scale: 1"=20'-0"

20 10 0 20 40
1" = 20'





BUILDING CANOPY
SITE LIGHTING PHOTOMETRIC PLAN (ZONE #2)

01

Scale: 1"=20'-0"

20 10 0 20 40
1" = 20'

FOOTCANDLES

STATISTICS								
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
CALC ZONE #1	+	2.3 FC	11.1 FC	0.0 FC	N/A	N/A	0.1:1
CALC ZONE #2	+	2.6 FC	11.1 FC	0.0 FC	N/A	N/A	0.1:1

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.75.
B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

JONESBAKER
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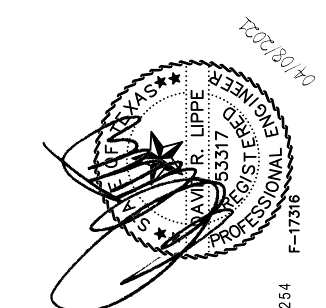
1922 SAKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com



F-17316

rtm engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmassociates.com | 972.387.3500
16.JB.003

PROJECT NO. : 1621
DATE : 4/6/2021
DRAWN BY :
SCALE : AS NOTED

REVISIONS :
4/9/2021 PERMIT REV.

SITE LIGHTING PHOTOMETRIC PLAN

HG SPLY- ROCKWALL
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

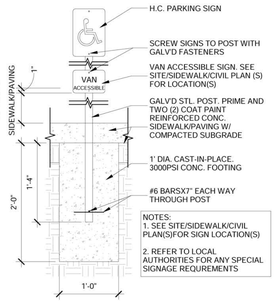
ESP1.0

04/08/21

JONESBAKER
INTERIORS + ARCHITECTURE
1922 S AKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

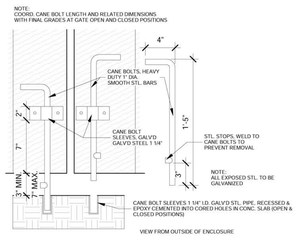
REGISTERED ARCHITECT
BRIAN W. BAKER
21382
STATE OF TEXAS

12/22/2016



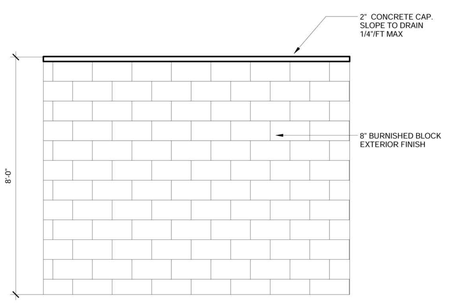
TYP. ACCESSIBLE PARKING SIGNAGE 8

1" = 1'-0"



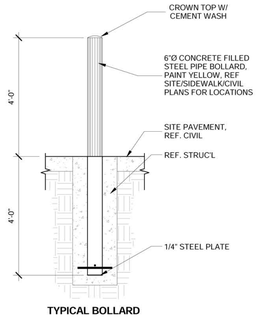
GATE CANEBOLT DTL. 7

1 1/2" = 1'-0"



SIDE ELEV. 5

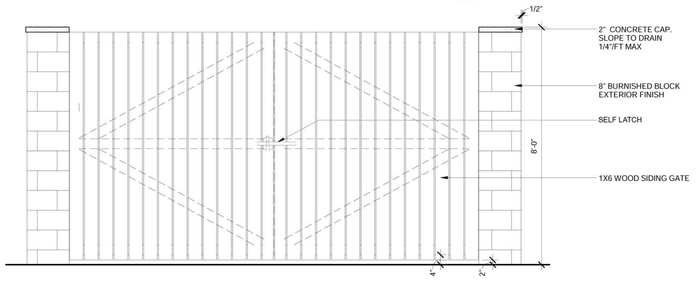
1/2" = 1'-0"



TYPICAL BOLLARD

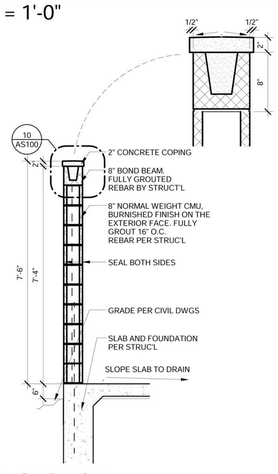
Bollard Details 6

1/2" = 1'-0"



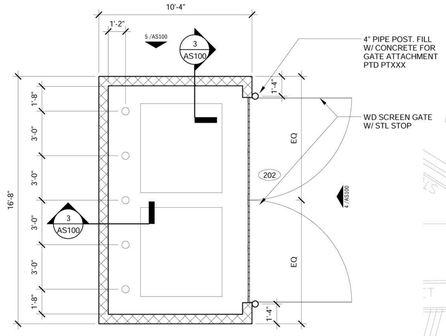
FRONT ELEV. 4

1/2" = 1'-0"



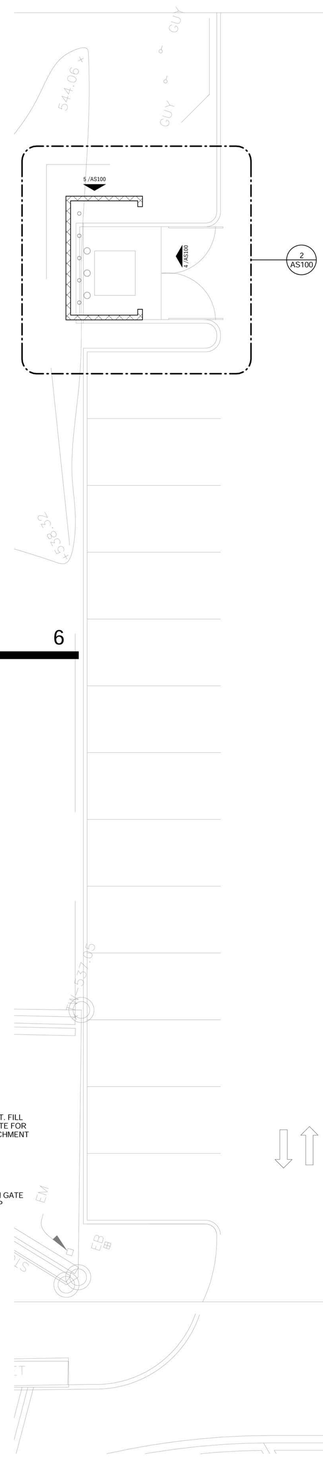
WALL SECTION 3

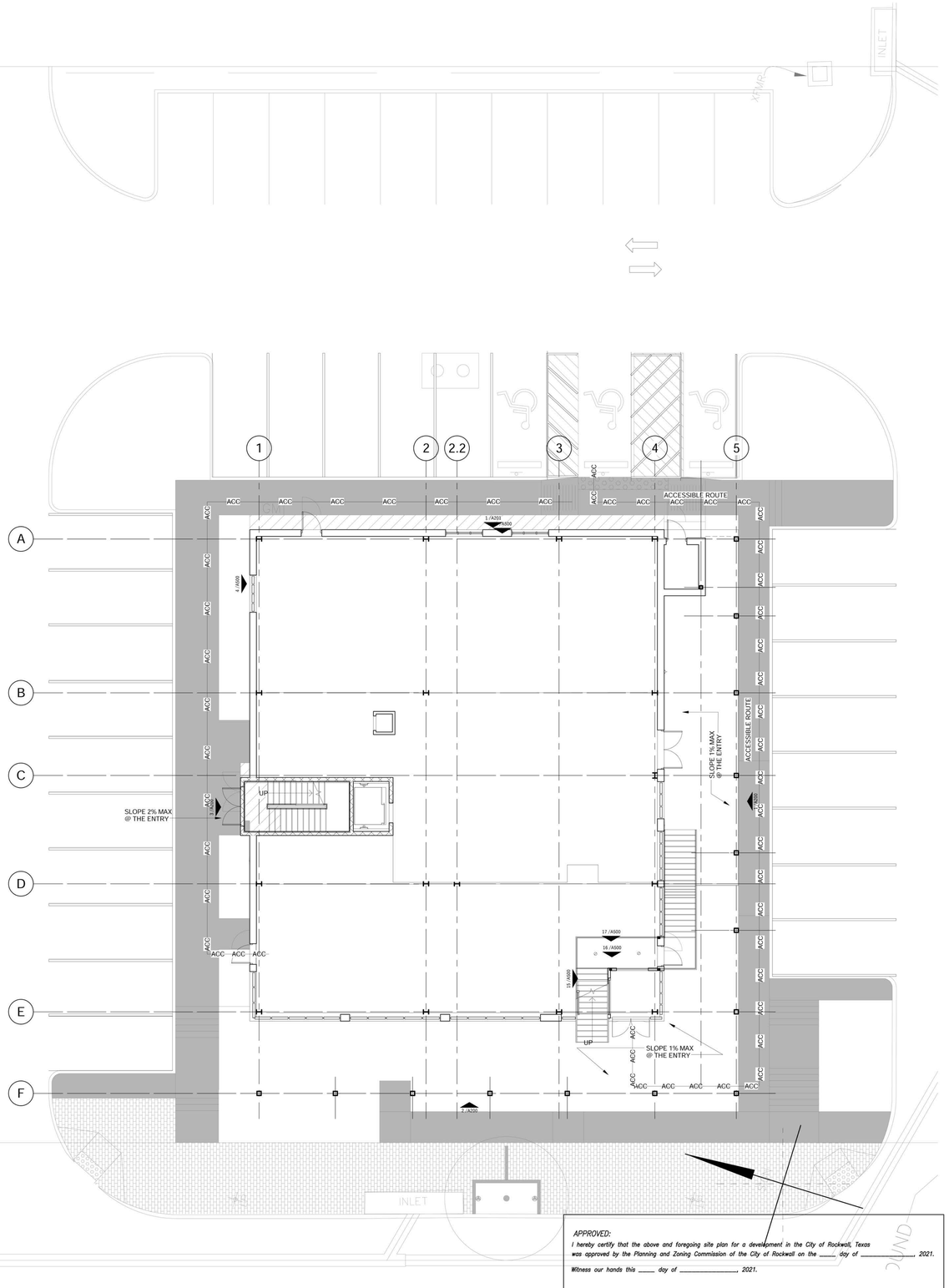
1/2" = 1'-0"



DUMPSTER ENCLOSURE-PLAN 2

1/4" = 1'-0"





SITE PLAN 1

1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2021-005

PROJECT NO. :	1621
DATE :	3/19/2021
DRAWN BY :	
SCALE :	AS NOTED
SQFT :	

REVISIONS :

ARCHITECTURAL SITE PLAN

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

AS100

12/23/2016 12:00:05 PM

tnp
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CYPRESS
SUGAR LAND

GEORGIA
BLAIRSVILLE

April 5, 2021

David Gonzales
City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

RE: HG Supply Site (SP2021-005) Variance Request Letter

David,

We received city comments on the site plan submittal package for the HG Supply Site located at the intersection of the IH-30 access road and Sunset Ridge Drive. Based on the comments pertaining to the required number of onsite parking stalls and the horizontal building articulation we would respectfully request a variance with some compensatory measures provided to offset the requested variances.

ONSITE PARKING VARIANCE

Due to the size of the site, existing site topography, and existing overhead electrical utilities within the site we request a variance to the requirement for 68 parking stalls (1/100 building square footage) to be located on the project site. The 0.90-acre site is located at the intersection of the IH 30 access road and Sunset Ridge Drive. An existing 50-foot-wide advertisement sign board as well as overhead electrical lines with power poles and guy wires at the intersection reduce the useable acreage within the project site by approximately 0.15 acres. Due to the site's 17-foot vertical change in elevation retaining walls are to be constructed around the site which also make it difficult to maximize the site's space for parking.

The site can accommodate 50 parking stalls and we request that the remaining 18 required parking stalls be provided within the Trend Tower parking garage as a part of the public parking allocation within the garage.

Along with the unique dining experience and the amazing view of Lake Ray Hubbard due the site's location on the hill within PD-32, the site is providing approximately 10,000 square feet of landscaped area filled with shrubbery, accent trees, and grass ground cover. As a compensatory measure, the site is providing 1 additional large canopy tree along the IH-30 access road frontage to the 4 that were already provided on the previously approved landscape plan as well as 4 ceramic planters under the awning on the side of the building fronting Sunset Ridge Drive.

BUILDING MATERIAL VARIANCE

This building includes an average of 53.9% burnished CMU block per facade (each façade being around 50%) with secondary materials of glazed tile, wood, and metal panels at an average of 43%. Due to not meeting the 20% natural stone requirement and the use of secondary materials that exceed 10% as required by the IH-30 Overlay District, we propose the following compensatory measures as listed in the city's ordinance:

(E) Increased building articulation (this building has much articulation, it's not your standard box)

(F) This building contains a much greater percentage of masonry than the Trend building next door

(H) Increased architectural elements (rooftop canopies, a 11'-7 5/8" wide ground level arcade on two sides of the building, an outdoor rooftop patio, and varied roof heights)

(J) Novel and progressive architecture that includes an interstitial space to house and hide all mechanical equipment. There is no rooftop equipment

I trust that this letter adequately expresses the need for variances to some of the comments provided by the Planning and Zoning and Engineering Departments as a part of our site plan submittal package. If there are any questions, please feel free to contact me at (817) 889-5050 or cslown@tnpinc.com.

Sincerely,

Cameron Slown, P.E.
teague nall & perkins

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Quadri Akamo; *Pacheco Koch Consulting Engineers Inc.*
CASE NUMBER:	SP2021-006; *Site Plan for First United Methodist Church*

SUMMARY

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

BACKGROUND

The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 5, 2001, the City Council approved a zoning change, preliminary plat, and site plan [*Case No. PZ2001-99*] for the subject property. This changed the zoning from an Agricultural (AG) District to a Commercial (C) District, and approved a site plan for a *House of Worship* (*i.e. the First United Methodist Church*) on the subject property. On February 4, 2002 the subject property was platted as Lot 1, Block 1, First United Methodist Church Addition [*Case No. PZ2002-010*]. On October 8, 2008, the subject property was replat as Lot 3, Block 1, First United Methodist Church Addition [*Case No. P2008-031*]. In 2012, the *House of Worship* requested and was approved for a Specific Use Permit (SUP) [*Case No. Z2012-011; S-98; Ordinance No. 12-20*] for a *Urban Agriculture/Community Garden*. On November 11, 2014 the subject property was replat as Lot 7, Block 1, First United Methodist Church Addition [*Case No. P2014-037*]. This subdivision plat came after a site plan [*Case No. SP2014-024*] proposing an expansion to the *House of Worship* was approved on October 1, 2014 by City staff. In 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-037; S-145; Ordinance No. 16-14*] allowing the church to construct a steeple that exceeded the maximum height requirements. This approval was followed up by a site plan [*Case No. SP2015-025*] for a 72-foot steeple, which was approved by the Planning and Zoning Commission on February 11, 2016.

PURPOSE

On March 19, 2021, the applicant -- *Quadri Akamo of Pacheco Koch Consulting Engineers Inc.* -- submitted an application requesting approval of an amended site plan for the purpose of constructing a 7,278 SF expansion to the existing *House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1200 E. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a vacant 9.1847-acre tract of land (*i.e. Lots 8 & 9, Block 1, First United Methodist Church Addition*), zoned Commercial (C) District, and which is owned by the *House of Worship*. Beyond this is a Memory Care Facility (*i.e. Rockwall Seniors Addition*) and an age-restricted senior living apartment complex (*i.e. the Alders Senior Living Complex*). These properties are zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses. Beyond this in N. T. L. Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E. Yellow Jacket Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Rockwall County Courthouse, which is situated on a 12.79-acre parcel of land (*i.e. Lot 1, Block A, Rockwall County Courthouse Addition*), which is zoned Commercial (C) District.

East: Directly east of the subject property is the intersection of N. T. L. Townsend Drive and E. Yellow Jacket Lane, which are identified as M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a public school (*i.e. Herman E. Utley Middle School*), football stadium, and aquatics center all situated on a 41.649-acre parcel of land (*i.e. Lot 1, Block 1, Herman E. Utley Middle School Addition*). All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a vacant 9.1847-acre tract of land (*i.e. Lots 8 & 9, Block 1, First United Methodist Church Addition*), which is zoned Commercial (C) District. Beyond this are three (3) parcels of land, which are zoned Commercial (C) District, and have a restaurant (*i.e. Dairy Queen*), a gas station (*i.e. 7/11*), and a general retail store (*i.e. Advance Auto Parts*) situated on them. Continuing west is S. Goliad Street, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is permitted by a *Specific Use Permit (SUP)* in a Commercial (C) District. The subject property has four (4) points of ingress and egress (*i.e. three (3) along E. Yellow Jacket Lane [main entrance] and one (1) along N. T.L. Townsend Drive*). Other than the exception being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) 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	*10,000 SF*	*x>8.49-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x> 820-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>425-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>23-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X60%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/4 Seats (269 Required)*	*x=327; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<90%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 43-caliper inches will be removed from the site. The applicant is providing approximately 16, four (4) inch caliper canopy trees on site. This satisfies the required tree mitigation.

CONFORMANCE WITH THE CITY'S CODES

According to Figure 2.2, *Median Design Standards*, of Section 2.5, *Median Opening, Widths, Location, and Spacing*, of Article 2, *Streets*, of the Engineering Department's Standards of Design and Construction Manual, the minimum required driveway spacing on E. Yellow Jacket Lane is 100-feet. In this case, the applicant is proposing a "U" shaped drive with 50-feet of spacing between the proposed driveways. Based on the proposed design the applicant is requesting a variance to the requirements of the Standards of Design and Construction Manual.

EXCEPTION REQUESTED BY THE APPLICANT

The aforementioned variance to the driveway spacing requirements contained in the Engineering Department's Standards of Design and Construction manual is the only variance being requested. This variance will require a simple majority vote for approval.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *Central District* which is…"composed of a wide range of uses that vary from single-family to industrial… (t)he *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district.." Additionally, the *District Strategies* for the *Central District* states that there are "…some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." The proposed addition will continue the current use on the subject property under the as *Quasi-Public* land use designation, which is consistent with the Future Land Use Plan contained in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations for the expansion of the existing *House of Worship*. The Architectural Review Board (ARB) approved a motion to recommend approval of the proposed building elevations by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

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

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

(2) The subject property will be required to be replatted prior to the issuance of a building permit.

(3) Any construction resulting from the approval of this *Amended 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

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

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1200 E Yellow Jacket Ln, Rockwall, TX 75087				
Subdivision	First United Methodist Church	Lot	7	Block	1
General Location	West corner of E Yellow Jacket Road and Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial	Current Use	Church
Proposed Zoning	Commercial	Proposed Use	Church
Acreage	8.49	Lots [Current]	Lots [Proposed]

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

[✓] Owner	First United Methodist Rockwall	[✓] Applicant	Pacheco Koch Consulting Engineers Inc.
Contact Person	Gary Hancock	Contact Person	Quadri Akamo
Address	1200 E. Yellow Jacket Lane	Address	7557 Rambler Rd #1400
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Dallas, TX 75231
Phone	9728391222	Phone	9722353031
E-Mail	ghancock@fumcrockwall.com	E-Mail	qakamo@pkce.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared GARY HANCOCK [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 419.80 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 11 *day of* MARCH *, 20* 21 *. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

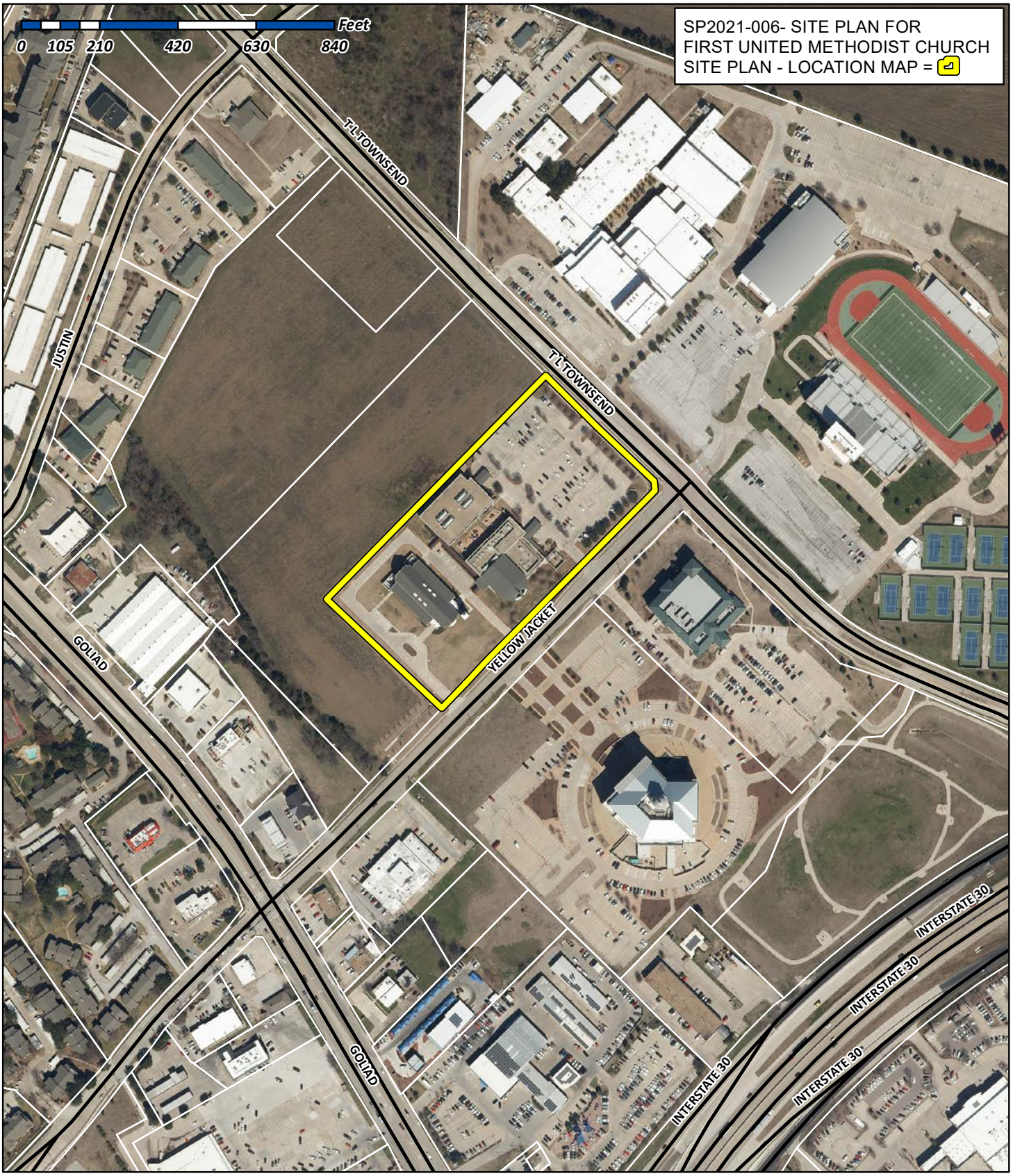
Given under my hand and seal of office on this the 11TH *day of* MARCH *, 20* 21 *.*

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

CHERYL ANN BOYANTON
My Notary ID # 125520088
Expires December 9, 2021

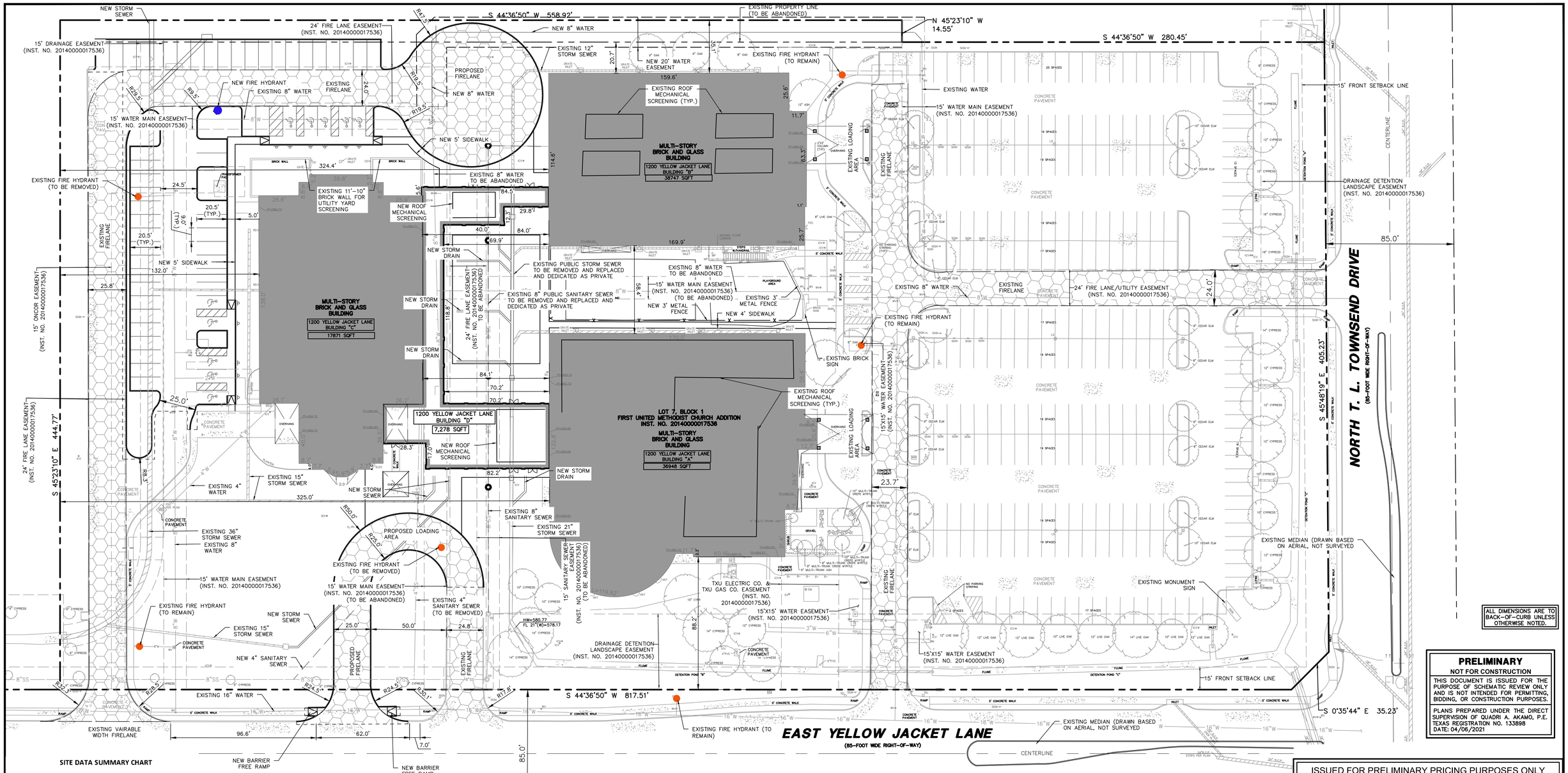
My Commission Expires



City of Rockwall

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

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



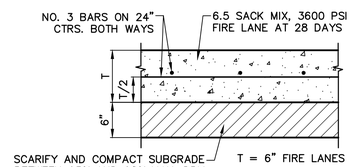
PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF QUADRI A. AKAMO, P.E. TEXAS REGISTRATION NO. 133898
DATE: 04/06/2021

SITE DATA SUMMARY CHART

TOTAL LOT AREA	369,609 sf = 8.485 ACRES
BUILDING AREA	
BUILDING A (EXISTING)	36,948 sf
BUILDING B (EXISTING)	38,747 sf
BUILDING C (EXISTING)	17,871 sf
BUILDING D (NEW)	7,278 sf
REQUIRED PARKING	
1 SPACE PER 4 SEATS	
NUMBER OF SEATS	1076
REQUIRED PARKING SPACES	269
REQUIRED ACCESSIBLE SPACES	8
VAN ACCESSIBLE SPACES	1 (1 PER 8 ACCESSIBLE SPACES)
NUMBER OF SPACES PROVIDED	
EXISTING STANDARD SPACES	253
NEW STANDARD SPACES	50
TOTAL STANDARD SPACES	303
EXISTING ACCESSIBLE SPACES	13
NEW ACCESSIBLE SPACE	9
EXISTING VAN SPACE	1
NEW VAN SPACE	1
TOTAL ACCESSIBLE & VAN SPACES	24
TOTAL PROVIDED SPACES	327
ROOF MECHANICAL SCREEN HEIGHT (MEASURED FROM PARAPET)	
BUILDING A (EXISTING)	6'-0"
BUILDING B (EXISTING)	8'-0"
BUILDING C (EXISTING)	N/A
BUILDING D (NEW)	3'-11 3/8"



NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION

1 CONCRETE PAVEMENT SECTION
NOT TO SCALE

LEGEND

BOLLARD	TRAFFIC SIGN
ELECTRIC METER	1/2-INCH IRON ROD
POWER POLE	W/"PACHECO KOCH" CAP SET
LIGHT STANDARD	CONTROLLING MONUMENT
WATER METER	PROPERTY LINE
WATER VALVE	FENCE
IRRIGATION CONTROL VALVE	COORDINATE DESIGNATION
FIRE HYDRANT	PROPOSED FENCE
CLEANOUT	FIRE LANE
MANHOLE	GRADE BREAKS
TRAFFIC SIGNAL CONTROL	SWALES
TRAFFIC SIGNAL POLE	FIRE LANE
TELEPHONE BOX	FIRE HYDRANT
FLOOD LIGHT	
FLAG POLE	

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF

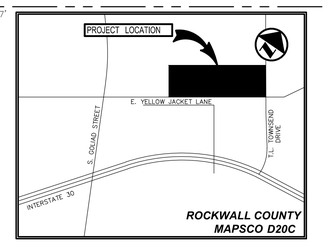
WITNESS OUR HANDS, THIS DAY OF

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2021-006

0 15 30 60 90
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SITE PLAN
FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
QA	GAC	APRIL 2021	1"=30'			C0.2

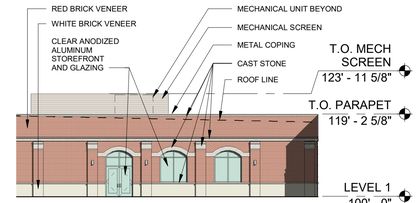
LAND USE: COMMERCIAL

OWNER:
GARY HANCOCK
FIRST UNITED METHODIST ROCKWALL
1200 EAST YELLOW JACKET LANE
ROCKWALL, TEXAS 75087

FIRST UNITED METHODIST CHURCH

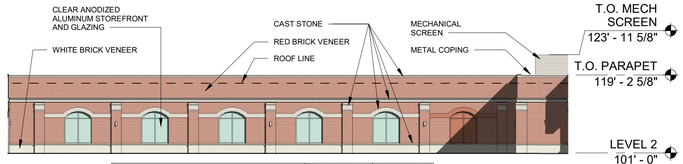
PK-2199-18.283 SITE PLAN.DWG PK FILE: 2199-18.283

ACCULINES
4/6/2021 9:11 AM
M:\DWG-21\2199-18.283\DWG\CIVIL C3D 2016\2199-18.283 SITE PLAN.DWG



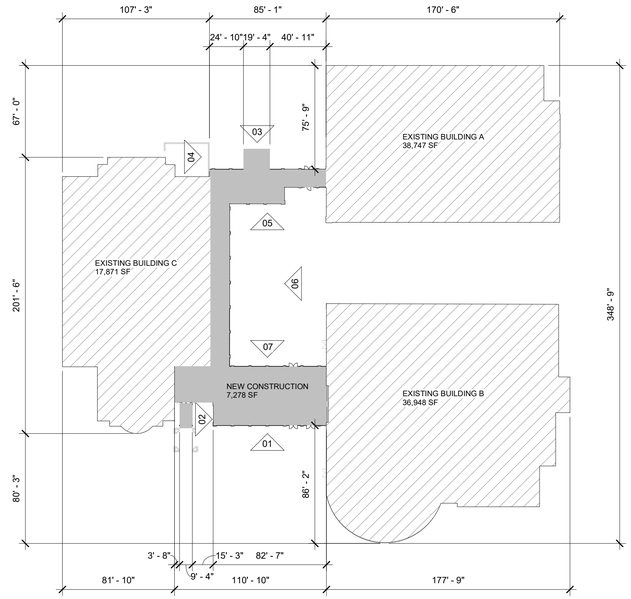
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	194	13
RED BRICK VENEER	827	56
CAST STONE VENEER	167	11
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	157	11
METAL COPING	23	2
MECHANICAL SCREEN	111	8
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	1479	

07 A-1 ELEVATION - NORTH
1/16" = 1'-0"

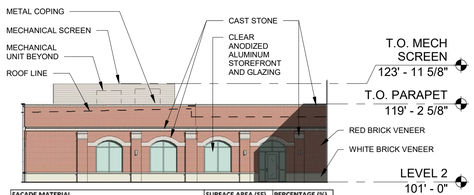


FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	266	11
RED BRICK VENEER	1559	64
CAST STONE VENEER	316	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	226	9
METAL COPING	42	2
MECHANICAL SCREEN	30	1
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	2439	

06 A-1 ELEVATION - EAST
1/16" = 1'-0"

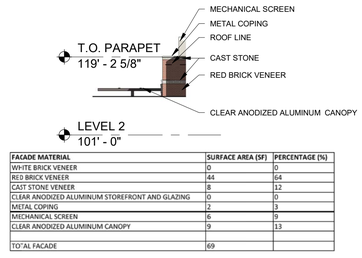


KEY PLAN
1" = 50'-0"



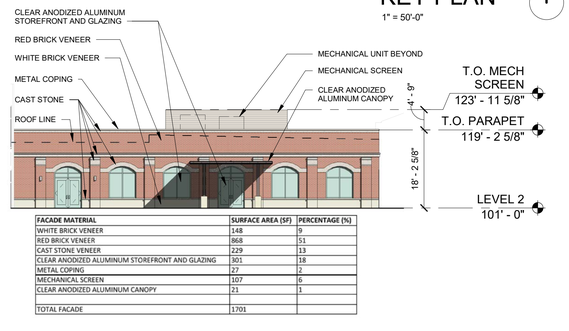
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	130	9
RED BRICK VENEER	777	54
CAST STONE VENEER	171	12
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	241	17
METAL COPING	23	2
MECHANICAL SCREEN	109	8
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	1451	

05 A-1 ELEVATION - SOUTH
1/16" = 1'-0"



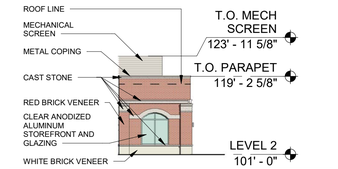
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	0	0
RED BRICK VENEER	44	64
CAST STONE VENEER	8	12
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	0	0
METAL COPING	2	3
MECHANICAL SCREEN	6	9
CLEAR ANODIZED ALUMINUM CANOPY	9	13
TO'AL FACADE	69	

04 A-1 ELEVATION - WEST
1/16" = 1'-0"



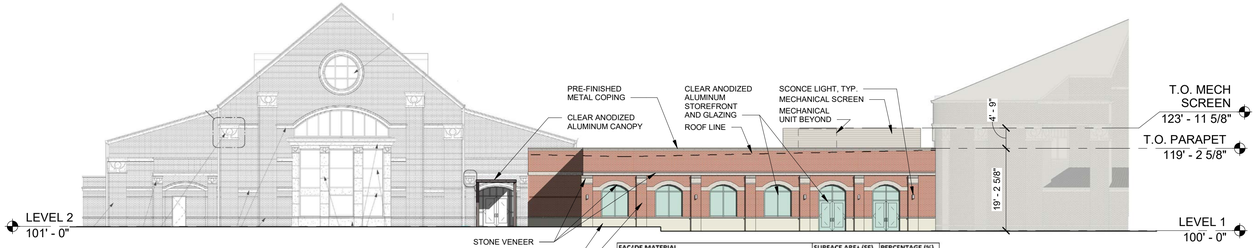
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	148	9
RED BRICK VENEER	868	51
CAST STONE VENEER	229	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	301	18
METAL COPING	27	2
MECHANICAL SCREEN	107	6
CLEAR ANODIZED ALUMINUM CANOPY	21	1
TOTAL FACADE	1701	

03 A-1 ELEVATION - NORTH
1/16" = 1'-0"



FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	35	10
RED BRICK VENEER	178	50
CAST STONE VENEER	48	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	45	13
METAL COPING	5	1
MECHANICAL SCREEN	46	13
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	357	

02 A-1 ELEVATION - WEST
1/16" = 1'-0"



FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	223	13
RED BRICK VENEER	838	47
CAST STONE VENEER	237	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	314	18
METAL COPING	30	2
MECHANICAL SCREEN	111	6
CLEAR ANODIZED ALUMINUM CANOPY	19	1
TOTAL FACADE	1772	

01 A-1 ELEVATION - SOUTH
1/16" = 1'-0"

GENERAL NOTES

- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR
- COLOR OF IMAGES BELOW IS APPROXIMATE AND MAY LOOK DIFFERENT WHEN VIEWED ON DIFFERENT ELECTRONIC DEVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

GENERAL EXTERIOR MATERIALS LIST - ALL EXTERIOR MATERIALS TO MATCH EXISTING ON SITE

1. EXTERIOR WALLS:
   - CAST STONE, COLOR TO MATCH CAST STONE ON EXISTING BUILDINGS ON CAMPUS
   - RED BRICK MASONRY, COLOR TO MATCH RED BRICK MASONRY ON EXISTING BUILDINGS ON CAMPUS
   - YELLOW BRICK MASONRY, COLOR TO MATCH YELLOW BRICK MASONRY ON EXISTING BUILDINGS ON CAMPUS
   - INSULATED GLAZING SET IN ALUMINUM STOREFRONT, GLAZING TO HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTANCE OF 20%
2. ROOFING:
   - ROOFS TO BE THERMOPLASTIC-POLYOLEFIN (TPO).
   - MECHANICAL ROOF SCREEN TO BE PRE-FINISHED METAL - MATCH ROOF SCREENS ON EXISTING BUILDINGS A AND B
   - PRE-FINISHED METAL ROOF EDGE TRIM TO MATCH CAST STONE COLOR

MECHANICAL SCREEN / COPING
FABRAL, SANDSTONE

CAST STONE
NATURAL LIMESTONE

RED BRICK BLEND
1/3 ACME BRICK, GARNET
1/3 ACME BRICK, AMARETTO
1/3 ACME BRICK, CRIMSON

WHITE BRICK
ACME BRICK, RUSTIC WHITE

CLEAR ANODIZED ALUMINUM
STOREFRONT AND CANOPIES

GLAZING
LOW-E, GRAY TINT, TO MEET CURRENT ENERGY CODE

NOTE: ALL MATERIALS TO MATCH EXISTING

OWNER INFORMATION
GARY HANCOCK
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE, ROCKWALL, TX 75087
972-839-1222
GHANCOCK@FUMCROCKWALL.COM

FIRST UNITED METHODIST ROCKWALL CASE NUMBER
SP2021-006

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS, THIS _____ DAY OF_____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

gff ARCHITECTS
Dallas | Fort Worth | Austin

SITE PLAN SUBMISSION

FIRST UNITED METHODIST CHURCH
ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No. Date Revision

GFF Drawn By
MLH Reviewed
04/06/2021

FACADE PLAN

Project No. 18079
Date 04/06/21

A-1

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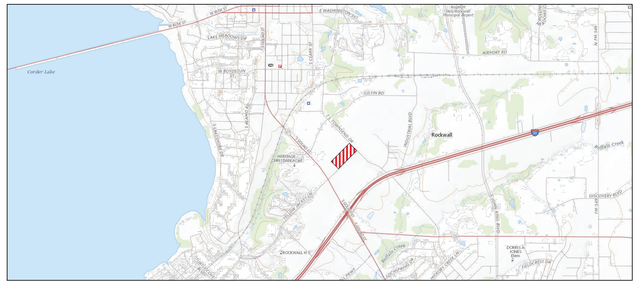
LOCATION MAP



SCALE: NTS

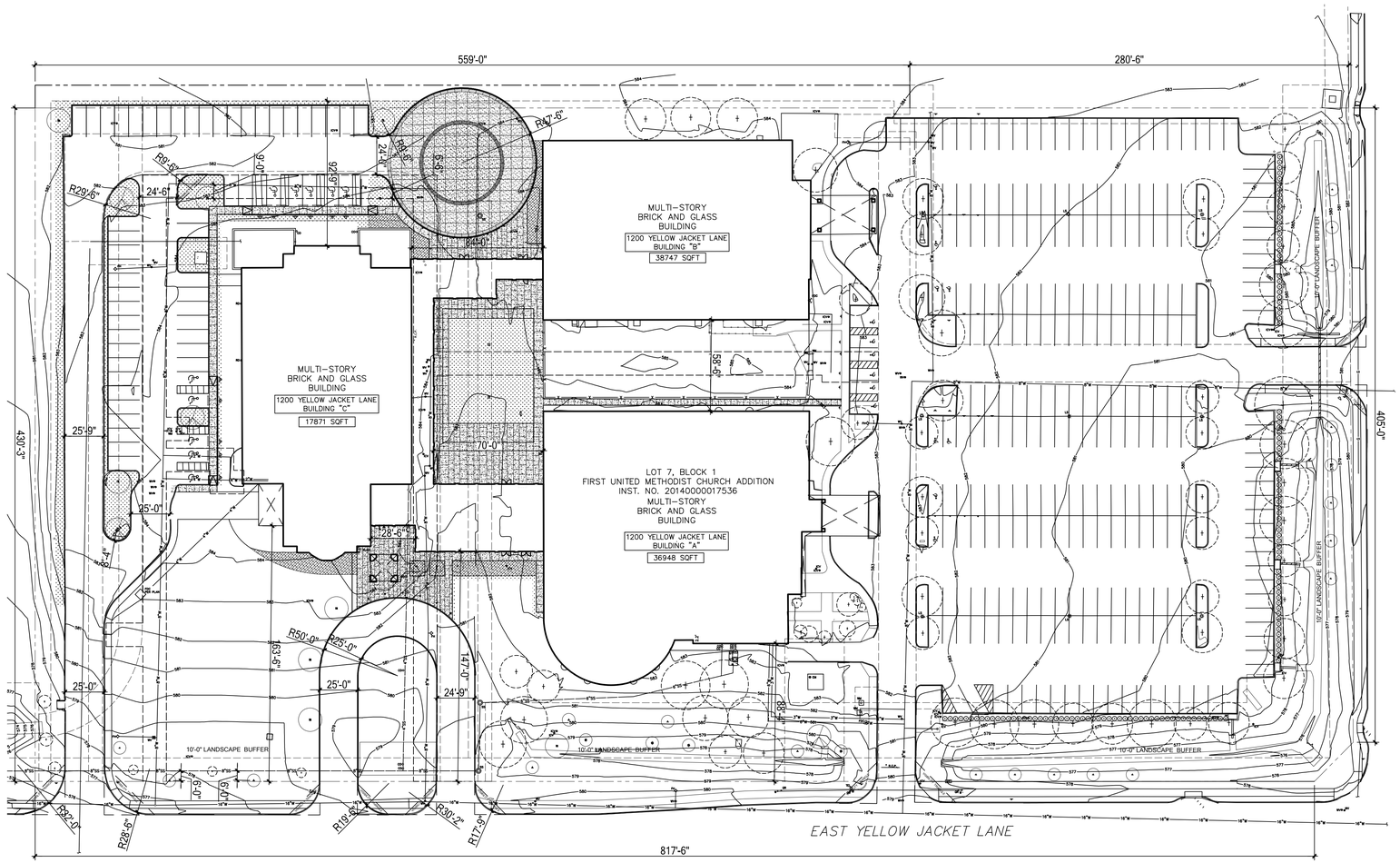
PLAN NORTH

IRRIGATION NOTES

- IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) RAIN BIRD RWS OR EQUAL.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- THE DEVELOPER SHALL MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED BY THE CITY.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344
- ADAPT EXISTING IRRIGATION SYSTEM TO ACCOMMODATE REVISED PLANTING AREAS
- IRRIGATION MUST FOLLOW THE REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE

PLANTING LEGEND

- PRESERVED TREE
- BALD CYPRESS (4" CAL MIN)
- CHINQUAPIN OAK (4" CAL MIN)
- LIVE OAK (4" CAL MIN)
- CRAPE MYRTLE (6'-8" MIN HT)
- TEXAS REDBUD (6'-8" MIN HT)
- YAUPON HOLLY (6'-8" MIN HT)
- DWARF WAX MYRTLE (5 GAL MIN)
- ASIAN JASMINE
- TIF 419 BERMUDA GRASS
- PROPERTY LINE
- EASEMENT LINE



Site Data

		Value (ft²)	Percentage
Total Lot Area		358,340	
	Impervious Area	230,422	64%
	Pervious Area	127,918	36%
Landscape Open Space		87,431	24%
Landscape Area			
	Required (Commercial Zoning)	71,668	20%
	Total Area	119,046	33%
	Required Front Yard	59,523	50%
	Front Yard Landscaping	60,535	51%
Site			
Shade Trees Added (4" cal. min.)		13	
Bald Cypress (Taxodium distichum)			4
Chinquapin Oak (Quercus muehlenbergii)			5
Live Oak (Quercus virginiana)			4
Accent Trees Added (6'-8" ht. min.)		27	
Crape Myrtle (Lagerstroemia)			20
Texas Redbud (Cercis canadensis var. texensis)			3
Yaupon Holly (Ilex vomitoria)			4
Shrubs Added (5 gal. min.)		127	
Dwarf Wax Myrtle (Myrica cerifera var. pumila)			127
Property Boundary			
East Yellow Jacket Lane		818'-0"	
Required Shade Trees		16	
Shade Trees Provided		16	
Required Accent Trees		16	
Accent Trees		16	
North T.L. Townsend Drive		405'-0"	
Required Shade Trees		8	
Shade Trees Provided		8	
Required Accent Trees		8	
Accent Trees		8	
West Parking Lot			
Spaces		60	
Required ShadeTrees (1:10 Spaces)		6	
Shade Trees Provided		8	

OWNER INFORMATION
GARY HANCOCK
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE, ROCKWALL, TX 75087
972-839-1222
GHANCOCK@FUMCROCKWALL.COM

FIRST UNITED METHODIST ROCKWALL CASE NUMBER
SP2021-006

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Scale: 1" = 40'-0"
0 20 40 80 Feet

PLAN NORTH TRUE NORTH

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

gff LANDSCAPE
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

SITE PLAN SUBMISSION

FIRST UNITED METHODIST CHURCH ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No. Date Revision

MC Drawn By
MSB Reviewed

REGISTERED LANDSCAPE ARCHITECT MARK STEPHEN BONNER 2767 STATE OF TEXAS

LANDSCAPE PLAN

Project No. 18079.00
Date 04/06/21

LS-101

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TREE PRESERVATION NOTES

A. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.

B. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED.

C. ALL EXISTING TREES DENOTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE(RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.

D. A CHAIN LINK FENCE BARRIER DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED.

E. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.

F. THE RPZ SHALL BE COVERED WITH MULCH AND BE MAINTAINED BY GENERAL CONTRACTOR DURING CONSTRUCTION PHASE TO REDUCE MOISTURE STRESS.

G. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.

H. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.

I. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.

J. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.

K. THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF ROCKWALL.

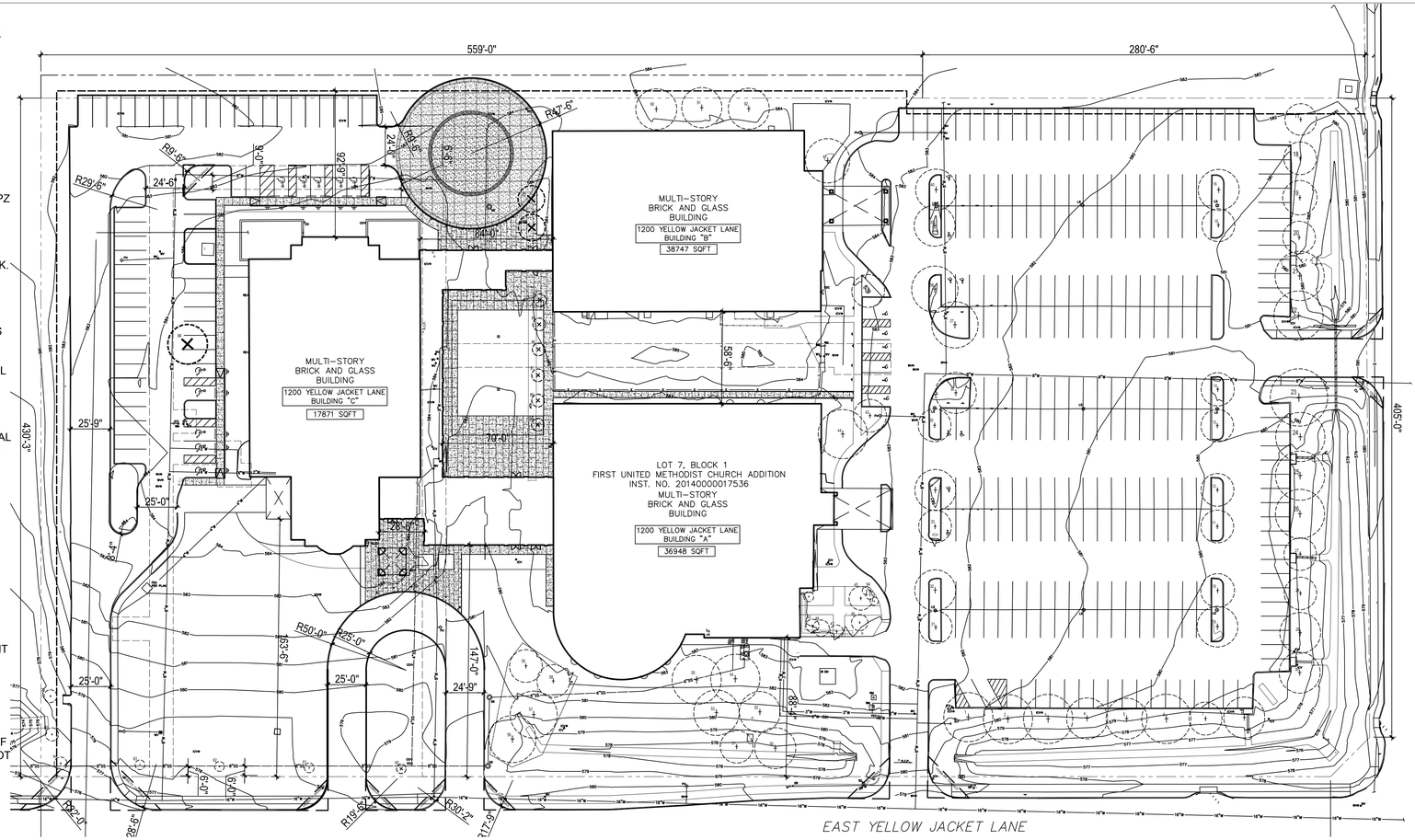
L. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.

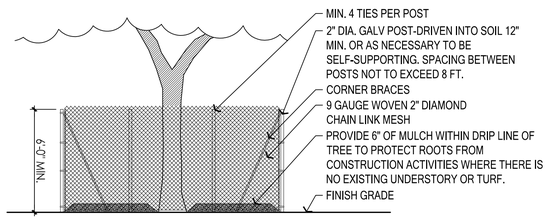
M. NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.

N. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER THE GOVERNING JURISDICTION THE PROJECT IS LOCATED WITHIN.

0. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.

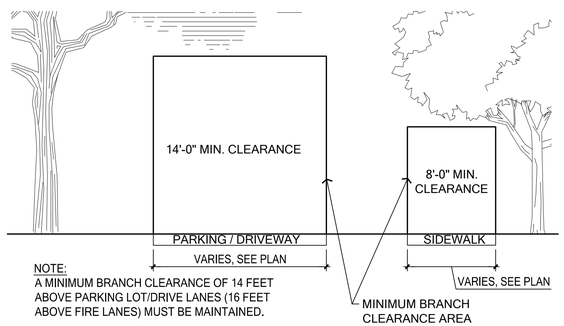
P. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.





03-DETAIL: TREE FENCE PROTECTION

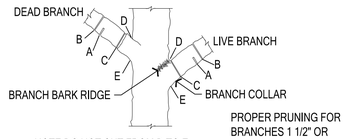
SCALE: 1/4"= 1'-0"



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

04-DETAIL: TREE BRANCH CLEARANCE

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



NOTE: DO NOT CUT FROM D TO E

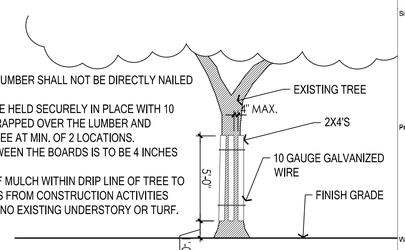
PROPER PRUNING FOR BRANCHES 1 1/2" OR GREATER DIA.

A. FIRST CUT- TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT- TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT- ALLOW FOR HEALING COLLAR BUT NO STUBS.
D. BRANCH RIDGES- INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING SPRAY WITHIN 20 MINUTES TO PREVENT SPREAD OF OAK WILT

01-DETAIL: TREE PRUNING

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



NOTES:
1. PROTECTIVE LUMBER SHALL NOT BE DIRECTLY NAILED TO THE TREE
2. 2X4'S SHALL BE HELD SECURELY IN PLACE WITH 10 GAUGE WIRE WRAPPED OVER THE LUMBER AND AROUND THE TREE AT MIN. OF 2 LOCATIONS.
3. THE GAP BETWEEN THE BOARDS IS TO BE 4 INCHES OR LESS.
4. PROVIDE 6" OF MULCH WITHIN DRIP LINE OF TREE TO PROTECT ROOTS FROM CONSTRUCTION ACTIVITIES WHEN THERE IS NO EXISTING UNDERSTORY OR TURF.

02-DETAIL: TRUNK PROTECTION

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

Scale: 1" = 40'-0"
0 20 40 80 Feet

PLAN NORTH TRUE NORTH

TREE PRES. LEGEND

PROPERTY LINE

EASEMENT LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

2x4 TREE PROTECTION

TREE PROTECTION FENCE

Tree #	Species	Retained DBH Inches	Removed DBH Inches
1	Live Oak (*quercus virginiana*)	12	
2	Live Oak (*quercus virginiana*)	12	
3	Live Oak (*quercus virginiana*)	12	
4	Live Oak (*quercus virginiana*)	10	
5	Live Oak (*quercus virginiana*)	12	
6	Live Oak (*quercus virginiana*)	14	
7	Live Oak (*quercus virginiana*)	10	
8	Live Oak (*quercus virginiana*)	12	
9	Cedar Elm (*ulmus crassifolia*)	1	
10	Cedar Elm (*ulmus crassifolia*)	8	
11	Cedar Elm (*ulmus crassifolia*)	11	
12	Cedar Elm (*ulmus crassifolia*)	8	
13	Cedar Elm (*ulmus crassifolia*)	8	
14	Cedar Elm (*ulmus crassifolia*)	8	
15	Cedar Elm (*ulmus crassifolia*)	6	
16	Cedar Elm (*ulmus crassifolia*)	10	
17	Bald Cyprus (*taxodium distichum*)	17	
18	Bald Cyprus (*taxodium distichum*)	11	
19	Bald Cyprus (*taxodium distichum*)	12	
20	Bald Cyprus (*taxodium distichum*)	12	
21	Bald Cyprus (*taxodium distichum*)	16	
22	Bald Cyprus (*taxodium distichum*)	18	
23	Bald Cyprus (*taxodium distichum*)	14	
24	Bald Cyprus (*taxodium distichum*)	12	
25	Bald Cyprus (*taxodium distichum*)	12	
26	Bald Cyprus (*taxodium distichum*)	12	
27	Bald Cyprus (*taxodium distichum*)	12	
28	Bald Cyprus (*taxodium distichum*)	12	
29	Bald Cyprus (*taxodium distichum*)	12	
30	Bald Cyprus (*taxodium distichum*)	12	
31	Cedar Elm (*ulmus crassifolia*)	8	
32	Cedar Elm (*ulmus crassifolia*)	9	
33	Cedar Elm (*ulmus crassifolia*)	7	
34	Cedar Elm (*ulmus crassifolia*)	9	
35	Cedar Elm (*ulmus crassifolia*)	8	
36	Cedar Elm (*ulmus crassifolia*)	9	
37	Cedar Elm (*ulmus crassifolia*)	9	
38	Cedar Elm (*ulmus crassifolia*)	8	
39	Cedar Elm (*ulmus crassifolia*)	8	
40	Cedar Elm (*ulmus crassifolia*)	8	
41	Ash	12	
42	Live Oak (*quercus virginiana*)	8	
43	Texas Red Oak (*quercus buckleyi*)	8	
44	Texas Red Oak (*quercus buckleyi*)	14	
45	Crepe Myrtle (*lagerstroemia*)	5	
46	Crepe Myrtle (*lagerstroemia*)	5	
47	Crepe Myrtle (*lagerstroemia*)	5	
48	Crepe Myrtle (*lagerstroemia*)	5	
49	Crepe Myrtle (*lagerstroemia*)	5	
50	Bald Cyprus (*taxodium distichum*)	14	
51	Bald Cyprus (*taxodium distichum*)	12	
52	Bald Cyprus (*taxodium distichum*)	12	
53	Bald Cyprus (*taxodium distichum*)	14	
54	Bald Cyprus (*taxodium distichum*)	15	
55	Bald Cyprus (*taxodium distichum*)	15	
56	Bald Cyprus (*taxodium distichum*)	14	
57	Bald Cyprus (*taxodium distichum*)	14	
58	Bald Cyprus (*taxodium distichum*)	10	
59	Bald Cyprus (*taxodium distichum*)	10	
60	Bald Cyprus (*taxodium distichum*)		5
61	Bald Cyprus (*taxodium distichum*)	5	
62	Bald Cyprus (*taxodium distichum*)	5	
63	Bald Cyprus (*taxodium distichum*)	5	
64	Bald Cyprus (*taxodium distichum*)	6	
65	Bald Cyprus (*taxodium distichum*)	5	
66	Bald Cyprus (*taxodium distichum*)	6	
67	Bald Cyprus (*taxodium distichum*)	-	
68	Bald Cyprus (*taxodium distichum*)	6	
69	Bald Cyprus (*taxodium distichum*)	4	
70	Bald Cyprus (*taxodium distichum*)	5	
71	Bald Cyprus (*taxodium distichum*)	5	
72	Bald Cyprus (*taxodium distichum*)	5	
73	Bald Cyprus (*taxodium distichum*)	5	
74	Bald Cyprus (*taxodium distichum*)	6	
75	Bald Cyprus (*taxodium distichum*)	5	
76	Bald Cyprus (*taxodium distichum*)	6	
77	Bald Cyprus (*taxodium distichum*)	4	
78	Bald Cyprus (*taxodium distichum*)	6	
79	Bald Cyprus (*taxodium distichum*)	6	
80	Bald Cyprus (*taxodium distichum*)	6	
81	Texas Red Oak (*quercus buckleyi*)		8
82	Yaupon Holly (*Ilex vomitoria*)		-
83	Yaupon Holly (*Ilex vomitoria*)		-
84	Crepe Myrtle (*lagerstroemia*)		5
85	Crepe Myrtle (*lagerstroemia*)		5
86	Crepe Myrtle (*lagerstroemia*)		5
87	Crepe Myrtle (*lagerstroemia*)		5
88	Crepe Myrtle (*lagerstroemia*)		5
89	Crepe Myrtle (*lagerstroemia*)		5
90	Texas Red Oak (*quercus buckleyi*)	9	
91	Texas Red Oak (*quercus buckleyi*)	9	
92	Texas Red Oak (*quercus buckleyi*)	8	
93	Ash	6	
94	Crepe Myrtle (*lagerstroemia*)	6	
		Planted	Retained	Removed
Total Inches		64	743	43

Site Data

		Value (ft²)	Percentage
Total Lot Area		358,340	
	Impervious Area	230,422	64%
	Pervious Area	127,918	36%
Landscape Open Space		87,431	24%
Landscape Area			
	Required (Commercial Zoning)	71,668	20%
	Total Area	119,048	33%
	Required Front Yard	59,523	50%
	Front Yard Landscaping	60,535	51%
Site			
Shade Trees Added (4" min.)		13	
Bald Cypress (Taxodium distichum)			4
Chinquapin Oak (Quercus muehlenbergii)			5
Live Oak (Quercus virginiana)			4
Accent Trees Added (4" min.)		27	
Crape Myrtle (Lagerstroemia)			20
Texas Redbud (Cercis canadensis var. texensis)			3
Yaupon Holly (Ilex vomitoria)			4
Shrubs Added		127	
Dwarf Wax Myrtle (Myrica cerifera var. pumila)			127
Property Boundary			
East Yellow Jacket Lane		818'-0"	
Required Shade Trees		16	
Shade Trees Provided		16	
Required Accent Trees		16	
Accent Trees		16	
North T.L. Townsend Drive		405'-0"	
Required Shade Trees		8	
Shade Trees Provided		8	
Required Accent Trees		8	
Accent Trees		8	
West Parking Lot			
Spaces		60	
Required Shade Trees (1:10 Spaces)		6	
Shade Trees Provided		6	

OWNER INFORMATION
GARY HANCOCK
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE, ROCKWALL, TX 75087
972-839-1222
GHANCOCK@FUMCROCKWALL.COM

FIRST UNITED METHODIST ROCKWALL
CASE NUMBER
SP2021-006

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS, THIS _____ DAY OF_____ 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

gff LANDSCAPE
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

SITE PLAN SUBMISSION

FIRST UNITED METHODIST CHURCH
ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No.	Date	Revision

MC Drawn By
MSB Reviewed

REGISTERED LANDSCAPE ARCHITECT MARK STEPHEN BOWERS 2767 STATE OF TEXAS

TREESCAPE PLAN

Project No. 18079.00
Date 04/06/21

LS-100

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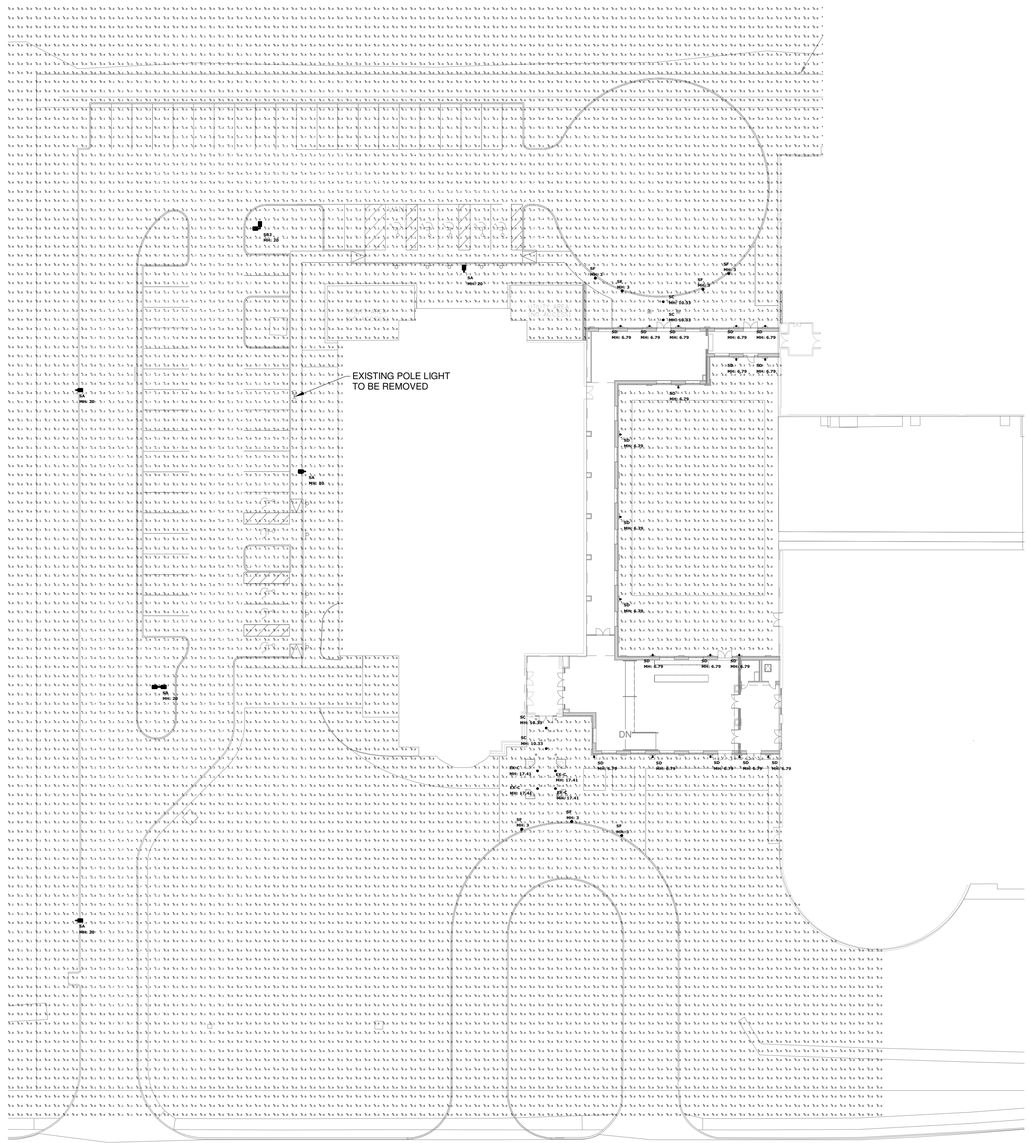
SITE LIGHTING FIXTURE SCHEDULE

SCHEDULE NOTES:

1. PROVIDE ALL REQUIRED MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR MOUNTING NECESSARY

TYPE	DESCRIPTION	MANUFACTURER	MODEL#	VOLT	COLOR	LUMENS	VA
EX-C	EXISTING DOWNLIGHT			208 V	3500	1168	15 VA
SA	LED SITE POLE LIGHT	LITHONIA	RSX1-LED-P2-40K-R3-MVOLT-SPA-DDBXD	208 V	4000K	7509	73 VA
SB	LED SITE POLE LIGHT	LITHONIA	RSX1-LED-P2-40K-R3-MVOLT-SPA-DDBXD	208 V	4000K	150818	146 VA
SC	LED 4" CYLINDER	GOTHAM	EVO4SC-35/15-AR-WD-LD-MVOLT-JBXCC	208 V	3500	1500	14 VA
SD	EXTERIOR WALL SCONCE	GOTHAM	SY300-L1L10-R40D-120V	208 V	4000	859	13 VA
SF	LED SITE BOLLARD	BEGA	99 570-79 817	208 V	4000	1091	14 VA



1 E101

PHOTOMETRIC SITE PLAN

1" = 30'-0"

30' 0' 30' 60'

1" = 30'-0"

SITE DATA SUMMARY CHART

TOTAL LOT AREA	369,609 SF = 8.485 ARCES
BUILDING AREA	
BUILDING A (EXISTING)	36,948 SF
BUILDING B (EXISTING)	38,747 SF
BUILDING C (EXISTING)	17,871 SF
BUILDING D (NEW)	7,278 SF
REQUIRED PARKING	
1 SPACE PER 4 SEATS	
NUMBER OF SEATS	1076
REQUIRED PARKING SPACES	269
REQUIRED ACCESSIBLE SPACES	8
VAN ACCESSIBLE SPACE	1 (1 PER 8 ACCESSIBLE SPACES)
NUMBER OF SPACES PROVIDED	
EXISTING STANDARD SPACES	253
NEW STANDARD SPACES	50
TOTAL STANDARD SPACES	303
EXISTING ACCESSIBLE SPACES	13
NEW ACCESSIBLE SPACES	9
EXISTING VAN SPACES	1
NEW VAN SPACES	1
TOTAL ACCESSIBLE & VAN SPACES	24
TOTAL PROVIDED SPACES	327
ROOF MECHANICAL SCREEN HEIGHT (MEASURED FROM PARAPET)	
BUILDING A (EXISTING)	6'-0"
BUILDING B (EXISTING)	8'-0"
BUILDING C (EXISTING)	N/A
BUILDING D (NEW)	3'-11 3/8"

OWNER INFORMATION
GARY HANCOCK
FIRST UNITED METHODIST ROCKWALL
1200 E. YELLOW JACKET LANE, ROCKWALL, TX 75087
972-839-1222
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FIRST UNITED METHODIST ROCKWALL
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WITNESS OUR HANDS, THIS _____ DAY OF_____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Summit CONSULTANTS, INC.
1300 Summit Avenue Office 817 878 4242
Suite 500 Facsimile 817 878 4240
Fort Worth, Texas 76102 www.summitmep.com
Texas BPE Registration # F-207

SITE PLAN SUBMISSION

FIRST UNITED METHODIST CHURCH ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No.	Date	Revision

SUMMIT
Drawn By
Approver
Reviewed

STATE OF TEXAS
4/6/2021
JAMES S. RUSE
102703
LICENSED
PROFESSIONAL ENGINEER

03/19/2021

PHOTOMETRIC SITE PLAN

Project No. 18079
Date 03/19/21

E101

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RSX1 LED
Area Luminaire

Catalog Number

Notes

Type TYPE SA

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

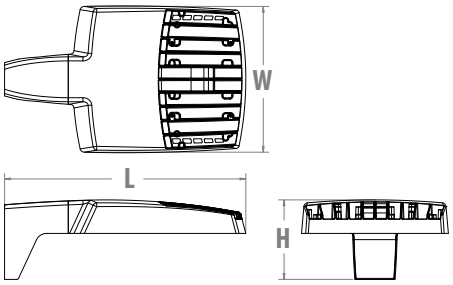
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

Weight (max): 31.0 lbs (14.1 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] **(use specific voltage for options as noted)** 120 [3] 277 [4] 208 [3] 347 [4] 240 [3] 480 [4]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [5] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [5] AARP Adjustable tilt arm round pole mounting [5] AAWB Adjustable tilt arm with wall bracket [5] AAWSC Adjustable tilt arm wall bracket and surface conduit box [5]

Options

Shipped Installed

HS	House-side shield [6]
PE	Photocontrol, button style [7,8]
PEX	Photocontrol external threaded, adjustable [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [8,10,11,12]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [4]
DF	Double fuse (208, 240, 480) [4]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [8,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [8,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [12,13,14]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [12,14,15]

***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [6]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com

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Ordering Information

Accessories

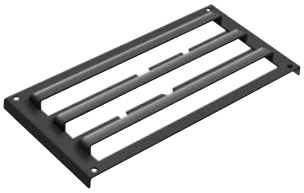
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES

1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Maximum tilt is 90° above horizontal.
6 It may be ordered as an accessory.
7 Requires MVOLT or 347V.
8 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
9 Requires 120V, 208V, 240V, 277V or 347V.
10 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

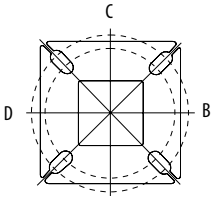
External Glare Shield

External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

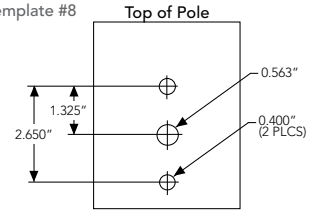
HANDHOLE ORIENTATION



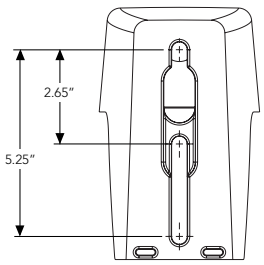
Handhole

RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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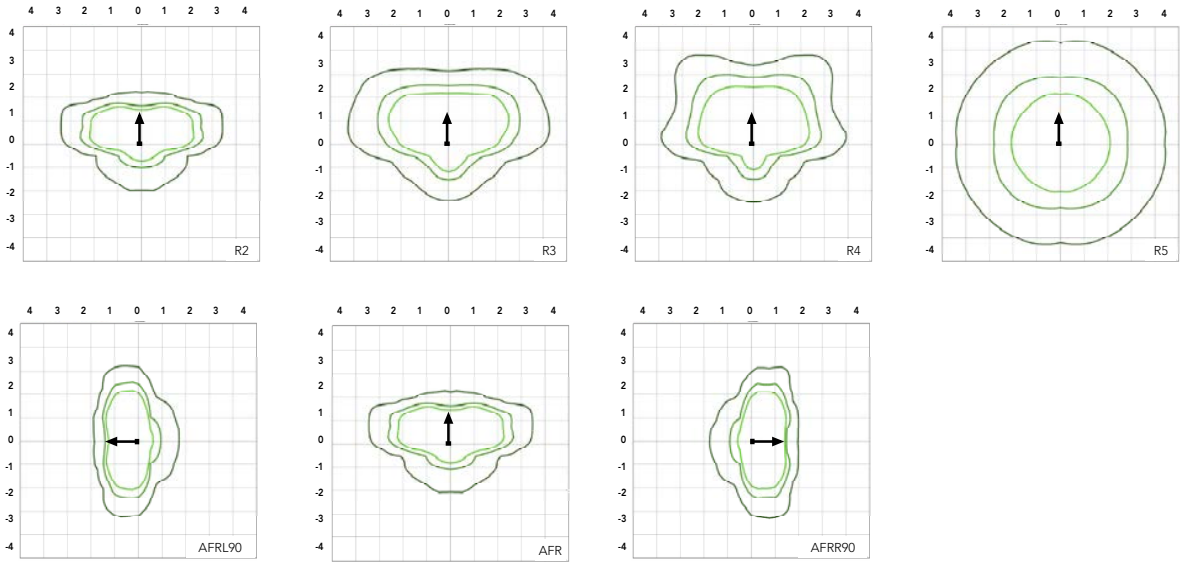
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

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.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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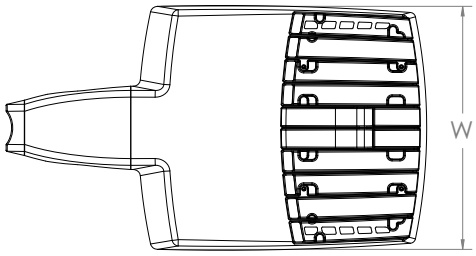
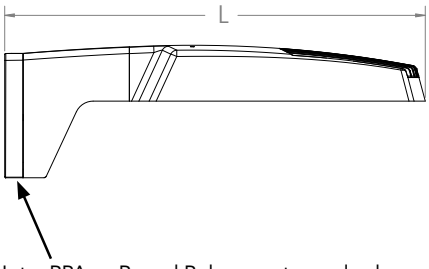
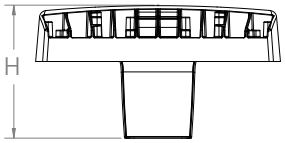
Dimensions

RSX1 with Round Pole Adapter (RPA)



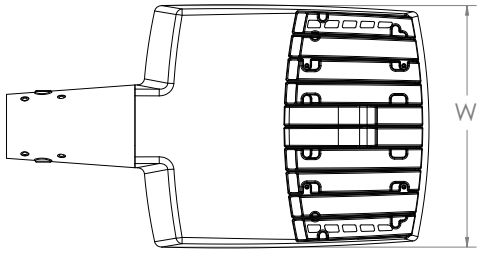


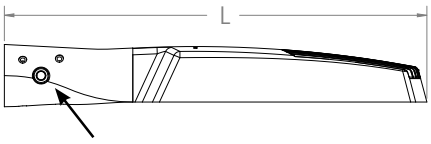


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

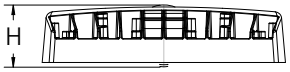
Length: 22.8″ (57.9 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)



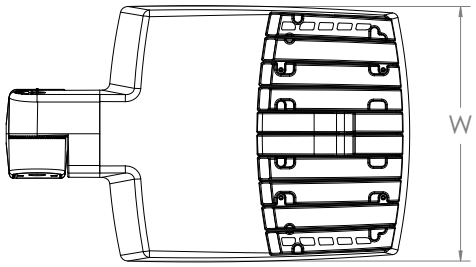


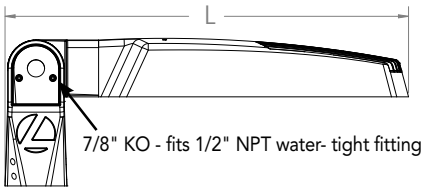
7/16" locking thru bolt/nut provided

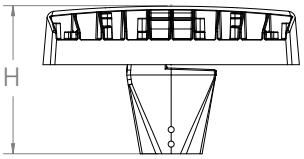


Length: 23.2″ (59.1 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
3.5″ (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)







Length: 20.7″ (52.7 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.6″ (19.3 cm) Arm

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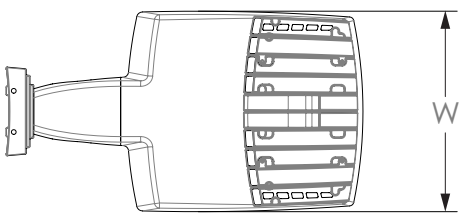
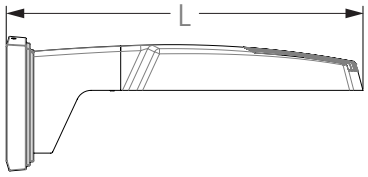
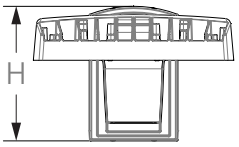
Dimensions

RSX1 with Wall Bracket (WBA)

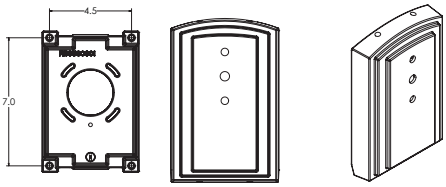




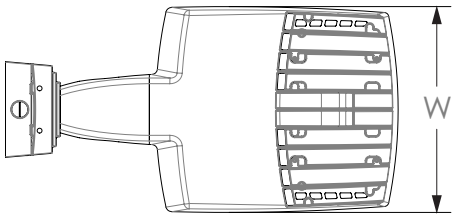


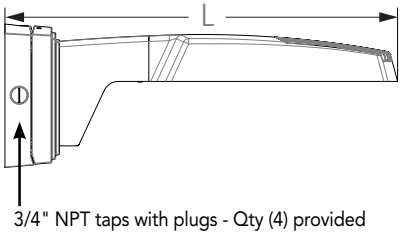
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

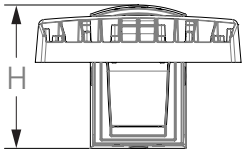


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



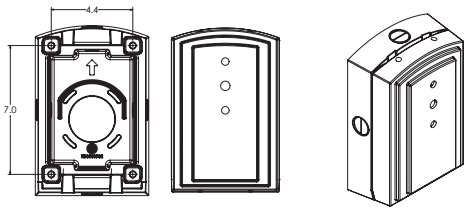


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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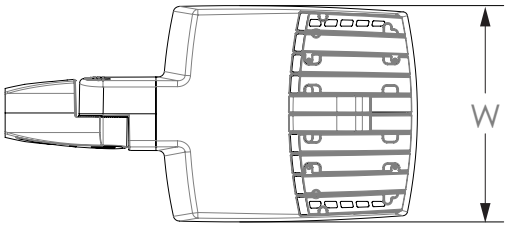
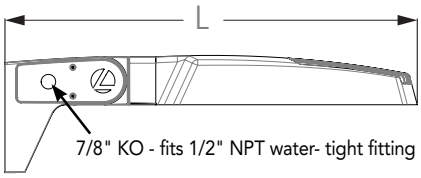
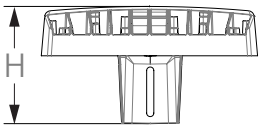
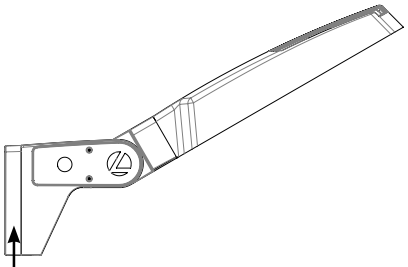
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)







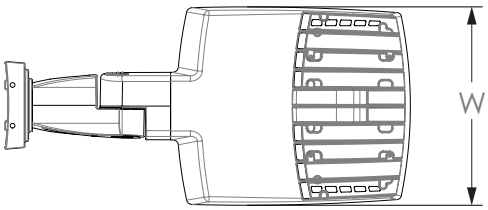


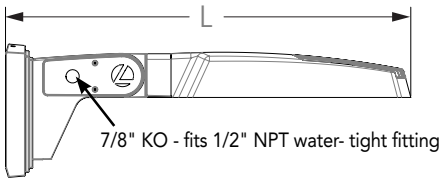
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

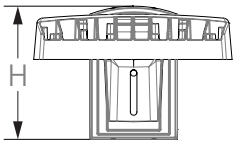
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

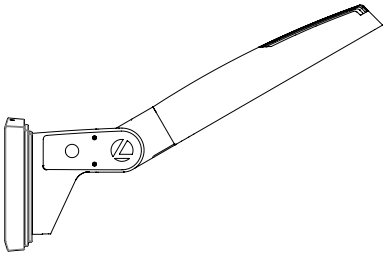
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



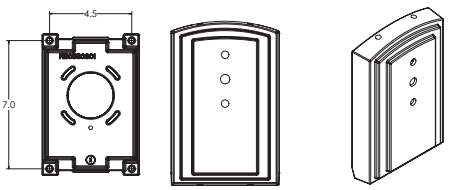






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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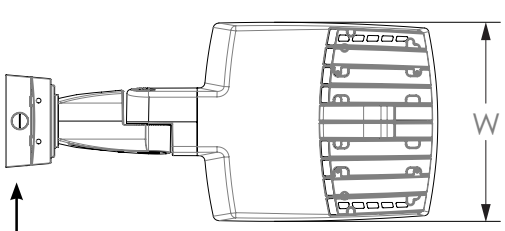
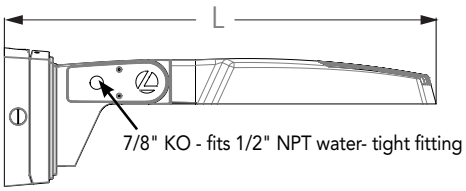
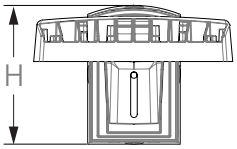
Dimensions

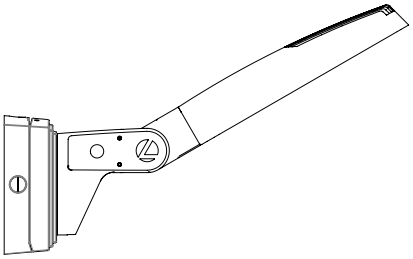
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

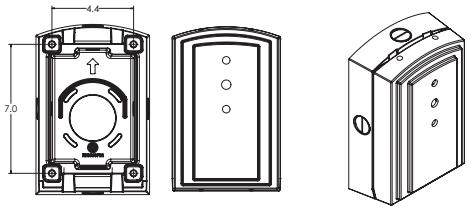




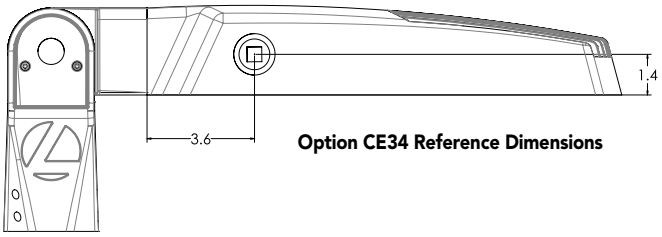


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

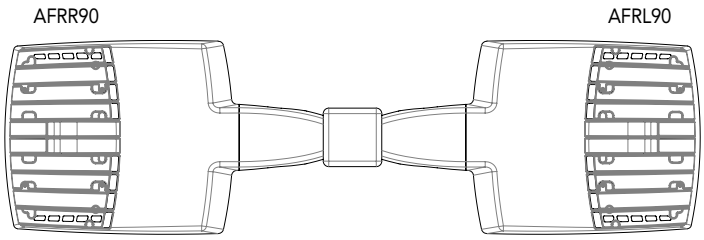


Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



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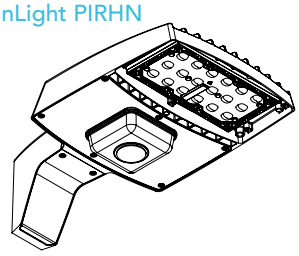
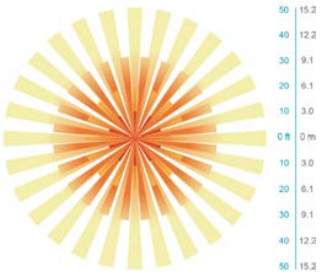
nLight Control - Sensor Coverage and Settings

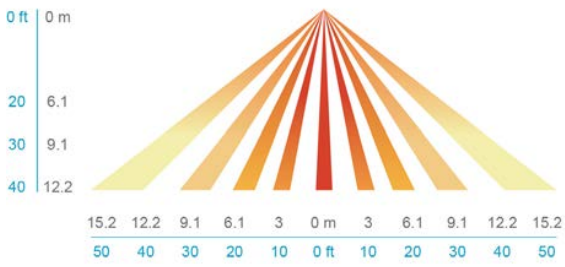
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31. WITH Vibration rated per ANSI C136.31: 3G Mountings: SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX 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 with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be 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
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. 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.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/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.

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RSX1 LED
Area Luminaire

Catalog Number

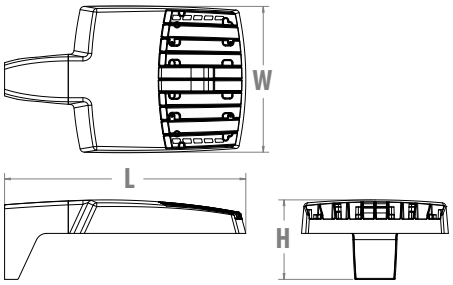
Notes

Type TYPE SB

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	31.0 lbs (14.1 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] **(use specific voltage for options as noted)** 120 [3] 277 [4] 208 [3] 347 [4] 240 [3] 480 [4]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [5] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [5] AARP Adjustable tilt arm round pole mounting [5] AAWB Adjustable tilt arm with wall bracket [5] AAWSC Adjustable tilt arm wall bracket and surface conduit box [5]

Options

Shipped Installed

HS	House-side shield [6]
PE	Photocontrol, button style [7,8]
PEX	Photocontrol external threaded, adjustable [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [8,10,11,12]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [4]
DF	Double fuse (208, 240, 480) [4]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [8,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [8,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [12,13,14]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [12,14,15]

***Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [6]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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Ordering Information

Accessories

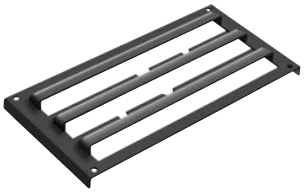
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES

1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Maximum tilt is 90° above horizontal.
6 It may be ordered as an accessory.
7 Requires MVOLT or 347V.
8 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
9 Requires 120V, 208V, 240V, 277V or 347V.
10 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

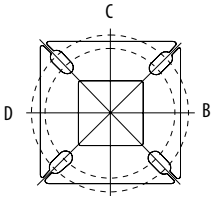
External Glare Shield

External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

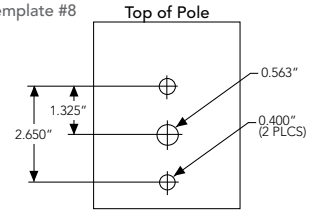
HANDHOLE ORIENTATION



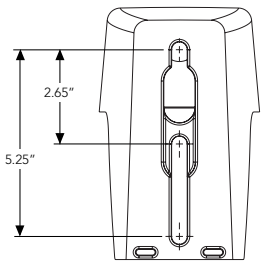
Handhole

RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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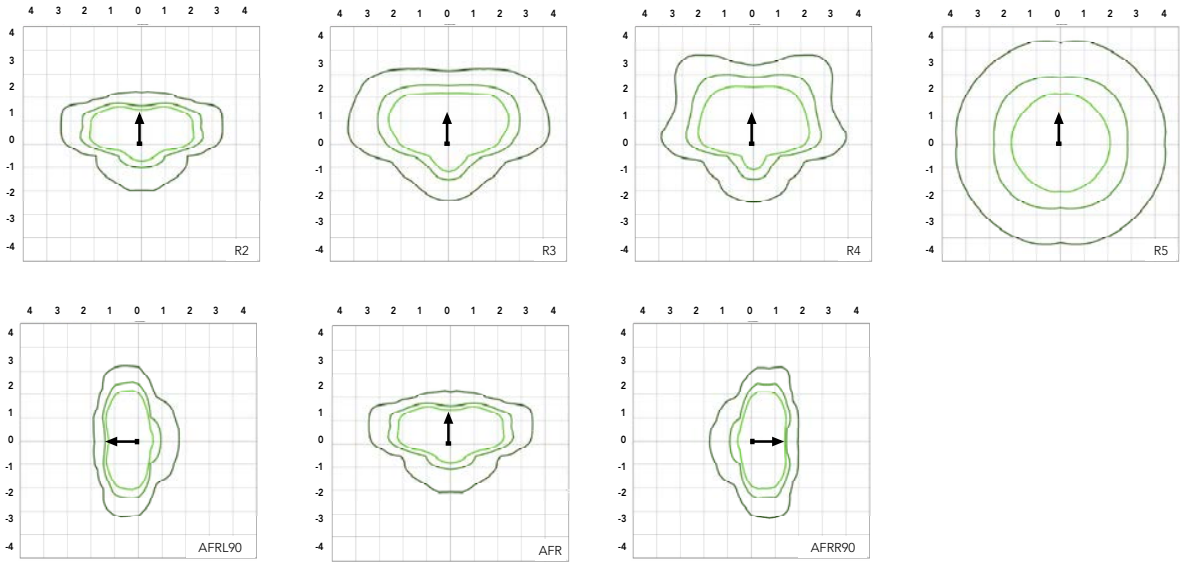
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

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.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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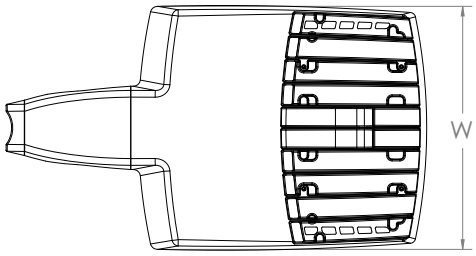
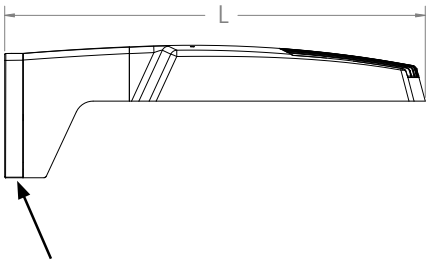
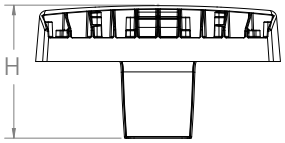
Dimensions

RSX1 with Round Pole Adapter (RPA)



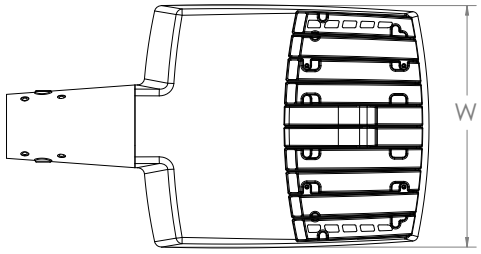


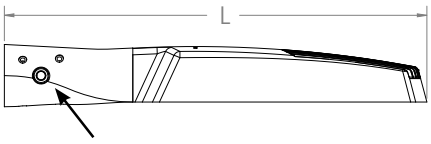


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

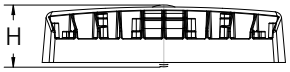
Length: 22.8″ (57.9 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.2″ (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)



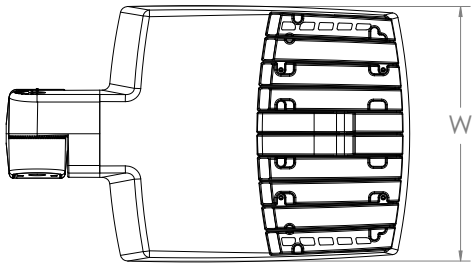


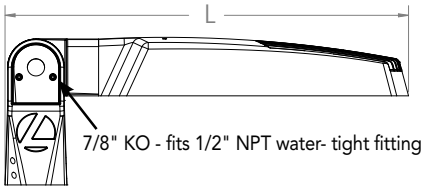
7/16" locking thru bolt/nut provided

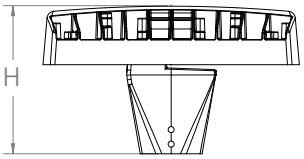


Length: 23.2″ (59.1 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
3.5″ (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)







Length: 20.7″ (52.7 cm)
Width: 13.3″ (33.8 cm)
Height: 3.0″ (7.6 cm) Main Body
7.6″ (19.3 cm) Arm

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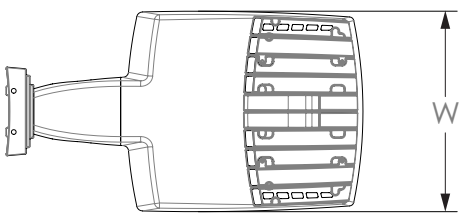
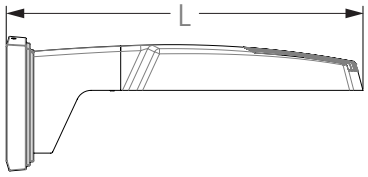
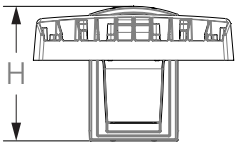
Dimensions

RSX1 with Wall Bracket (WBA)

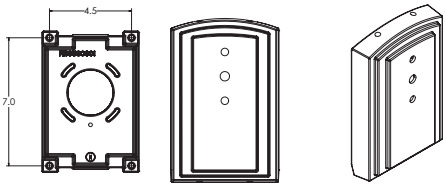




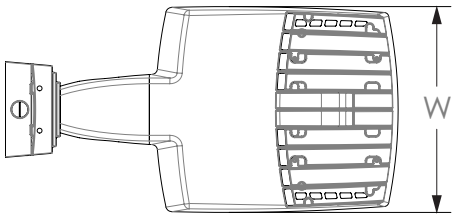


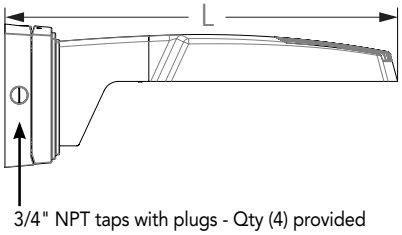
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

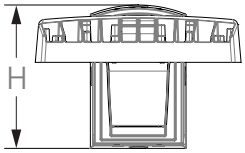


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



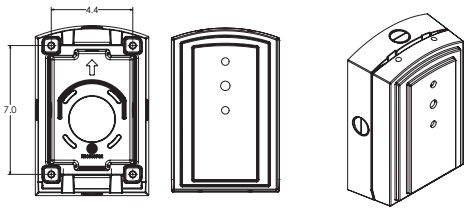


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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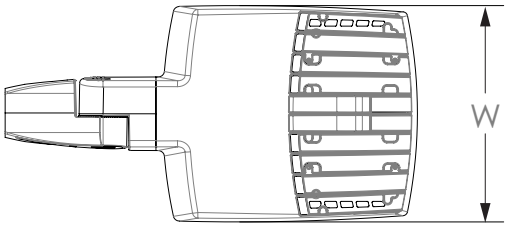
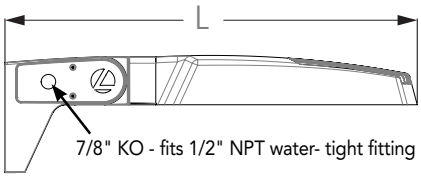
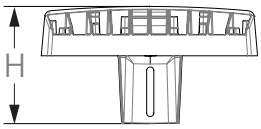
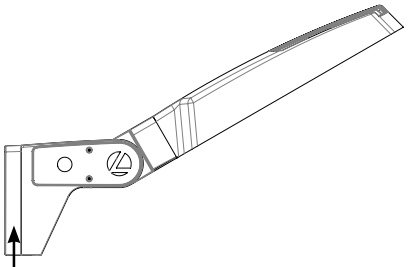
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)







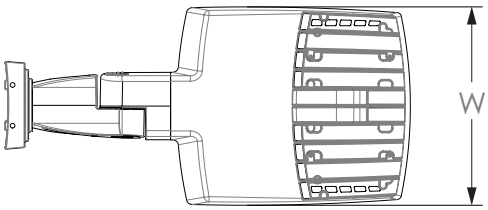


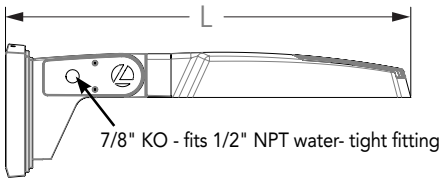
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

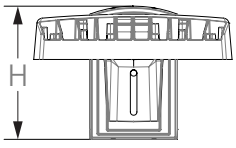
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

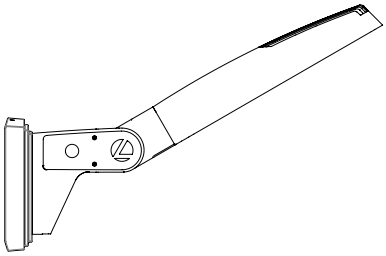
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



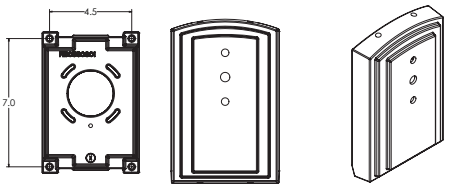






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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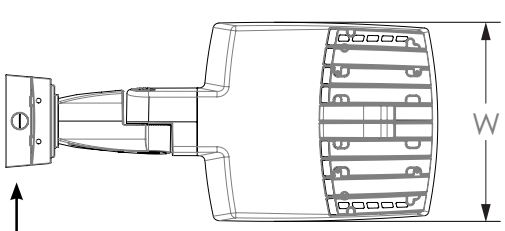
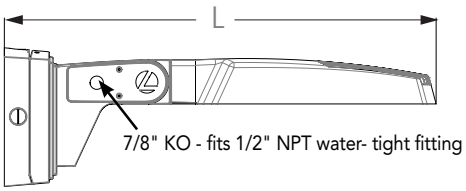
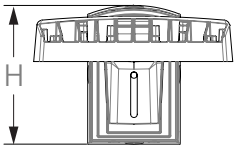
Dimensions

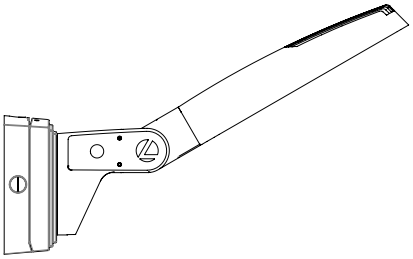
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





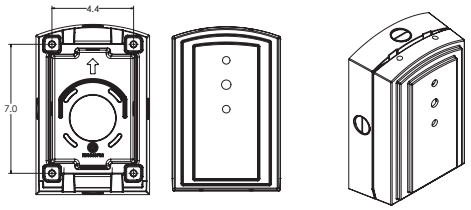


3/4" NPT taps
with plugs - Qty (4)
provided

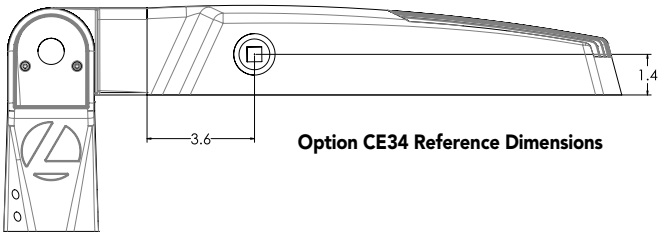


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

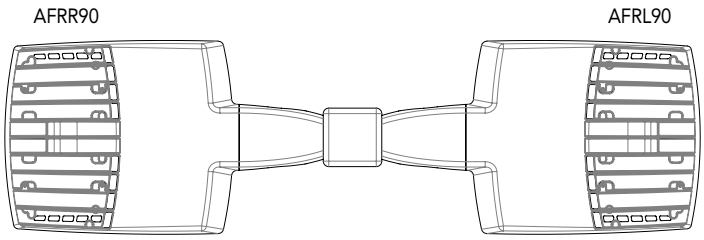


Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



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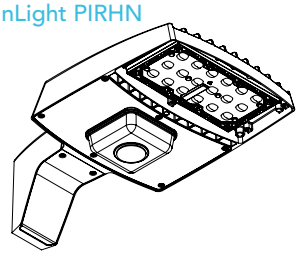
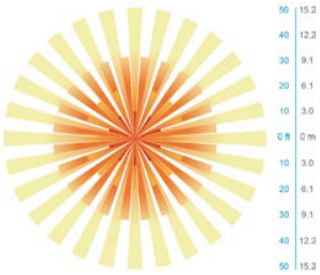
nLight Control - Sensor Coverage and Settings

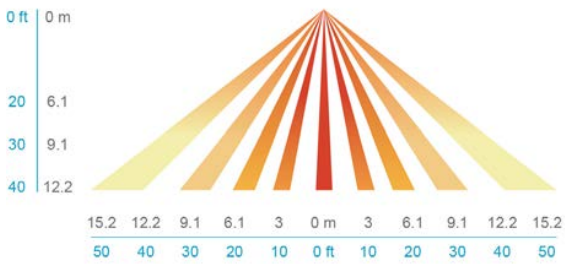
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31. WITH Vibration rated per ANSI C136.31: 3G Mountings: SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

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 superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX 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 with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be 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
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. 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.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/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.

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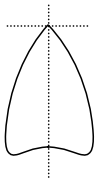
gotham® | EVO®

Multiple Layers of Light



Luminaire Type:

Catalog Number:

TYPE SC

General Illumination Surface Ceiling Cylinder 4"

OVERVIEW

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product

Distribution

Superior Perfomance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584	5045
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

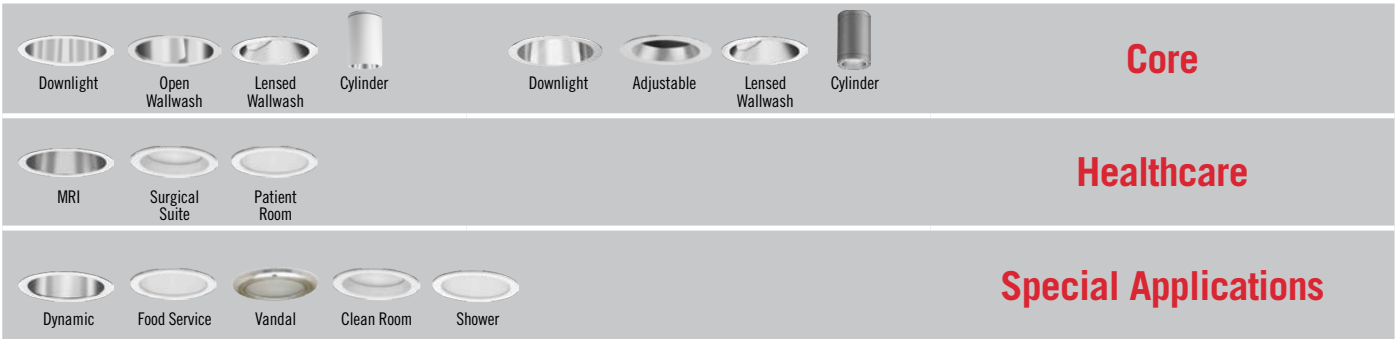
COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO

High Center Beam Layer | Incito

EVO + Incito — Multiple Layers of Light



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ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type:

Catalog Number:

EXAMPLE: EVO4SC 35/15 AR MWD LSS MVOLT EZ1 JBXCC DWHG

Series		Color Temperature		Lumens		Reflector Color		Distribution		Reflector Finish		Voltage	
EVO4SC	EVO 4in Surface Ceiling Round Cylinder Open Downlight	**27/**	2700 K	**02**	250 lumens	**AR**	Clear	**MD**	Medium (0.9 s/mh)	**LSS**	Semi-specular	**MVOLT**	120V - 277V
		30/	3000 K	**05**	500 lumens	**PR**	Pewter	**MWD**	Medium wide (1.0 s/mh)	**LD**	Matte diffuse	**120**	120V
		35/	3500 K	**07**	750 lumens	**WTR**	Wheat	**WD**	Wide (1.2 s/mh)	**LS**	Specular	**277**	277V
		40/	4000 K	**10**	1000 lumens	**GR**	Gold					**347**[2]	347V
		50/	5000 K	**15**	1500 lumens	**WR**[1]	White painted						
				20	2000 lumens	**BR**[1]	Black						
				25	2500 lumens	**WRAMF**[1]	White Anti-microbial						
				30	3000 lumens								
				35	3500 lumens	**BZR**[1]	Dark Bronze painted						
				40	4000 lumens								
				45	4500 lumens								
				50	5000 lumens								

Driver[3]		Mounting		Control Interface[6]	
GZ10	0-10V driver dims to 10%	**JBX**	Integral driver, Recessed or Surface J-box	**(blank)**	No controls
GZ1	0-10V driver dims to 1%	**JBXCC**	Integral driver, Surface J-box with Conduit Covers	**NLT**	nLight® dimming pack.
EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.			**NLTER**[7]	nLight® dimming pack for fixtures on emergency circuit
EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.			**NLTAIR2**	nLight® AIR dimming pack.
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.			**NLTAIRER2**[7]	nLight® AIR dimming pack for fixtures on emergency circuit
EDAB[5]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.				
EDXB[4,5]	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Min: 1000LM; Max: 4000LM.				
ECOS2[5,6,7]	Lutron® Hi-Lume® 2-wire forward-phase driver. 120V Only. Minimum dimming level 1%. Min: 1000LM; Max: 2500LM.				
ECOD[5,8]	Lutron® EcoSystem® digital Hi-Lume 1% soft-on, fade to black. Min: 250LLM; Max: 1000LM.				

Options		Architectural Colors - Powder Paint[10]			
SF	Single fuse. Specify 120V or 277V.	**DDB**	Gloss Dark Bronze	**DDBT**	Textured Dark Bronze
90CRI	High CRI (90+)	**DBL**	Gloss Black	**DBLB**	Matte Black
N80	nLight Lumen Compensation	**DWH**	Gloss White	**DWHG**	Textured White
HAO[9]	High Ambient Option (40°C)	**DMB**	Gloss Medium Bronze	**DBNH**	Textured Bronze
WL[8]	Wet Location	**DNA**	Gloss Natural Aluminum	**DNAT**	Textured Natural Aluminum
		DSS	Gloss Sandstone	**DSST**	Textured Sandstone
		DGC	Gloss Charcoal Grey	**DSPD**	Textured Dark Grey
		DTG	Gloss Tennis Green	**DSPE**	Textured Green
		DBR	Gloss Bright Red	**DSPH**	Textured Light Red
		DSB	Gloss Steel Blue	**DWHAMF**	Gloss White with Anti-microbial finish

ACCESSORIES —order as separate catalog numbers (shipped separately)

CYLJBOXADPT 4SQ2OCT __	4in Square J-box to 4in Octagonal J-box adaptor. Replace __ with Architectural Color or PRM for primed ready for field painting

ORDERING NOTES

1. Not Available with Finishes.
2. Factory supplied step down transformer must be remote mounted. Access required to device.
3. Refer to Tech 240 for compatible dimmers.
4. Includes terminator resistor.
5. Not Available with Control Interfaces.
6. Field installed. Access required to location of remote mounted device.
7. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8. Not available with JBXCC. Max: 3000LM.
9. Only available up to 2500 lumens; not available with wet location or ECOS2.
10. For details on RAL and Custom colors please see Architectural colors.

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SPECIFICATIONS

Optical Assembly
Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling.

Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top down flash characteristic for superior glare control.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted stepdown transformer. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum solid copper.

Controls
Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

Emergency
Luminaires supplied with a battery pack comply with NFPA 101 (Life Safety code) and deliver constant light output throughout the 90 minutes of code required emergency operation period when there is a normal AC power loss.

Luminaires equipped with a generator transfer device work in conjunction with an auxiliary generator or a central inverter system to power fixtures for safe egress lighting.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Heaving-gauge aluminum construction.

Extruded body with flangeless reflector allows flow-through passive thermal management.

Surface ceiling mount for direct installation to 4" recessed or surface octagonal or square junction box.

Optional field configurable conduit covers available. Conduit covers match cylinder in finish and diameter.

Recessed gear box available for driver above ceiling, nLight, or battery pack options.

Listings
Fixtures are CSA Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, damp location standard; wet location covered ceiling optional (WL).

Luminaire configurations are Energy Star certified through testing in EPA–recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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.

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

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

*See ordering tree for details

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EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic*	Linear
EDXB	<1%	Square	Linear

*Changable thorugh DALI controller

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.916
	3000K	0.948
	3500K	1
	4000K	1.032
	5000K	1.1
90	2700K	0.748
	3000K	0.8
	3500K	0.838
	4000K	0.845
	5000K	0.945

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73
BZR - Bronze	0.73

Distributions		
Nomenclature	Beam Angle	Field Angle
MD	54	82
MWD	67	89
WD	71	92

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

J-box Compatibility Matrix		Cylinder Configurations		
		JBX	JBX w/EDXB Driver	JBXCC
Recommended J-box (by others)	4" Octagonal 4x4x1.5 deep"	✓	✗	✓
	4" Octagonal 4x4x2.125 deep	✓	✓	✗
	4" Square 4x4x1.5 deep	✓ *with adaptor plate accessory	✗	✗

Standard Architectural Color Options for Cylinder Bodies

NOTE: These colors were carefully reproduced to give as true a depiction as possible of finished product color. Some colors, however, may vary slightly from actual appearance due to display/printing variations and limitations. Please always contact a Gotham representative for an accurate paint chip sample.

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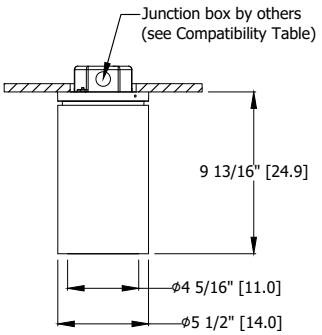
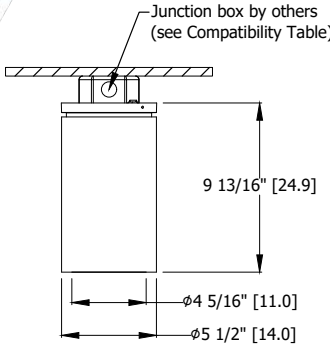
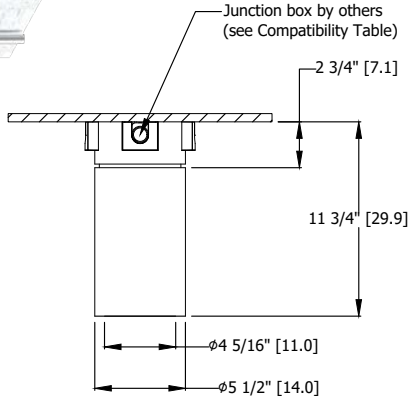
JBX Recessed J-Box



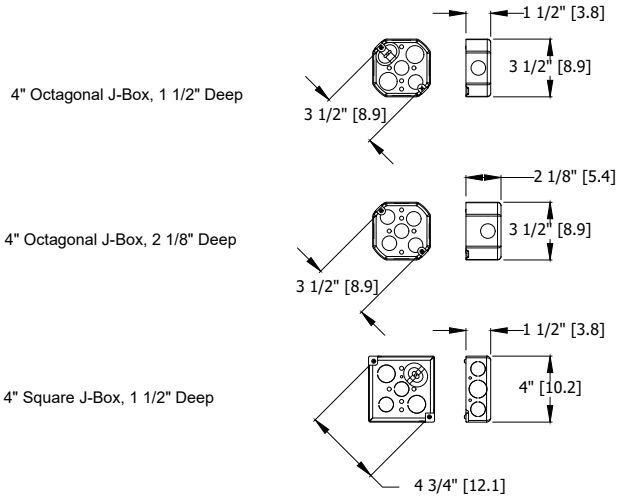
JBX Surface J-Box



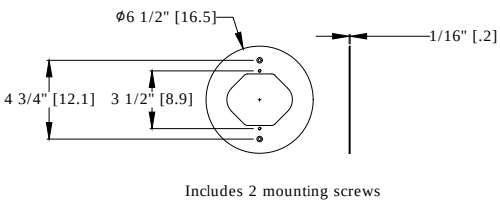
JBXCC Surface J-Box with Conduit Covers



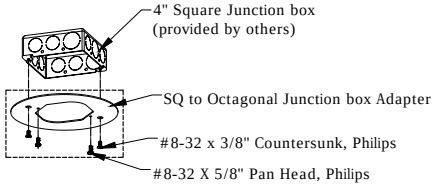
Junction Box Dimensions (by others)

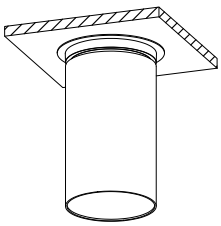


Cylinder Adapter Plate



Includes 2 mounting screws





*Dimensions in inches [centimeters]

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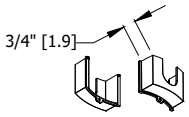
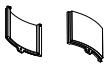
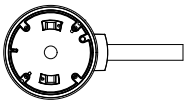
Conduit Feed Examples and Keys



Conduit Key
(4) provided with each,
for use with 1/2" or 3/4" conduit

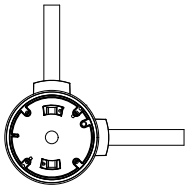


Blank Key
(4) provided with each

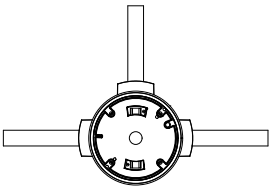


Single Conduit Feed

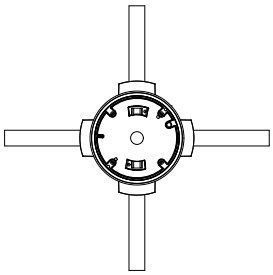
Double 180° conduit



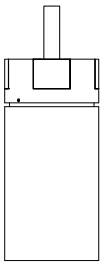
Double 90°conduit



Triple 0°, 90° & 180° conduit

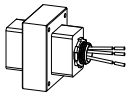


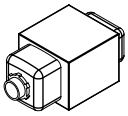
Quad 0°, 90°, 180°, & 270° conduit

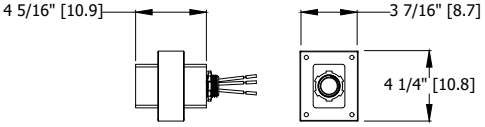


Top conduit feed

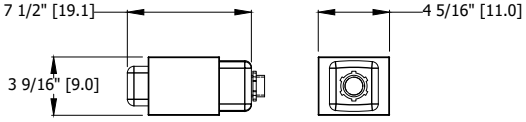
347V Stepdown Transformer







347 Transformer:
Up to 6000LM
Install to accessible
junction box by others



347 Transformer:
8000LM and up
Install to accessible
junction box by others

*Dimensions in inches [centimeters]

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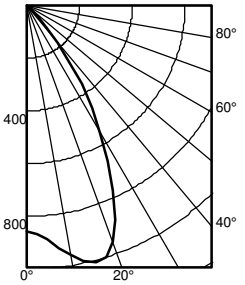
EV04SC 35/10 MWD LS INPUT WATTS: 8.8W, DELIVERED LUMENS: 1001.7LM, LPW = 113.8, 1.08 S/MH, TEST NO. LTL27786P



	Ave	Lumens
0	856	
5	888	87
15	1010	280
25	775	350
35	363	225
45	61	56
55	2	2
65	1	1
75	0	0
85	0	0
90	0	

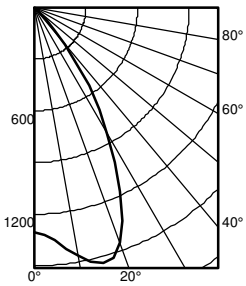
Zone	Lumens	% Lamp
0° - 30°	717.4	71.6
0° - 40°	942.0	94.0
0° - 60°	1000.8	99.9
0° - 90°	1001.7	100.0
90° - 180°	0.0	0.0
0° - 180°	1001.7	*100.0

*Efficiency

pf	80%			70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	76	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	59	69	63	59	68	63	59
9	66	60	56	65	59	56	64	59	55
10	62	56	52	61	56	52	61	56	52

Mounting Height	Inital FC Center Beam	50% beam - 56.7° Diameter	50% beam - 56.7° FC	10% beam - 79.7° Diameter	10% beam - 79.7° FC
8.0	28.3	5.9	14.1	9.2	2.8
10.0	15.2	8.1	7.6	12.5	1.5
12.0	9.5	10.3	4.7	15.9	0.9
14.0	6.5	12.4	3.2	19.2	0.6
16.0	4.7	14.6	2.3	22.5	0.5

EV04SC 35/15 MWD LSS INPUT WATTS: 13.7W, DELIVERED LUMENS: 1527.3LM, LPW = 111.4, 1.08 S/MH, TEST NO. LTL27786P



	Ave	Lumens
0	1305	
5	1354	133
15	1539	428
25	1181	533
35	553	342
45	93	86
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

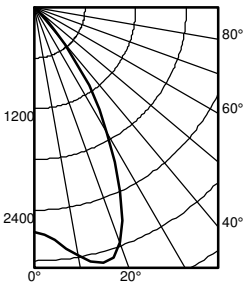
Zone	Lumens	% Lamp
0° - 30°	1093.9	71.6
0° - 40°	1436.2	94.0
0° - 60°	1525.8	99.9
0° - 90°	1527.3	100.0
90° - 180°	0.0	0.0
0° - 180°	1527.3	*100.0

*Efficiency

pf	80%			70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	76	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	59	69	63	59	68	63	59
9	66	60	56	65	59	56	64	59	55
10	62	56	52	61	56	52	61	56	52

Mounting Height	Inital FC Center Beam	50% beam - 56.7° Diameter	50% beam - 56.7° FC	10% beam - 79.7° Diameter	10% beam - 79.7° FC
8.0	43.2	5.9	21.6	9.2	4.3
10.0	23.2	8.1	11.6	12.5	2.3
12.0	14.5	10.3	7.2	15.9	1.4
14.0	9.9	12.4	4.9	19.2	1.0
16.0	7.2	14.6	3.6	22.5	0.7

EV04SC 35/30 MWD LSS INPUT WATTS: 31.2W, DELIVERED LUMENS: 3110.6LM, LPW = 99.6, 1.08 S/MH, TEST NO. LTL27786P



	Ave	Lumens
0	2659	
5	2758	271
15	3135	871
25	2406	1086
35	1126	697
45	189	175
55	5	7
65	2	2
75	0	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2227.9	71.6
0° - 40°	2925.0	94.0
0° - 60°	3107.6	99.9
0° - 90°	3110.6	100.0
90° - 180°	0.0	0.0
0° - 180°	3110.6	*100.0

*Efficiency

pf	80%			70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	76	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	59	69	63	59	68	63	59
9	66	60	56	65	59	56	64	59	55
10	62	56	52	61	56	52	61	56	52

Mounting Height	Inital FC Center Beam	50% beam - 56.7° Diameter	50% beam - 56.7° FC	10% beam - 79.7° Diameter	10% beam - 79.7° FC
8.0	87.9	5.9	43.9	9.2	8.8
10.0	47.3	8.1	23.6	12.5	4.7
12.0	29.5	10.3	14.7	15.9	2.9
14.0	20.1	12.4	10.1	19.2	2.0
16.0	14.6	14.6	7.3	22.5	1.5

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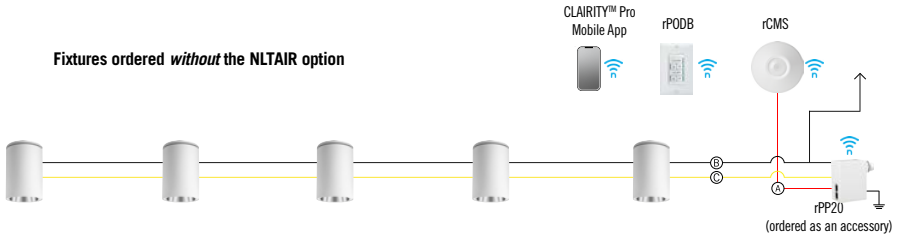
NLIGHT AIR

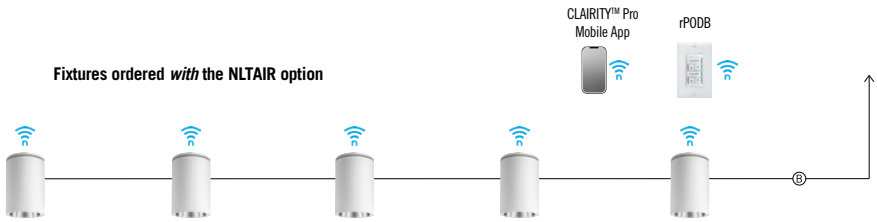
Possibilites for nLight® AIR

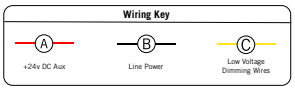
nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option





nLight® AIR Control Accessories
Order as separate catalog number. Visit nLight AIR.

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

nLight® AIR Control Accessories *(cont.)*

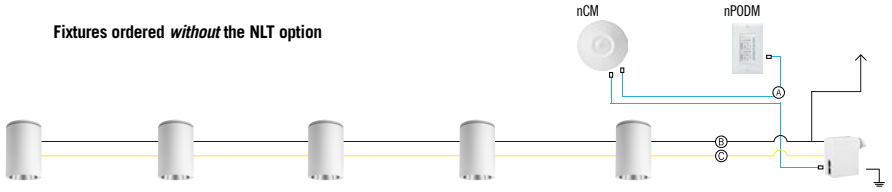
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

NLIGHT

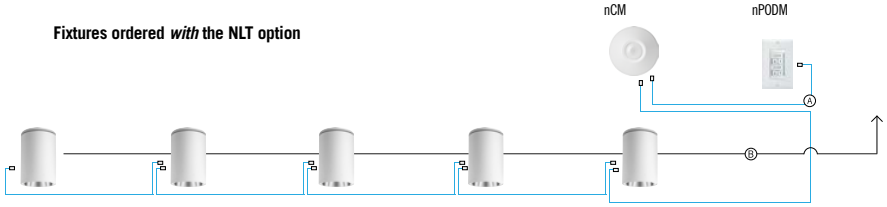
Possibilites for nLight® wired

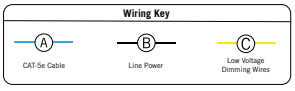
nLight® Wired The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option





nLight® Wired Control Accessories
Order as separate catalog number. Visit nLight.

Wall Switches	Model Number
On/Off single pole	nPODM (XX)
On/Off two pole	nPODM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPODM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)
Photocell Controls	
Dimming	nCM ADCX

nLight® Wired Control Accessories *(cont.)*

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX
Cat-5 Cables (plenum rated)	
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

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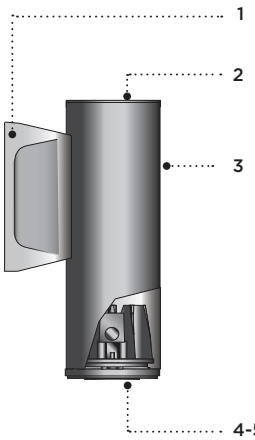
LUMINIS®

TYPE SD

SY300 SERIES
SYRIOS - LED
3" WALL UP OR DOWN LIGHT

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	SUFFIX	REFLECTOR	VOLTAGE	FINISH	OPTION	OPTION	OPTION



1- Cast aluminum driver housing, includes galvanized steel wall mount pressure plate.
2- Cast aluminum top cover.
3- Extruded aluminum cylindrical housing.
4- Fully sealed cast aluminum light assembly.
5- Sealed cast aluminum lens frame.
6- Clear tempered glass lens.
7- Faceted specular aluminum reflector.

All stainless steel hardware.

SY300

ADA Compliant

MATERIALS
Syrios LED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.
Syrios LED SY300 series is standard with 29º optic. See options section for alternate selection.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30ºC/-22ºF to 55ºC/131ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

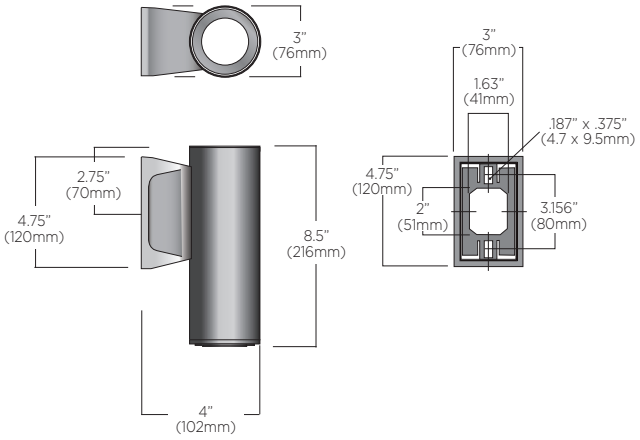
LED Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 95,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Maximum weight: 2.5 lbs (1.1 kg)
The mounting plate is designed to fit on a 2X4" (51x102mm) rectangular electrical box using 3.156" (80mm) C/C mounting holes.
Optional trimming plate for octagonal jbox (option MT4).

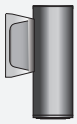
CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Rated IP66.



Apr 2020 Rev.0

LUMINAIRE SELECTION

1 MODEL#



☐ SY300

2 LED LIGHT SELECTION

SUFFIX	INPUT WATTS	DELIVERED LUMENS	CRI	CCT ºK
☐ L1L10	13W	924	80	4000
AMBER LED IDA - Dark Sky Approved				
☐ L1L1K2A	7W	124	AMBER	
VERY NARROW DISTRIBUTION				
☐ L1L5NR	10W	539	80	4000

3 REFLECTORS*

☐ **R30** Flood optics 29º (standard)
☐ **R40** Wide flood optics 42º

*Depending on direction fixture is installed add U (for uplight) or D (for downlight) to suffix for all reflectors listed above. (i.e. R40U is 42º uplight)

☐ **R9** Very narrow optics 9º Field angle 21º (12,018 candela)

4 VOLTAGE

☐ 120V
☐ 277V

5 FINISH

STANDARD COLORS

☐ WHT Snow white
☐ BKT Jet black
☐ BZT Bronze
☐ MST Matte silver
☐ GRT Titanium gray
☐ DGT Gun metal
☐ CHT Champagne
☐ SGT Steel gray
☐ BGT English cream

(Refer to color chart)

OPTIONAL COLORS

☐ CS Custom color
☐ RAL RAL# color

NATATORIUM SUITED COLORS

☐ NWHT White
☐ NBKT Black

OPTIONS

ELECTRICAL

☐ **FS** Fuse
☐ **REML2-50** 7W remote emergency battery backup for LED, 90 min. Remote mount 50ft - 12" (305mm) square enclosure with access cover [1]

MOUNTING

☐ **SWK** Adaptor box for surface 3/4" conduit feed
☐ **MT4** Trimming plate for octagonal box

ACCESSORIES

☐ **SL** Solite lens (light loss factor [LLF]: 0.9)
☐ **LSL** Linear spread lens
☐ **SNT** 1.5" (38mm) snoot [2]
☐ **HL** Hexcell louver

LIGHT & OPTICS

Alternate CCT ºK LED (LCF: Lumen conversion factor)

☐ **K27** 2700K CCT 80 CRI (LCF: 0.91) [3] IDA - Dark Sky Approved
☐ **K3** 3000K CCT 80 CRI (LCF: 0.94) IDA - Dark Sky Approved
☐ **K35** 3500K CCT 80 CRI (LCF: 0.983) [3]

NOTE: Other CCT & higher CRI available, please consult factory.

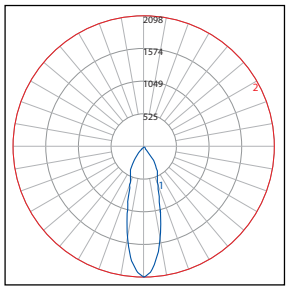
NOTES
1- The remote enclosure must be interior.
2- To prevent reflections, interior painted black when a light color finish is selected (ex. WHT, MST, GRT and CHT).
3- K27 and K35 options not available with the R9 optics.

LUMINIS®

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

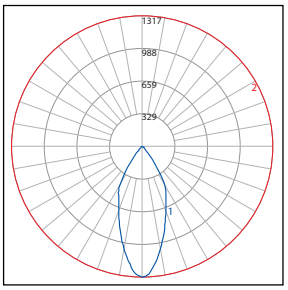
Luminaires may be altered for design improvement or discontinued without prior notice.

TYPICAL PHOTOMETRY SUMMARY



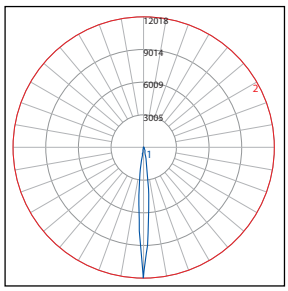
Descriptive Information

SY300-L1L10-R30
Total Lms: 924 Lumens
Total Input Watts: 13 W
Efficacy: 74 Lumens/Watt
BUG: B1-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 2098 @ 0 deg



Descriptive Information

SY300-L1L10-R40
Total Lms: 846 Lumens
Total Input Watts: 13 W
Efficacy: 68 Lumens/Watt
BUG: B1-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 1317 @ 0 deg



Descriptive Information

SY300-L1L5NR-R9
Total Lms: 539 Lumens
Total Input Watts: 10 W
Efficacy: 53 Lumens/Watt
BUG: B1-U0-G0
CCT/CRI: 4000K/80
Maximum Candela: 12018 @ 0 deg

Please visit our web site www.luminis.com for complete I.E.S. formatted download data.

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

Tools Required:

5mm hex key
Adjustable wrench
Philips medium screwdriver

Dimensions

A: 6-1/2 “

B: 39-3/8 “

TYPE SF

Protection Class: IP65

Weight: 19.5 lbs.

Notice to Installer for 99 570:

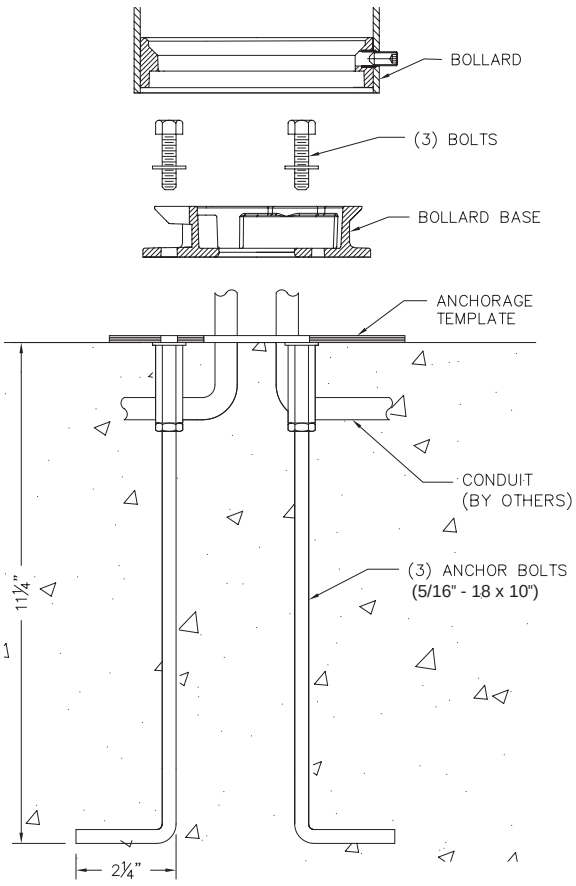
1. See page 2 for specific product safety warnings
2. Fixture may be damaged if connected to conduit systems that contain water - Article 300-5G of the National Electric Code requires that “Conduits or raceways through which moisture may contact energized live parts shall be sealed or plugged at either or both ends.”
3. 895A anchorage kit (included) must be installed in concrete pad/foundation.
4. It is recommended that when installing in planting areas the bollard base be slightly elevated to avoid prolonged submerging during heavy rains.
5. Wet location listing does not imply suitability for exposure to standing water for long periods of time.

79 817 anchorage installation:

1. Provide means to bring supply wiring to the bollard in accordance with local code. The template has a 2-3/8” conduit hole for conduit entry.
2. Assemble anchorage kit. Unscrew the (3) hex bolts from the female couplers. Remove each hex bolt and washer. Align each anchor bolt with the hole in the template. Attach each anchor bolt to the template by replacing the washer and hex bolt and tightening.
3. Determine the finished grade for the application. Use leveling hardware to adjust template to desired finished height after pouring
4. Install anchorage kit using either method:
   - A. Attach template to forming or cross bracing using the (2) nail holes provided in the template. Level template properly. Pour concrete.
   - B. Insert anchorage assembly into poured concrete. Concrete must be vibrated to ensure proper anchorage setting. Level template properly.

99 570 installation:

1. Remove (3) hex bolts and washers, once anchorage is set.
2. Remove template. Smooth concrete pad as required.
   NOTE: Allow adequate time for concrete to cure properly.
3. Remove base plate from bollard by loosening 5mm set screw near bollard base.
4. Align base plate holes with anchorage holes.
5. Bolt the base plate to the anchorage kit using the (3) hex bolts and washers.
6. Make supply wiring connections to wire leads from driver inside the fixtur
   MAIN VOLTAGE SUPPLY WIRE TO BLACK DRIVER WIRE;
   NEUTRAL (COMMON) SUPPLY WIRE TO WHITE DRIVER WIRE;
   GREEN GROUND WIRE TO GREEN DRIVER WIRE.
   0-10V Dimming (if applicable):
   DIMMING CONTROL WIRE (+) TO PURPLE DRIVER WIRE;
   DIMMING CONTROL WIRE (-) TO GREEN DRIVER WIRE.
7. Place the bollard over the base plate so that the (3) notches in the base plate align with the top. Lock fixture into place by turning bollard 1/4” turn and tightening set screw at base.



Relamping/Maintenance
NO relamping necessary.

Lamp: 14.4W LED

Accessories
Please refer to the appropriate accessory installation sheet for further instruction when applicable.

Anchorage	79 817

Replacement Parts

Description	Part No
Lens	112807
Lens gasket	831300
LED Driver (120-277V)	76048
LED Module (3000K)	LED-0434/830
LED Module (4000K)	LED-0434/840

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Product Safety Warnings:

THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED.
SUITABLE FOR WET LOCATIONS.

MIN 90°C SUPPLY CONDUCTORS.

CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHÉRENTS.
CONVIENT AUX EMPLACEMENTS MOUILLÉS.

LES FILS D'ALIMENTATION 90°C MIN.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	April 13, 2021
SUBJECT:	SP2021-007; *Amended Site Plan for Bonafide Betties Pie*

The applicant, Nicholas Gamez of DFDVB Homes, LLC, is requesting the approval of an amended site plan for the purpose of establishing a *restaurant with less than 2,000 SF without drive-through or drive-In*. The subject property is a 0.018-acre tract of land (*i.e. a portion of Lot 7, Block M, OT Rockwall Addition*) located at the northwest corner of the intersection of the San Jacinto Plaza and E. Washington Street. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 720 SF storage garage that was constructed in 1960. This building is currently vacant and -- *per the City's records* -- has not been used for a commercial business in the past. The proposed building elevations submitted by the applicant indicate that the following changes will be made to the exterior of the existing building: [*1*] the two (2) windows on the east façade will be replaced with commercial windows, [*2*] the existing residential door on the east elevation will be replaced with a commercial grade door, [*3*] the existing garage door on the south elevation will be replaced with a commercial grade door and a commercial window, [*4*] the brick and eaves of the building will be painted Waterloo (*i.e. Sherman Williams 9141*), and [*5*] two (2) new split-level air conditioning units (*i.e. Daikin RXB18AXVJU*) will be installed on the north facing façade of the building. The air conditioning units will be mounted on the wall in the alleyway between the subject property and 108 San Jacinto Street (*i.e. Uptown Peacock*).

As with many of the properties along San Jacinto Street, the subject property does not have dedicated parking spaces and would need to utilize the public parking, constructed by the City, along the downtown square and at the corner of E. Washington Street and S. Fannin Street. According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)ff-street and on-street [*parking*] facilities shall be provided as required by Article 06, *Parking and Loading*, of the Unified Development Code (UDC) [*i.e. one (1) parking space per 100 SF of building area*] …"; however, special consideration has been granted to properties along San Jacinto Street and in the downtown square in the past. In addition, Subsection 04.07(C)(2), *Waivers of Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) states, "(i)n order to provide flexibility and create high quality projects, standards in the *Downtown [DT] District* may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case the applicant cannot provide the required parking, and a waiver to the parking requirements is classified as a *Major Waiver*. According to Subsection 04.07(G)(2) of this section of the code goes on to state that "… major waivers are major changes to the design standards in the *Downtown [DT] District* … (m)ajor waivers may only be approved by the City Council, following a recommendation by the Planning and Zoning Commission…"

Based on this, staff is bringing this case forward to the Planning and Zoning Commission for consideration prior to taking the case to the City Council on *April 19, 2021*. On March 30, 2021 the Architectural Review Board reviewed the proposed changes to the exterior of the building and approved a motion to recommend approval of the proposed building elevations to the Planning and Zoning Commission by a vote of 5-0, with Board Members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *April 13, 2021* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 109 E. Washington St

SUBDIVISION — LOT PT of 7 — BLOCK M

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA — CURRENT USE Office/Warehouse

PROPOSED ZONING — PROPOSED USE Retail

ACREAGE — LOTS [CURRENT] 1 — LOTS [PROPOSED] 1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Zach Shipley
CONTACT PERSON Zach Shipley
ADDRESS 412 Renfro St.

CITY, STATE & ZIP Rockwall, Texas 75087
PHONE 214 435 1759
E-MAIL Clearenviro@gmail.com

☑ APPLICANT DFDVB Homes, LLC
CONTACT PERSON Nicholas Gamez
ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Dallas, TX 75211
PHONE 214 212 5990
E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nicholas Gamez [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19 *DAY OF* March, 2021. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* March, 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GLORIA REYES
Notary Public, State of Texas
Comm. Expires 08-01-2023
Notary ID 124787597

MY COMMISSION EXPIRES

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

Texas 811
Know what's below.
Call before you dig.

SURVEY PLAT

RHODES Surveying ©
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 WASHINGTON STREET, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 6 and a portion of Lot 7, in Block M, of the Original Town of Rockwall, Texas, according to the Map thereof recorded in Volume 1, Page 555, and Volume F, Page 510, of the Deed records of Rockwall County, Texas, and being conveyed to Union Bank and Trust Co., as recorded in Instrument No. 20150000019349, of the Deed records of Rockwall County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch steel post found for corner on the North right-of-way line of Washington Street, being the Southeast corner of a tract of land conveyed to Hendricks 7 Properties, LLC., Series 3, as recorded in Instrument No. 20180000008559, of the Deed records of Rockwall County, Texas, said point also being the Southwest corner of said Union Bank tract;

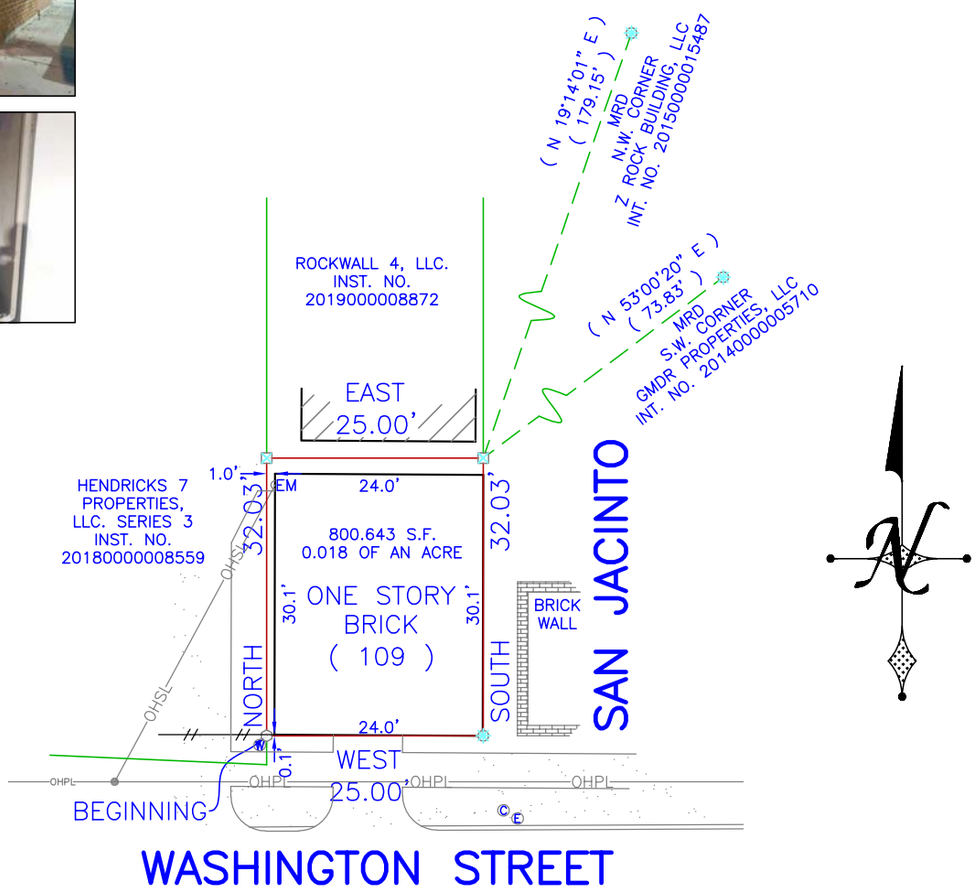
THENCE North, a distance of 32.03 feet to an "X" set for corner, said point being the Southwest corner of a tract of land conveyed to Rockwall 4, LLC., as recorded in Instrument No. 2019000008872, of the Deed records of Rockwall County, Texas;

THENCE East, a distance of 25.00 feet to an "X" set for corner on the West right-of-way line of San Jacinto;

THENCE South, a distance of 32.03 feet to a building corner for corner, said point being at the intersection of the West right-of-way line of said San Jacinto, and the North right-of-way line of said Washington Street;

THENCE West, a distance of 25.00 feet to the PLACE OF BEGINNING and containing 800.643 square feet or 0.018 of an acre of land.

"Preliminary, this document shall not be recorded for any purpose."



THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE PLATTING LAWS OF THE STATE OF TEXAS AND ROCKWALL COUNTY. RHODES SURVEYING REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.

ACCEPTED BY: _____

_____

Capital Title
A Shaddock Company

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE OF TEXAS, LLC.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 12/26/2019
G. F. No.: 19-457756-RL
Job no.: 105961
Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE OF TEXAS, LLC.

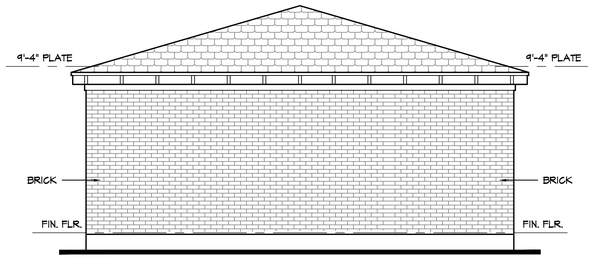
LEGEND

WOOD FENCE		TEXT	
CHAIN LINK		IMPROVEMENTS	
IRON FENCE		BOUNDARY LINE	
WIRE FENCE		EASEMENT SETBACK	
		RESIDENCE/BUILDING	

MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET 'X'
FOUND 'X'
4" STEEL POST FOUND
BUILDING FOR CORNER

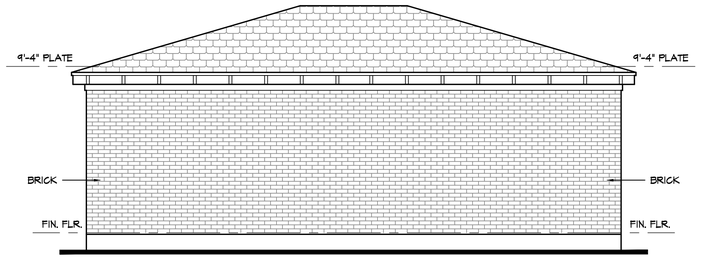
(C) - CABLE			- GUY-WIRE
(E) - CLEAN OUT		(E)	- ELECTRIC
(G) - GAS METER			- POWER POLE
- FIRE HYDRANT		(T)	- TELEPHONE
(L) - LIGHT POLE		(W)	- WATER METER
(M) - MANHOLE		(V)	- WATER VALVE

(UNLESS OTHERWISE NOTED)



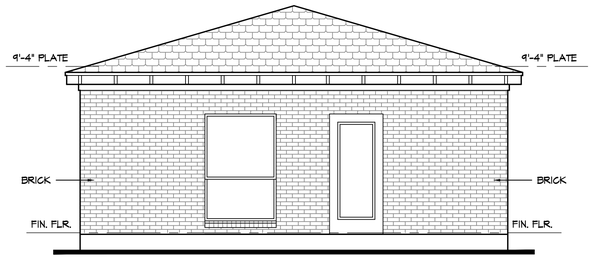
REAR ELEVATION

SCALE: 1/4" = 1'-0"



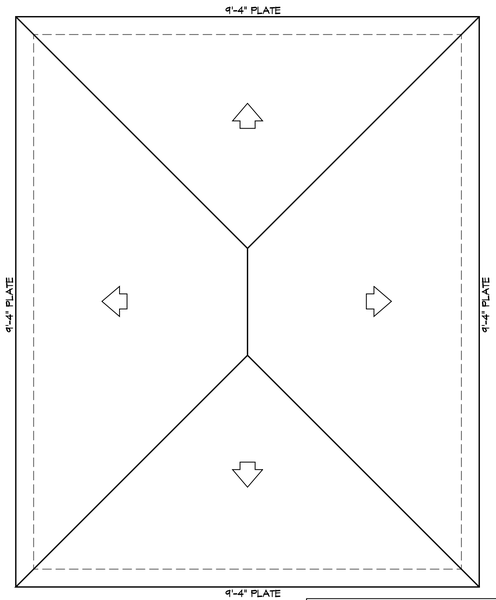
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

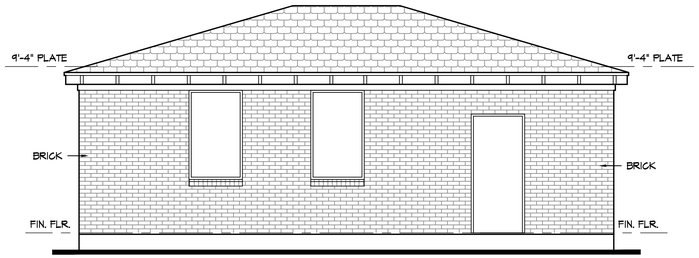
SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

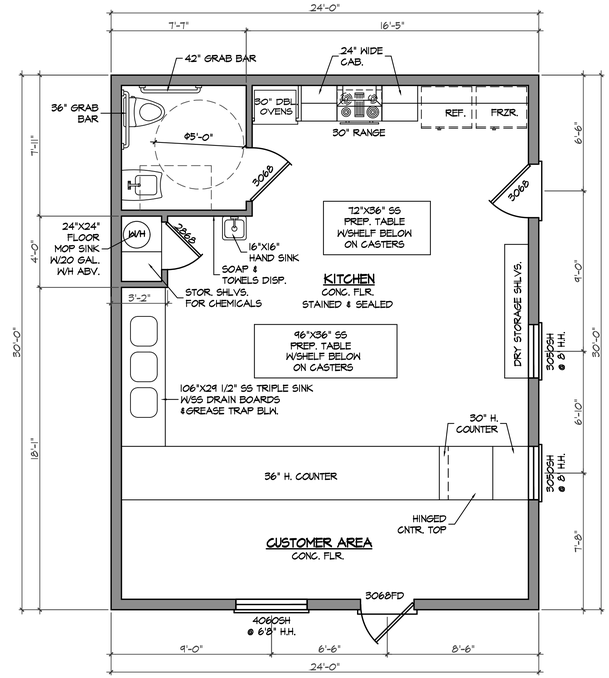
NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.O.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

NOTES:
1) FLOOR TO BE STAINED & SEALED CONCRETE W/ NO BASE.
2) WALLS IN RR TO BE SEALED BRICK ON INSIDE EXTERIOR AND TILE OR FRP ON FRAME WALLS UP TO 48" A.F.F..
3) THERE IS NO CEILING IN BUILDING, OPEN RAFTERS ARE ALLOWED PER CITY.
4) DRAIN BOARDS ON TRIPLE SINK ARE S.S.
5) W.H. IS OF ADEQUATE SIZE AT PEAK DEMAND.
6) REFRIGERATOR & FREEZER ARE OF ADEQUATE SIZE.
7) CHEMICALS ARE STORED IN MOP SINK CLOSET.
8) MOP RACK TO BE INSTALLED IN MOP CLOSET.
9) MOP SINK TO BE FLOOR MOUNTED.
10) DRY STORAGE ON OPEN SHELVES (SEE FLOOR PLAN)
11) CLEAN DISH STORAGE IN CABINETS AND ON LOWER SHELVES OF PREP. TABLES.
12) INSIDE EXTERIOR WALLS TO REMAIN BRICK.

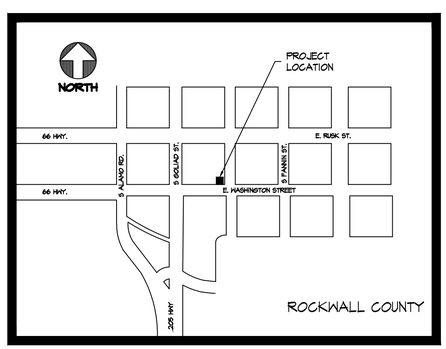


OWNER INFORMATION	BONAFIDE BETTIES PIE COMPANY
ZACH SHIPLEY 412 RENFRO ST. ROCKWALL, TX. 75087 (214)435-1759 clearenviro@gmail.com	CASE NUMBER SP2021-007

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE_____ DAY OF_____ , 2021

WITNESS OUR HANDS, THIS _____ DAY OF_____ , 2021

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



VICINITY MAP
(NOT TO SCALE)

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Designs of any discrepancies and/or omissions prior to the start of construction. Moore designs will be responsible only for the revision/correction of these documents.

These documents are intended for general construction purposed only and are not exhaustively detailed or fully annotated. The general contractor (or his representative) shall be solely responsible for and shall be his responsibility to select, verify, resolve, and install all equipment and materials, and to control the quality thereof.

All work performed on this project shall meet or exceed the current edition of the Uniform Building Code and all applicable state and local ordinances, codes, and regulations. Moore Designs shall be notified immediately of any discrepancy within these documents pertaining to said codes.

It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Designs does not include nor imply any exact structural measurements, and furthermore assumes no liability for any structural elements designed and/or furnished by others. Said structural elements shall be reviewed by a licensed professional engineer.

BONAFIDE BETTIES PIE COMPANY

109 WASHINGTON ST.
ROCKWALL, TX.

MOORE
DESIGNS
102 N. Shiloh Rd.
Suite 302
Garland, TX. 75042
Ph. (972) 494-1193
Mbl. (214) 533-1109

DRAWN BY:	SRC
DATE:	10/14/20
REV.	.
DRAWING NO:	720
DRAWING ID:	H369

FLOOR PLAN
SCALE: 1/4" = 1'

MASONITE.
Open to extraordinary.
Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium
MASONITE.
Open to extraordinary.
Premium Smooth Fiber
Fibra de Vidrio Lisa Premium
side door
MASONITE.
Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

front door
solid glass
no grid

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Thomas Jones; *Tomden Engineering*
CASE NUMBER:	SP2021-008; *Site Plan for Rockwall Friendship Baptist Church*

SUMMARY

Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a *Site Plan* for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently existing on the subject property is a 10,100 SF metal building and 420 SF canopy that were constructed in 2003, and an additional 10,000 SF metal building was constructed in 2006. On March 1, 2012, the City issued a remodel permit [*BLD2012-0041*] for both buildings. On April 26, 2012, the City issued a Certificate of Occupancy (CO) for Rockwall Friendship Baptist Church. There has no other construction or permitting activity on the subject property since the CO was issued. On January 4, 2021, the City Council approved a zoning change [*Case No. Z2020-052*] changing the designation of the subject property from an Agricultural (AG) District to a Commercial (C) District.

PURPOSE

On March 19, 2021, the applicant -- *Thomas Jones of Tomden Engineering* -- submitted an application requesting the approval of a site plan for the purpose of expanding the existing *House of Worship* facility with a 3,500 SF expansion.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5651 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple properties with metal buildings constructed on them that are situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall.

South: Directly south of the subject property is a 60.72-acre tract of land (*i.e. Tract 8-01 if the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the subject property are four (4) developed parcels of land (*i.e. Tracts 1-5, 1-6, 1-7 & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this are two (2) large vacant tracts of land (*i.e. Tract 4 & 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is a 11.85-acre vacant tract of land *(i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C) District. Beyond this are three (3) single-family homes on three (3) tract of land (*i.e. Tract 1-2, 1-3 & 1-4 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. West of this is a 30.00-acre vacant parcel of land (*i.e. Tract 1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is permitted by a *Specific Use Permit (SUP)* in a Commercial (C) District. The subject property currently has one (1) point of ingress and egress (*i.e. along SH-276*). Other than the exception being requested, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) 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	*10,000 SF*	*x>3.94-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x> 136-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>1,285-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>20-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=12-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>17-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*100%*
Minimum Number of Parking Spaces	*1 Parking Space/4 Seats (100 Required)*	*x=115; In Conformance*
Minimum Stone Requirement	*20%*	*64.5%*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<85%; In Conformance*

TREESCAPE PLAN

The proposed landscape plan does not propose removing any trees on the subject property. Therefore, this case does not require a Treescape Plan.

CONFORMANCE WITH THE CITY'S CODES

Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), indicates that the Commercial (C) District is intended to provide most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*) and includes most types of office and retail activity. This district mostly excludes land uses that are not compatible with retail shopping due to the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods, and requires adequate buffering and mitigating factors when locating adjacent to residential areas. Properties zoned Commercial (C) District are generally located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by these types of land uses. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts. In this case, the *House of Worship* land use is considered to be a traffic intensive land use, but this should not be an issue due to the high traffic volumes SH-276 is designed to handle. In addition, the *House of Worship* land use is not typically a high-volume water/wastewater user.

EXCEPTION REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Articulation*.

(a) *Secondary Building Façade*: According to Subsection 04.01, *General commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property … (a)ll commercial buildings shall meet the standards for articulation on secondary building façades as depicted in *Figure 7*." The reference figure goes on to require that the maximum wall length shall not exceed three (3) times the wall height. In this case, the west elevation shows that the wall of the proposed addition is 127.81-feet long and 17-feet tall. This exceeds the wall length requirements (*i.e. 17' x 3 = 51'*). Based on this, the applicant is requesting an exception. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, "in cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case the applicant is utilizing a total 64.5% on the building addition and upgrading the landscaping as compensatory measures for the horizontal articulation variance request.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the exception and offering compensatory measures in the form of additional landscaping and the increased use of stone. Specifically, the applicant is utilizing a total of 64.50% stone on the building addition and upgrading the landscaping as a compensatory measure; however, staff should point out that the upgraded landscaping is required by the Unified Development Code (UDC) and is not really a compensatory measure. In approving exceptions, the Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested exception. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. 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 Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *South Central Estates District* which has… "a large amount of mostly vacant or raw land with limited access to infrastructure." There are also "…currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is located on one (1) of the long narrow lots along SH-276, which had commercial uses existing on the property prior to annexation. The proposed addition is in conformance with the Future Land Use Plan given that the proposed addition will [*1*] continue to operate under the current use, and [2] remain zoned Commercial (C) District (*which is in conformance to the Future Land Use Map*).

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations and approved a motion to recommend approval by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* for the expansion of an existing *House of Worship* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Amended 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.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-008

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1] 328.80
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5651 SH 276
SUBDIVISION: NA LOT: NA BLOCK: NA
GENERAL LOCATION: SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C - COMMERCIAL
CURRENT USE: CHURCH
PROPOSED ZONING: C
PROPOSED USE: CHURCH
ACREAGE: 3.94 LOTS [CURRENT]: 1 LOTS [PROPOSED]:

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER: Rockwall Friendship Baptist Church	☐ APPLICANT: ~~Rockwall Friendship Baptist~~ Church
CONTACT PERSON: Shanon Thomas	CONTACT PERSON: ~~Shanon Thomas~~
ADDRESS: 5651 SH 276	ADDRESS: THOMAS JONES TOMDEN ENGINEERING
CITY, STATE & ZIP: ROYSE CITY TX 75189	CITY, STATE & ZIP: 5815 MEADOWCREST, DALLAS, 75230
PHONE: 972-772-~~7250~~ 7520	PHONE: ~~972-772-7520~~ 214.679.1679
E-MAIL: sthomas@RockwallFBC.org	E-MAIL: ~~sthomas@Rockwallfbc.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February, 20 21 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

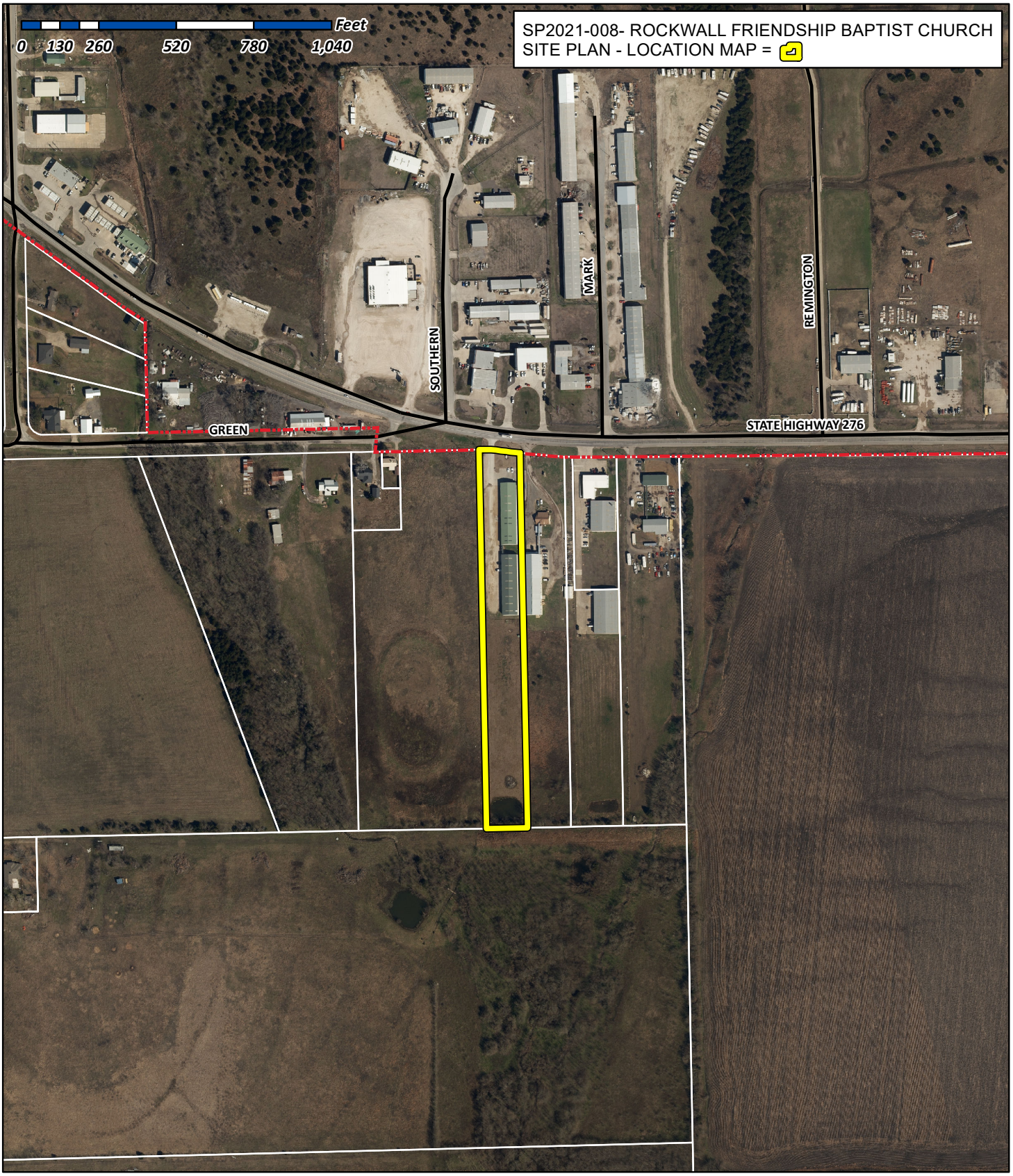
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* February, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
Notary ID #5821168
My Commission Expires
September 24, 2022

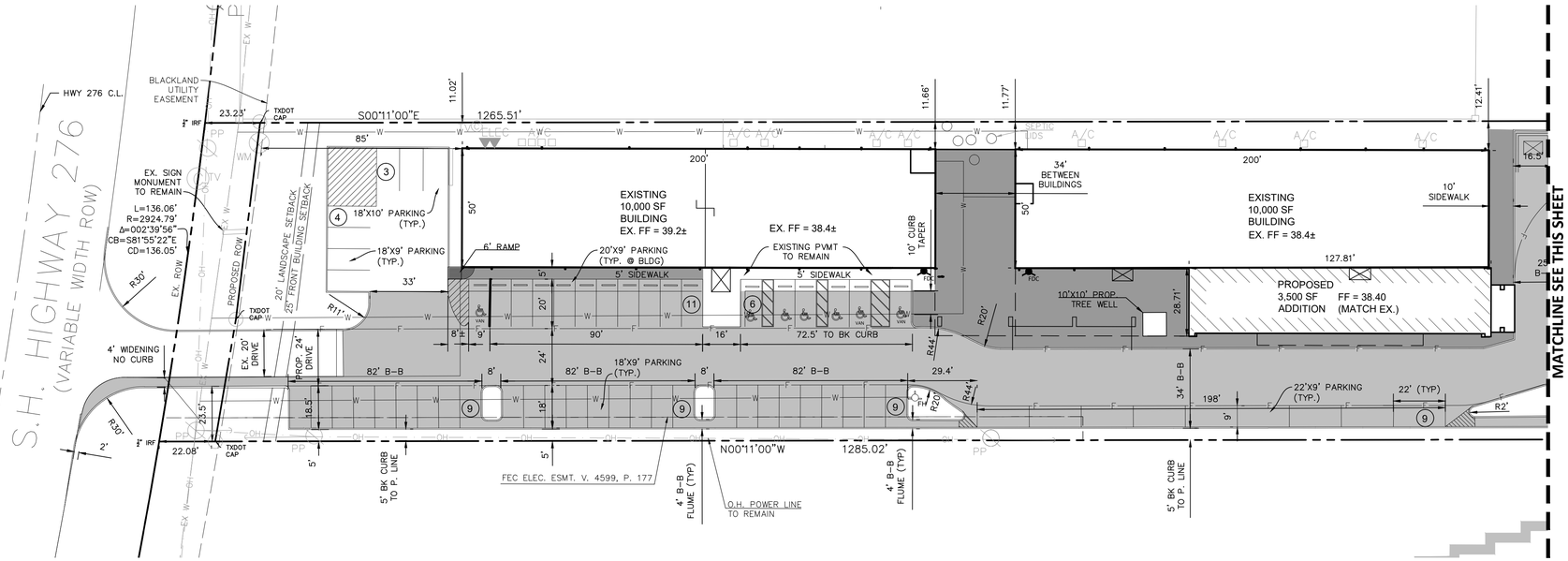
MY COMMISSION EXPIRES 24 Sept. 2022

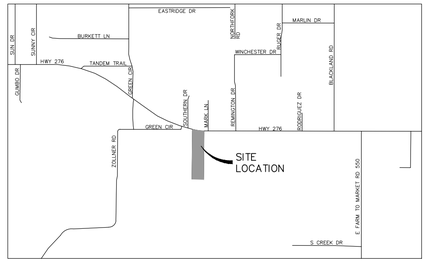


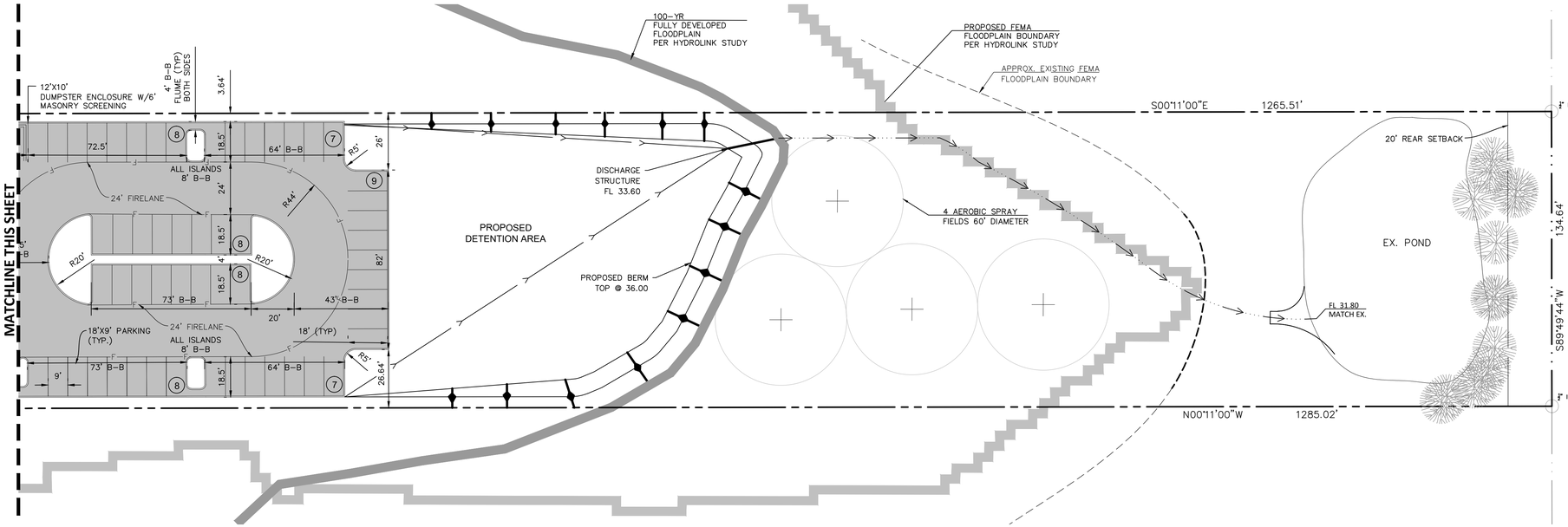
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.







PROJECT INFORMATION	
NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC. (171,626 SF)
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE
5. PAD OR GROUND MOUNTED UTILITY EQUIPMENT MUST BE SCREENED FROM ADJACENT PROPERTIES AND STREETS. (SUBSECTION 0.1.05. C, OF ARTICLE 05)
6. THERE WILL BE NO ROOF MOUNTED UTILITY EQUIPMENT.
7. DUMPSTER MUST BE LOCATED WITHIN A MINIMUM 12'X10' ENCLOSURE. THE ENCLOSURE MUST BE 6' IN HEIGHT AND BE CONSTRUCTED OF MASONRY MATERIAL THAT MATCHES THE PRIMARY BUILDING. THE ENCLOSURE SHOULD ALSO INCORPORATE A SELF-LATCHING OPAQUE GATE. (SUBSECTION 0.105. B, OF ARTICLE 05)

CASE NO: SP 2021-008

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE_____ DAY OF_____,2021

WITNESS OUR HANDS, THIS _____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

LEGEND

PROPOSED 6" CONCRETE

PROPOSED 4" CONCRETE

PROPOSED STRIPING

SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

REVISIONS	DATE	DWN BY

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

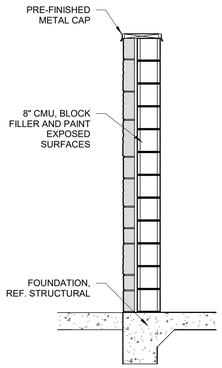
FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 04/08/2021

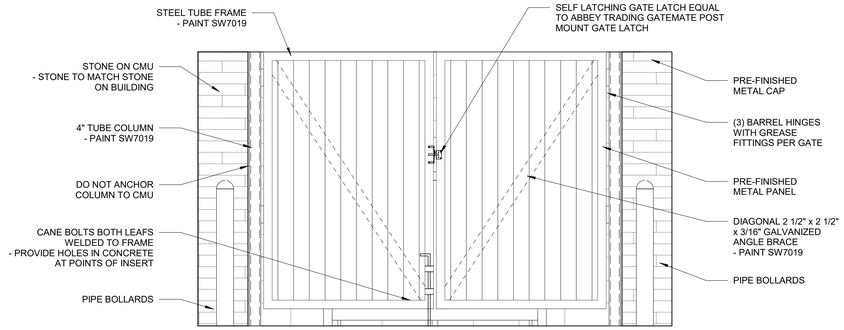
SHEET
SP1
611.009026.00

© 2021 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

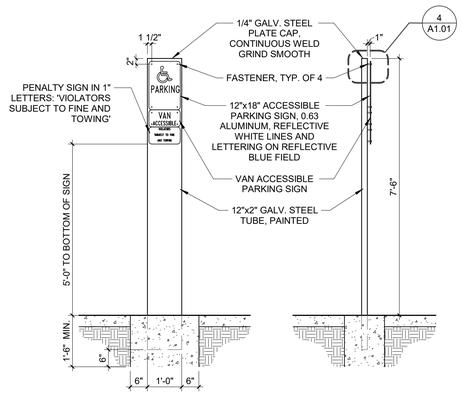
Plotted: 4/8/2021 8:45 PM Dwg. Name: P:\611.009 Tom Jones Support\0026 Friendship Baptist Church\dwg\Eng_Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Dudley



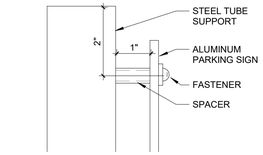
DUMPSTER SECTION | 7
SCALE: 1/2" = 1'-0" | A1.01



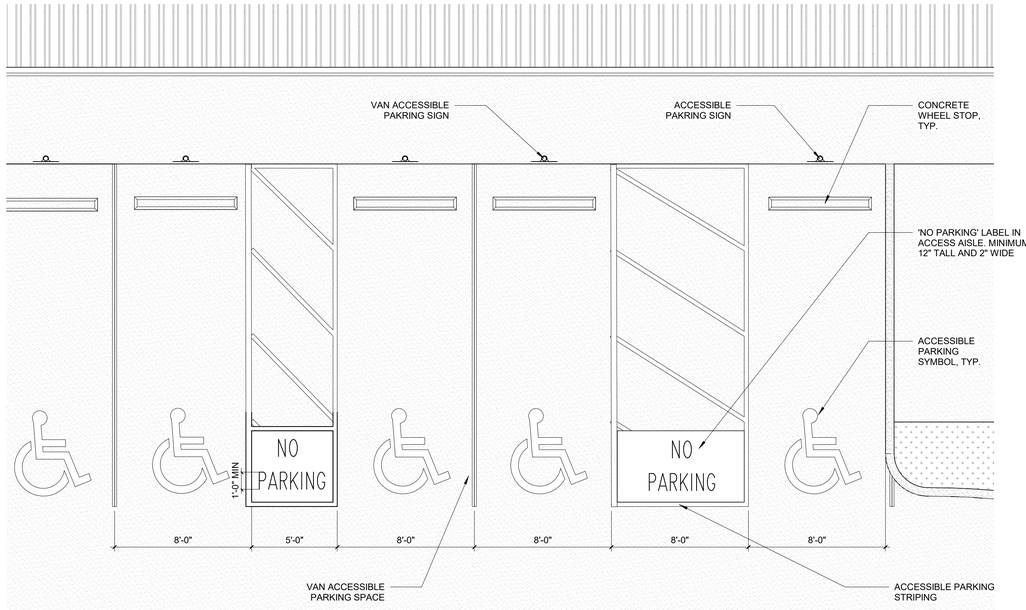
DUMPSTER ENCLOSURE ELEVATION | 6
SCALE: 1/2" = 1'-0" | A1.01



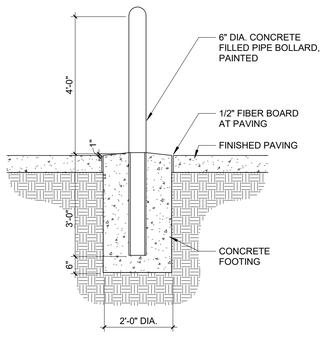
VAN ACCESSIBLE PARKING SIGN | 5
SCALE: 1/2" = 1'-0" | A1.01



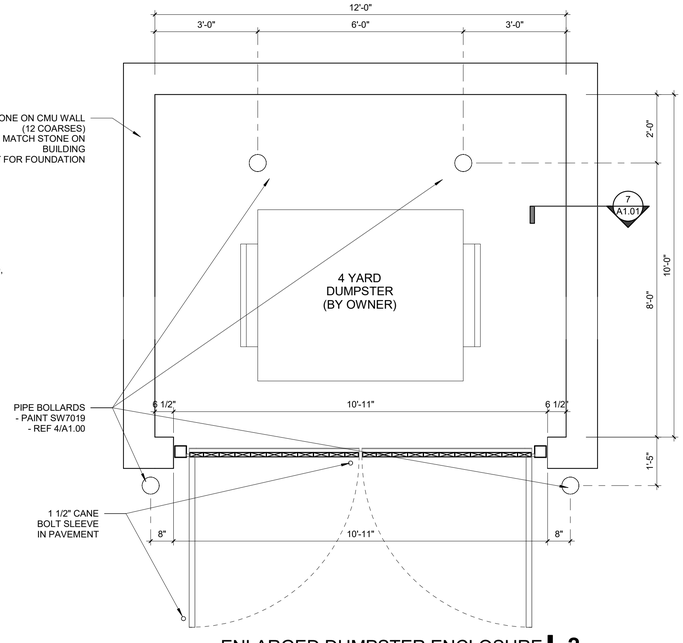
PARKING SIGN DETAIL | 4
SCALE: 6" = 1'-0" | A1.01



ACCESSIBLE PARKING | 1
SCALE: 1/4" = 1'-0" | A1.01



BOLLARD DETAIL | 3
SCALE: 1/2" = 1'-0" | A1.01



ENLARGED DUMPSTER ENCLOSURE | 2
SCALE: 1/2" = 1'-0" | A1.01

CASE #: SP2021-008

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

FOR INTERIM REVIEW ONLY, NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

GOFF | COMPANIES

OWT ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
APRIL 8, 2021

SITE DETAILS

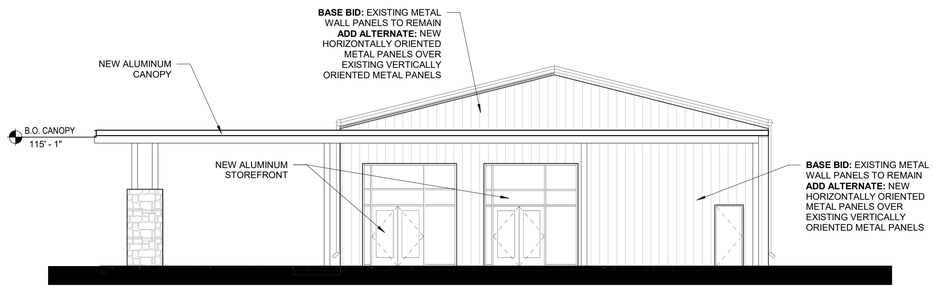
A1.01

EXTERIOR FINISHES

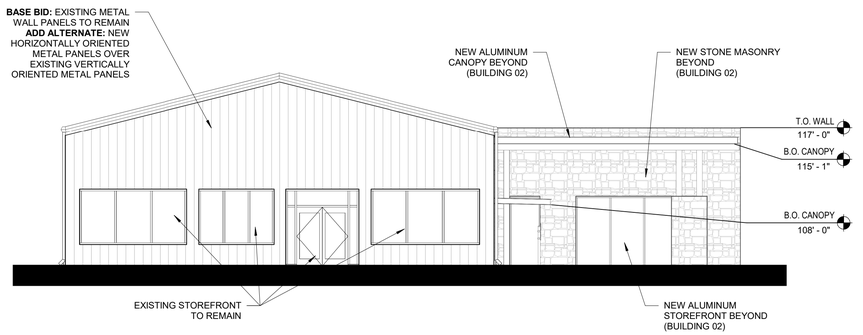
BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

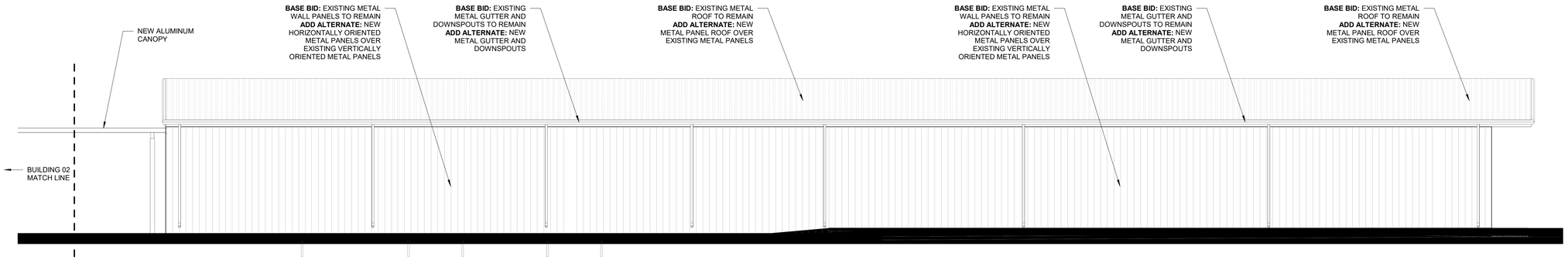
ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



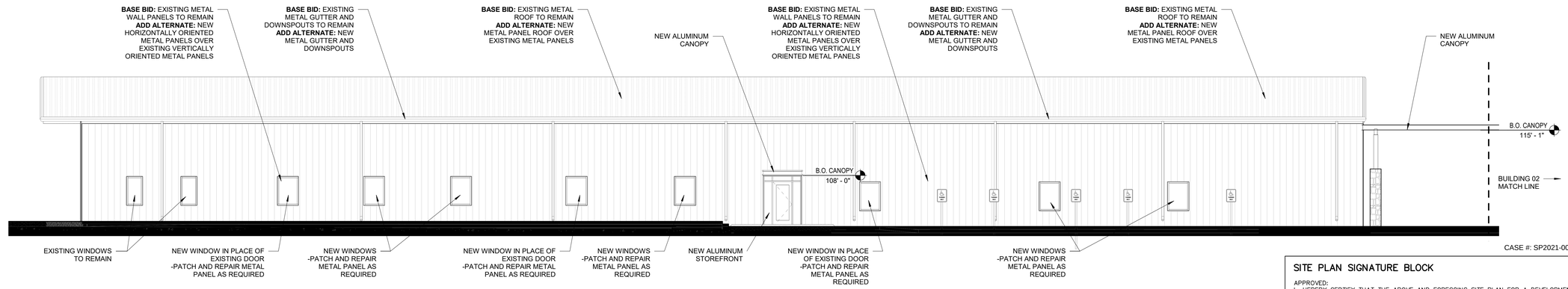
SOUTH ELEVATION - BUILDING 01 | 4
SCALE: 1/8" = 1'-0" | A3.00



NORTH ELEVATION - BUILDING 01 | 3
SCALE: 1/8" = 1'-0" | A3.00



EAST ELEVATION - BUILDING 01 | 2
SCALE: 1/8" = 1'-0" | A3.00



WEST ELEVATION - BUILDING 01 | 1
SCALE: 1/8" = 1'-0" | A3.00

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

FOR INTERIM REVIEW ONLY, NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule

Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 19, 2021

CASE #: SP2021-008

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

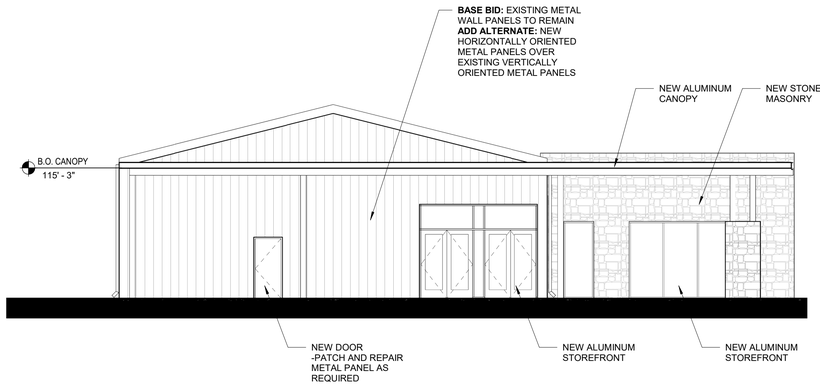
MASONRY CALCULATIONS

ADDITION ONLY:

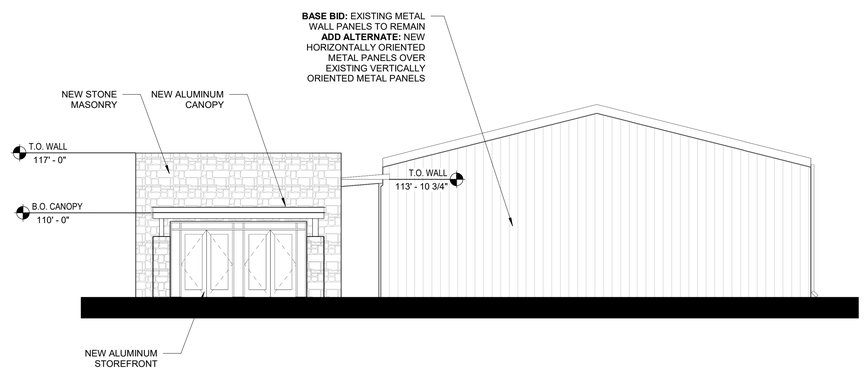
NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

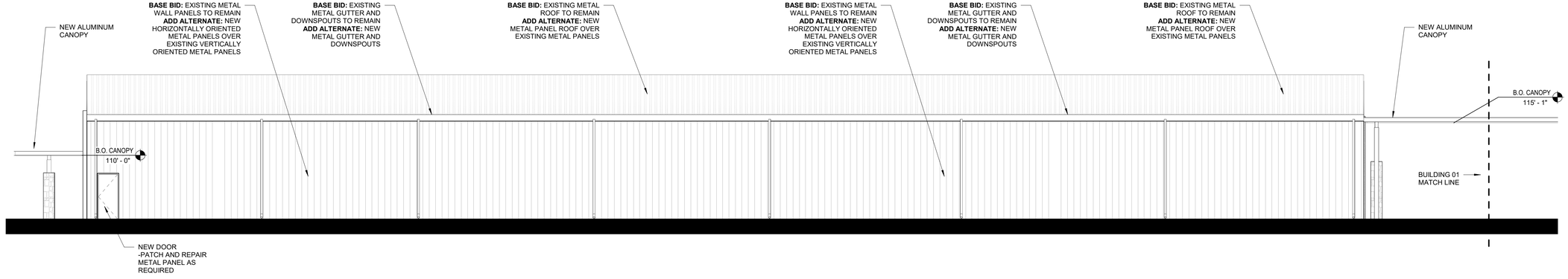
*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



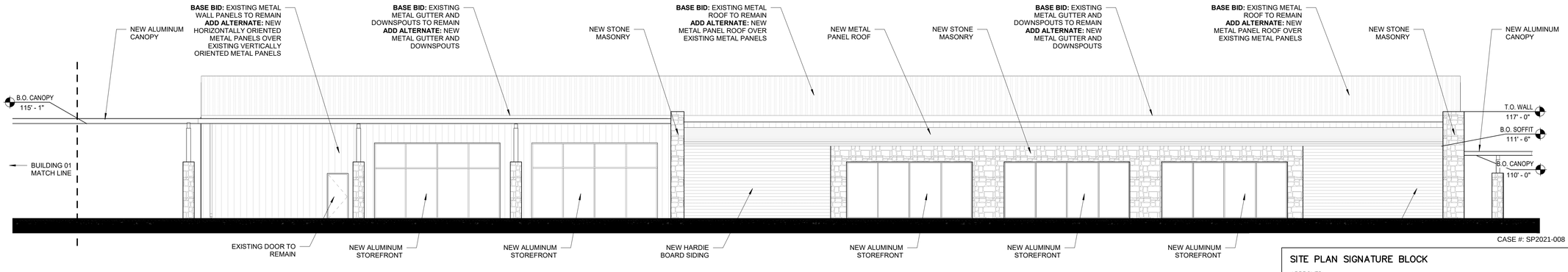
NORTH ELEVATION - BUILDING 02 | 4
SCALE: 1/8" = 1'-0" | A3.01



SOUTH ELEVATION - BUILDING 02 | 3
SCALE: 1/8" = 1'-0" | A3.01



EAST ELEVATION - BUILDING 02 | 2
SCALE: 1/8" = 1'-0" | A3.01



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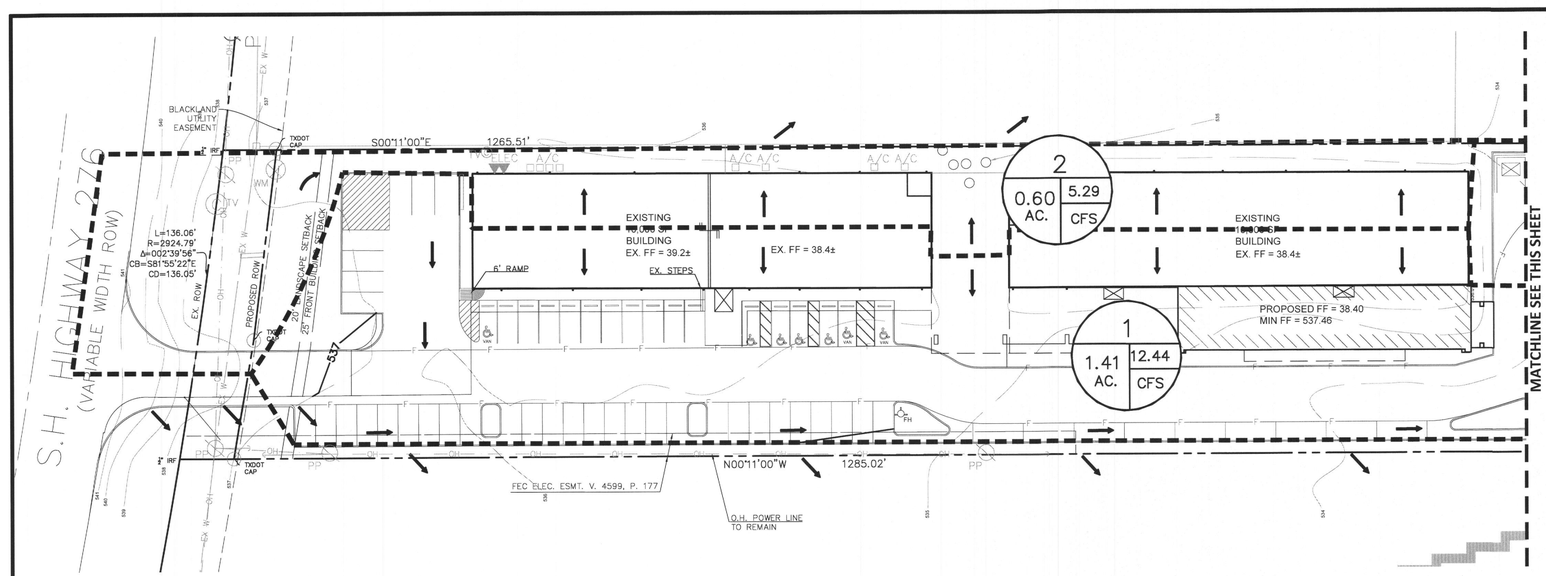
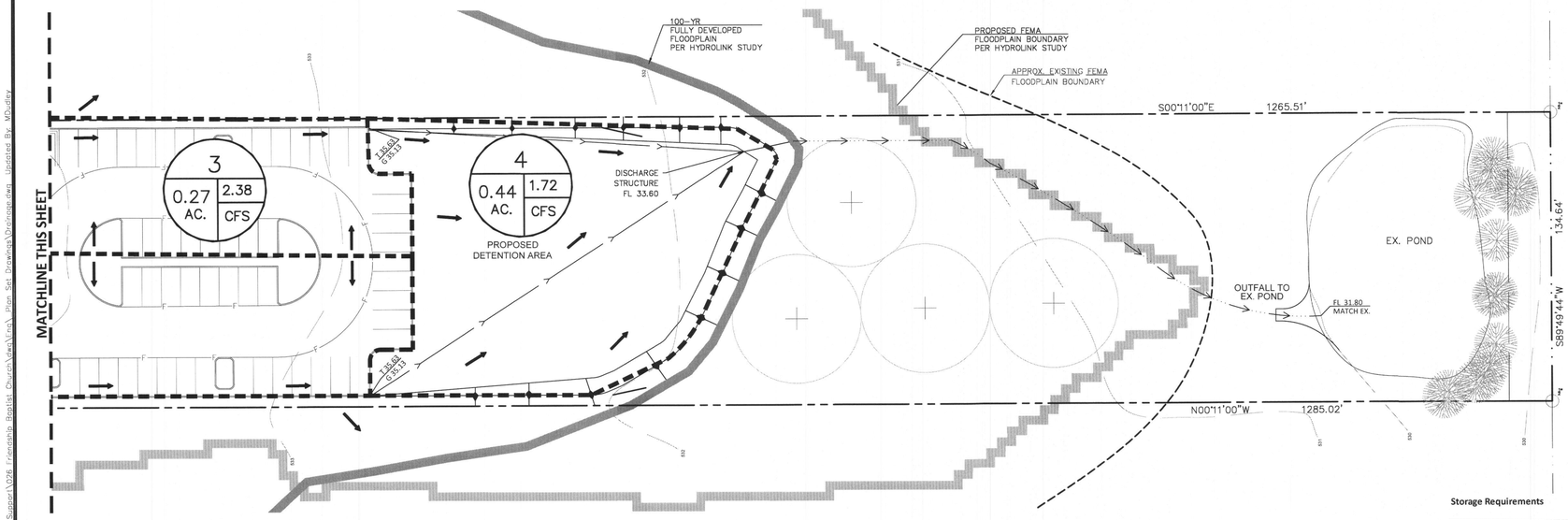
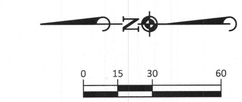
EXTERIOR ELEVATIONS - BLDG 02

A3.01

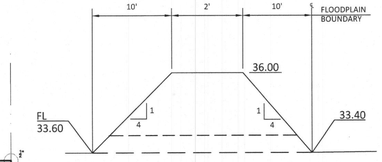






LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage	Elevation	Contour Area	Incremental Storage	Total Storage	Notes
(ft)	(ft)	(sq ft)	(cu ft)	(cu ft)	
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - Tc = 20 MINUTES
   - $Q = I_{100}x ((0.73x0.6) + (0.6x0.4))$
   - Q_A= 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - Tc = 10 MINUTES
   - $Q = I_{100}x$ 1.33x0.9
   - Q_D= 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
PRELIMINARY ENGINEERING - DRAINAGE

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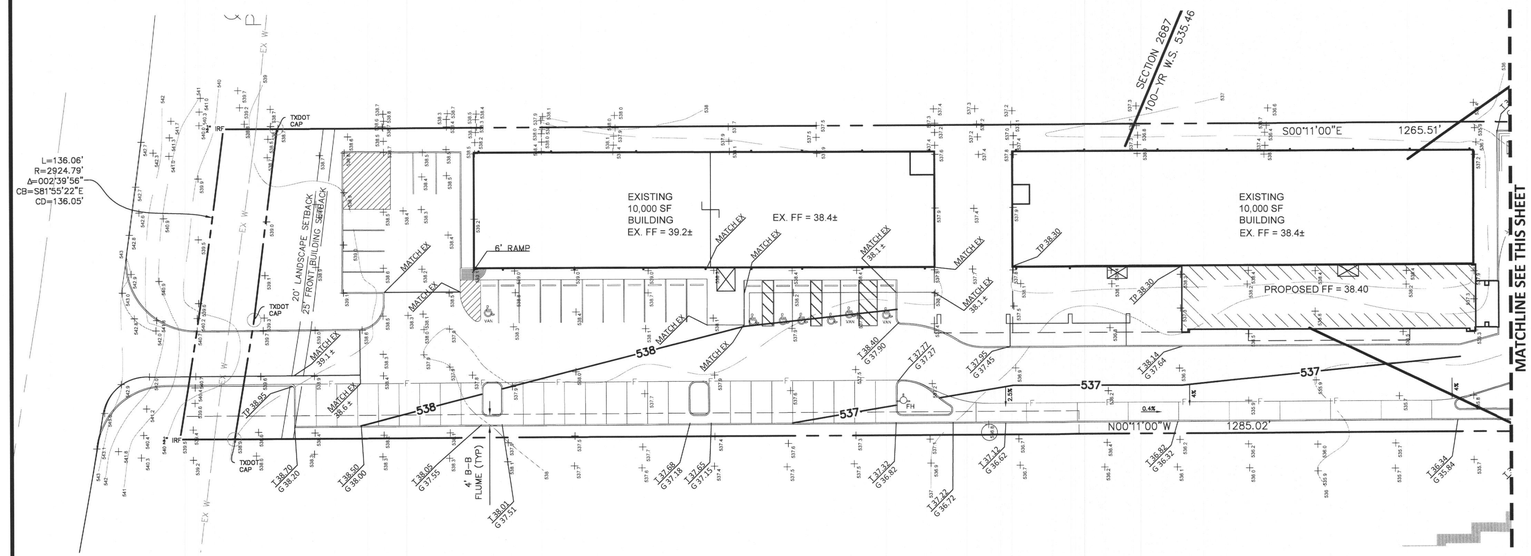
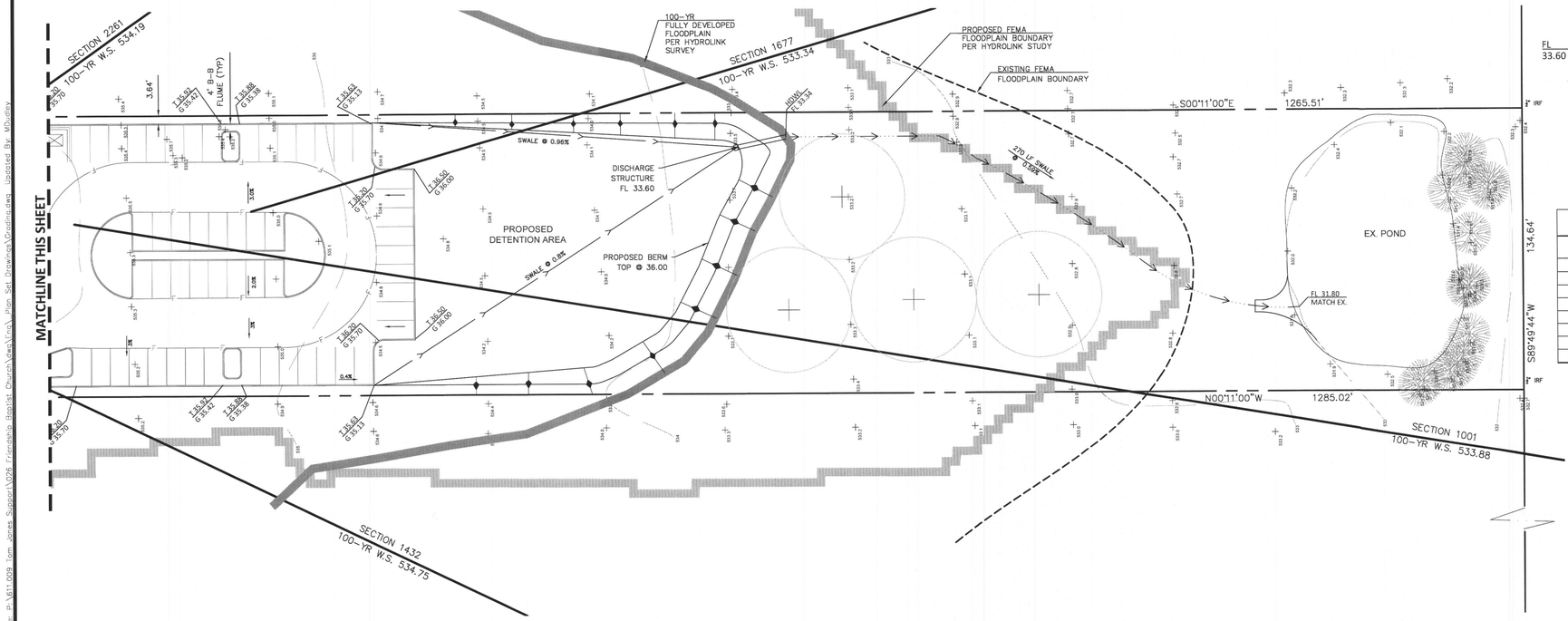
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

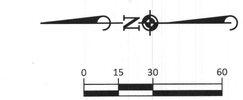
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Civil\Final Plan Set Drawings\Drainage.dwg Updated By: MDudley

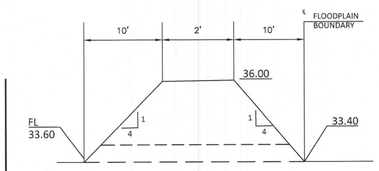






LEGEND

534	PROPOSED CONTOURS
534	EXISTING CONTOURS
	PROPOSED FLOWLINE
	FINISHED FLOOR ELEVATION



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1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
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5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
PRELIMINARY ENGINEERING - GRADING

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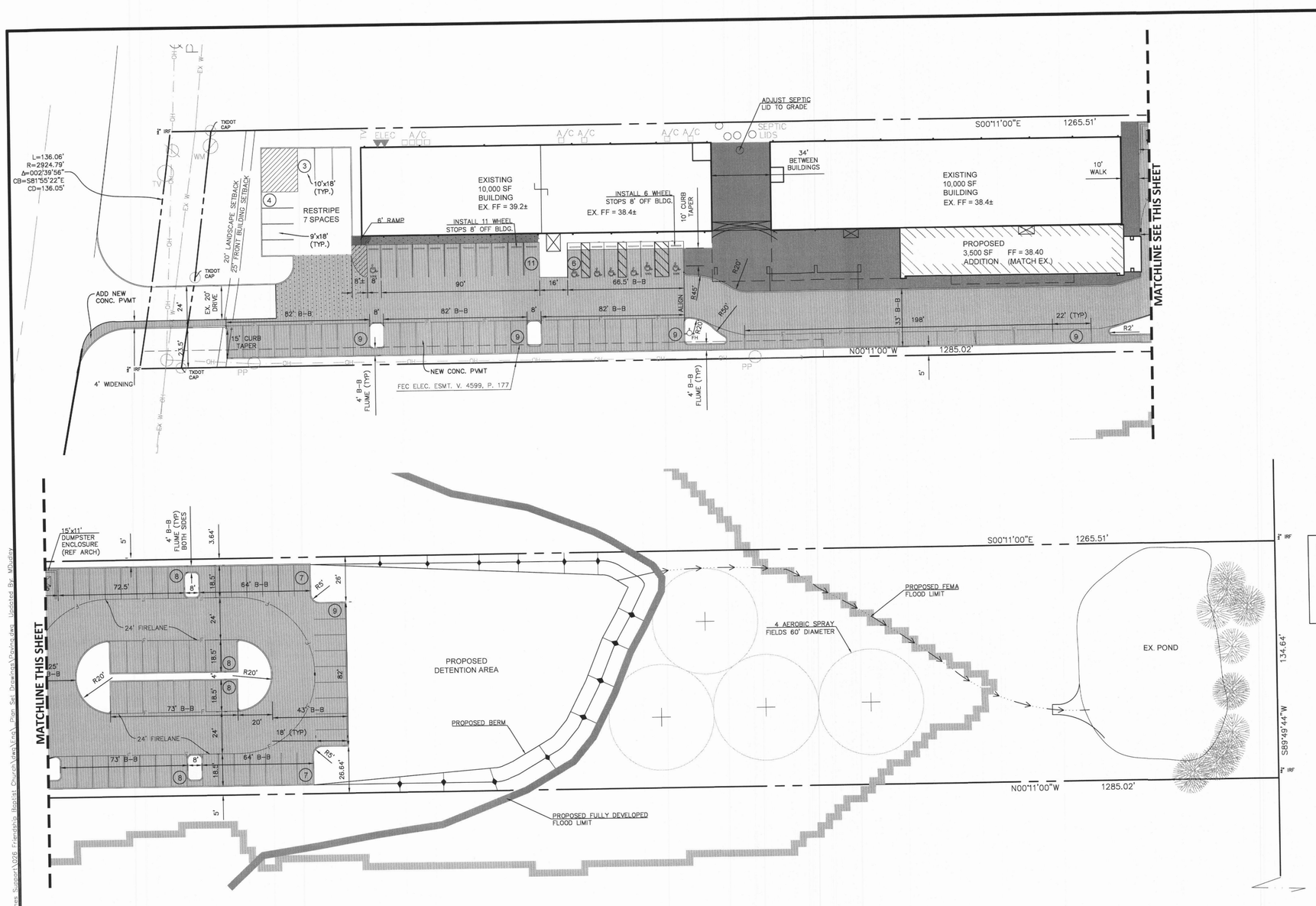
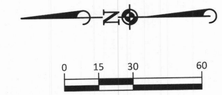
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

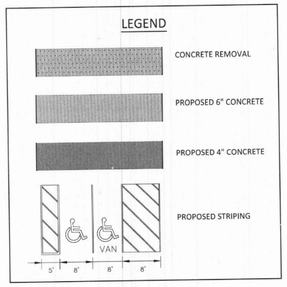
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Date Name: P:\611-009 Tom Jones Support\076 Friendship Baptist Church\Civil\Civil Plan Set Drawings\Grading.dwg Updated By: Whidley







NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE | REVISIONS | DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - PAVING

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TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
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DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\dwg\Eng_Plan Set Drawings\Paving.dwg Updated By: MDudley

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - UTILITIES

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SHEET
C3 OF 4

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DATE	REVISIONS	DWN BY

UTILITY LEGEND

- DOUBLE CLEANOUT
- SANITARY MANHOLE
- GRATE INLET
- FIRE HYDRANTS
- WATER FITTINGS
- GATE VALVES
- FDC
- WATER METER

0 15 30 60

MATCHLINE SEE THIS SHEET

EXISTING 10,000 SF BUILDING EX. FF = 38.4±

PROPOSED 3,500 SF ADDITION FF = 38.40 (MATCH EX.)

FDC ON BLDG

6" TO RISER ROOM

34' BETWEEN BLDGS.

12'

INSTALL 1-8" VALVE 1- FH LEAD

PRIVATE FIRELINE TO BE SIZED & INSTALLED BY LICENSED FIRE PROTECTION ENGINEER

6" FIRELINE

6" RAMP

NEW 2" DOM WATER LINE (BY PLUMBER)

INSTALL NEW 2" DOM. SERVICE & METER FOR BLDG. 2

EX. ¾" DOM. METER

EX. BLACKLAND WSC EASEMENT

310± LF PROP. 8" WL

FEC ELEC. ESMT. V. 4599, P. 177

O.H. POWER LINE TO REMAIN

CONNECT TO EX. BLACKLAND WATER, EXACT LOCATION UNKNOWN. INSTALL: 1 – 10"X8" TS&V

EX. 10" WATER

APPROX. LOCATION EX. 10" WATER

CONNECT TO EX. BLACKLAND WATER, EXACT LOCATION UNKNOWN. INSTALL: 1 – 10"X6" TS&V

PROPOSED ROW

EX. ROW

BLACKLAND UTILITY EASEMENT

L=138.06'
R=2824.79'
Δ=02°29'56"
CB=S81°55'22"E
CD=136.05'

S.H. HIGHWAY 276
(VARIABLE WIDTH ROW)

S89°49'44"W 134.64'

EX. POND

EL 31.88 MATCH EX.

S00°11'00"E 1265.51'

N00°11'00"W 1285.02'

PROPOSED FEMA FLOODPLAIN BOUNDARY PER HYDROLINK STUDY

100-YR FULLY DEVELOPED FLOODPLAIN PER HYDROLINK STUDY

DISCHARGE STRUCTURE FL 33.60

MATCHLINE THIS SHEET

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611 009 Tom Jones Support\026 Friendship Baptist Church\dwg\Eng\Plan Set Drawings\Utilities.dwg Updated By: Mjudley

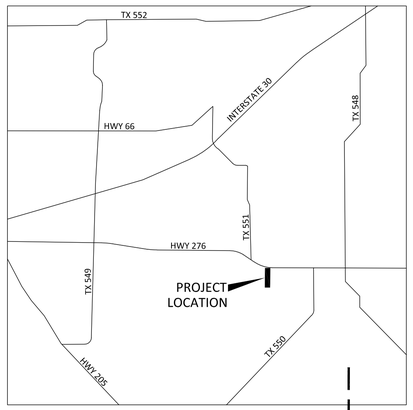
H PROJECT INFORMATION

PROJECT NAME - ROCKWALL FRIENDSHIP BAPTIST CHRUCH
PROPOSED LAND USE - CHURCH
ZONING DISTRICT - COMMERICAL (C)
OVERLAY - sh 276 OVERLAY
TOTAL SITE AREA - 3.94 ACRES - 171,626 SQUARE FEET
IMPREVIOUS SURFACE - 51.5% - 2.03 ACRE
PREVOUS SURFACE - 48.5% - 1.91 ACRE
ADDITIONAL SQUARE FOOTAGE - 3,500 SQUARE FEET
TOTAL SQUARE FOOTAGE - 23,500 SQUARE FEET
TOTAL GROSS INTENSITY (FAR) 0.14 OR 14%
SANCTUARY SEATING - 400 SEATS
MINIMUM LOT COVERAGE - 60%
MINIMUM LOT AREA - 10,000
MINIMUM LOT WIDTH - 60
MINIMUM LOT DEPTH - 100
SETBACKS
- FRONT - 25
- REAR - 20
- SIDE - 0
- MINIMUM LOT DEPTH - 100

STRUCTURE HEIGHT 240' MAX
REQUIRED PARKING - 100
- 400 SEATS AT 1 PER 4 SEATS

PARKING PROVIDED 115
- 4 HANDICAP PARKING - REGULAR
- 3 HANDICAP PARKING - VAN

E LOCATION MAP



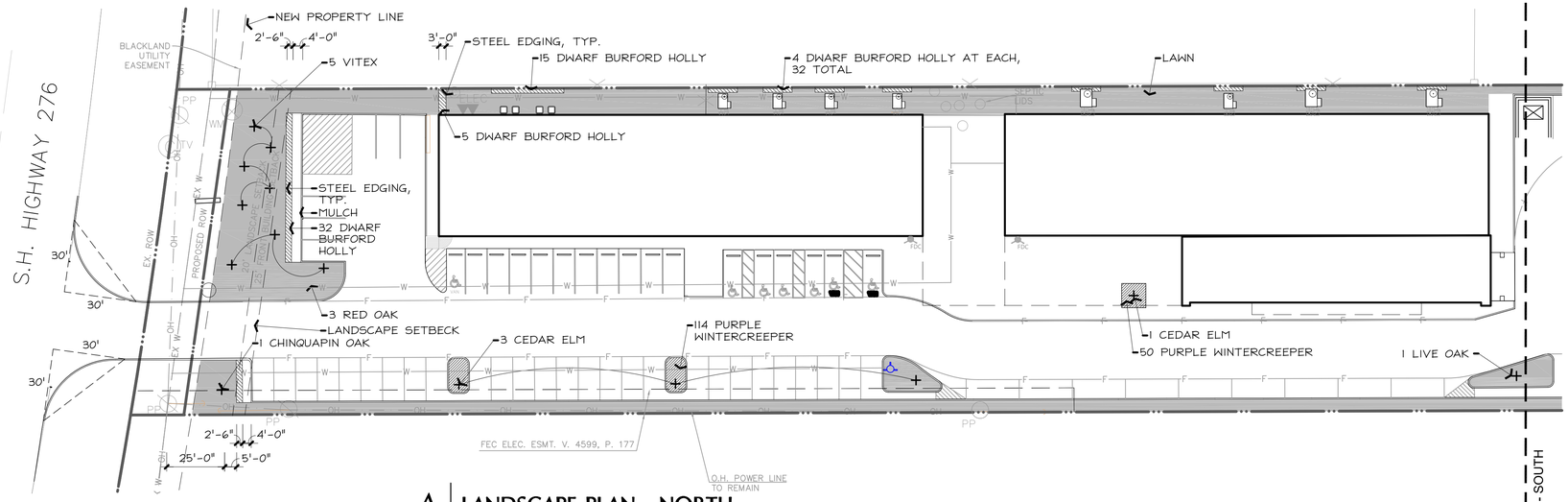
D PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

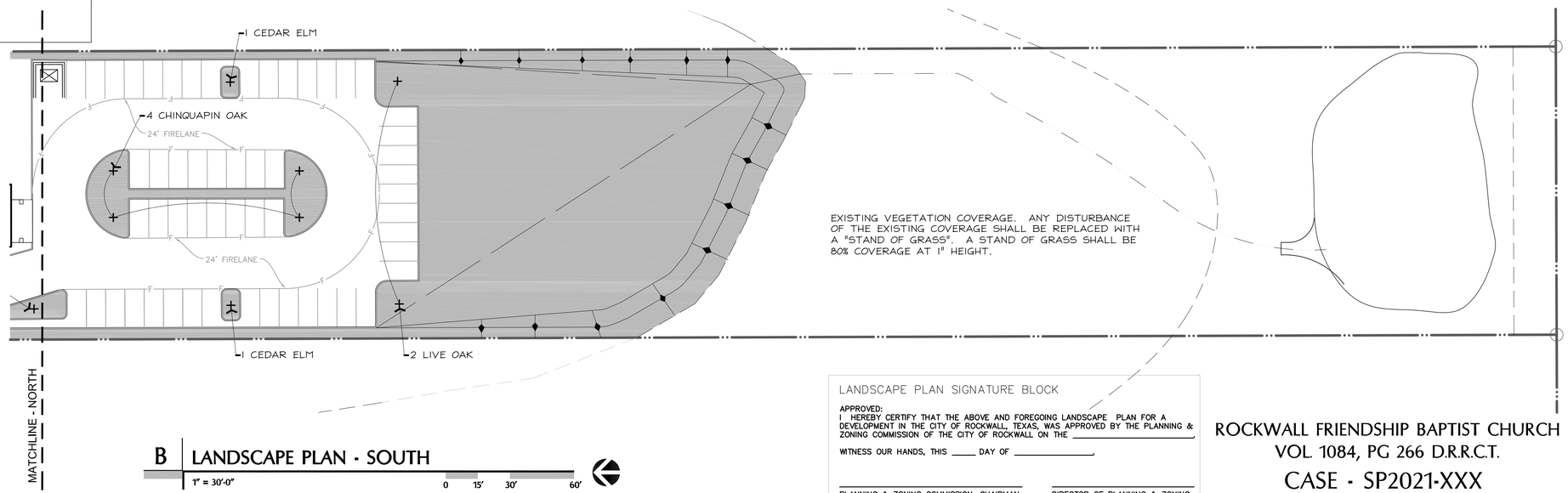
   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A LANDSCAPE PLAN - NORTH

1" = 30'-0"

0 15' 30' 60'



EXISTING VEGETATION COVERAGE. ANY DISTURBANCE OF THE EXISTING COVERAGE SHALL BE REPLACED WITH A "STAND OF GRASS". A STAND OF GRASS SHALL BE 80% COVERAGE AT 1" HEIGHT.

B LANDSCAPE PLAN - SOUTH

1" = 30'-0"

0 15' 30' 60'

LANDSCAPE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING LANDSCAPE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G | ORDINANCE REQUIREMENT

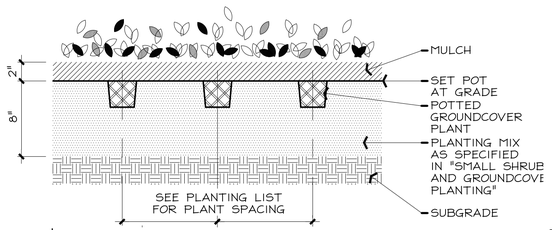
Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 136 /50 — **3** 3" caliper trees required; **3** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area; **4,228** provided area
6. **Open space**
   F1 Zoning — 171,626 *.08 — **13,730** square feet required; **74,052** square feet provided
7. **SH 270 Overlay District**
   Planting at Buffer — 136 / 50 — **3** 4" caliper trees required; **4** 4" caliper trees provided; 136 / 25 — **5** Accent Trees required; **5** Accent Trees provided

H | PLANT LISTING

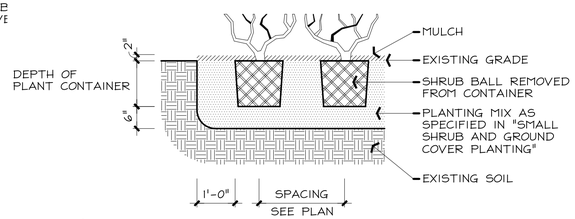
ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
ORNAMENTAL TREES				
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	5
SHRUBS				
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	5 GALLON	24" ON CENTER	84
GROUNDCOVER / PERINNEL				
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	162
LAWN				
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA			



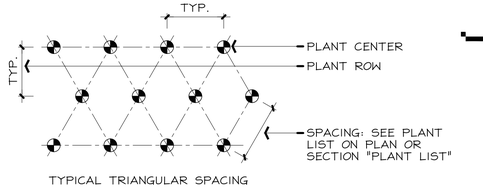
E | GROUNDCOVER PLANTING - SECTION

1 1/2" = 1'-0"



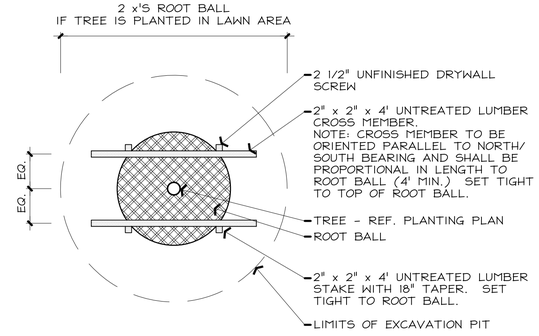
F | SHRUB PLANTING - SECTION

1/2" = 1'-0"



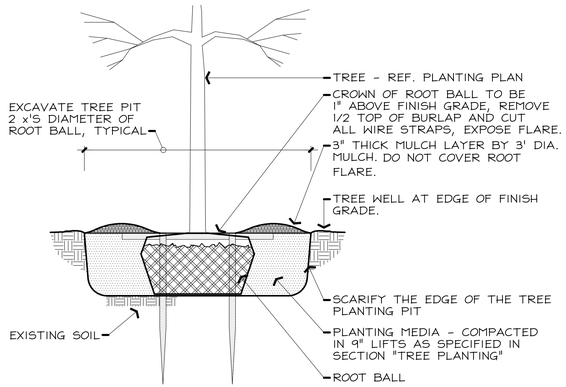
D | PLANT SPACING - PLAN

1/2" = 1'-0"



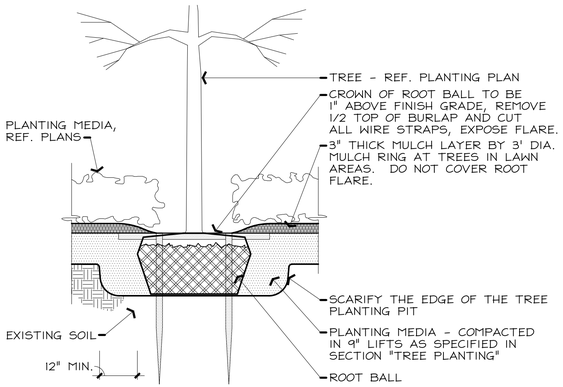
A | TYPICAL TREE STAKING - PLAN

1/2" = 1'-0"



B | TREE PLANTING IN LAWN - SECTION

1/2" = 1'-0"



C | TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0"

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date

6 April 2021

Sheet Name

LANDSCAPE DETAILS

Sheet Number

L1.2

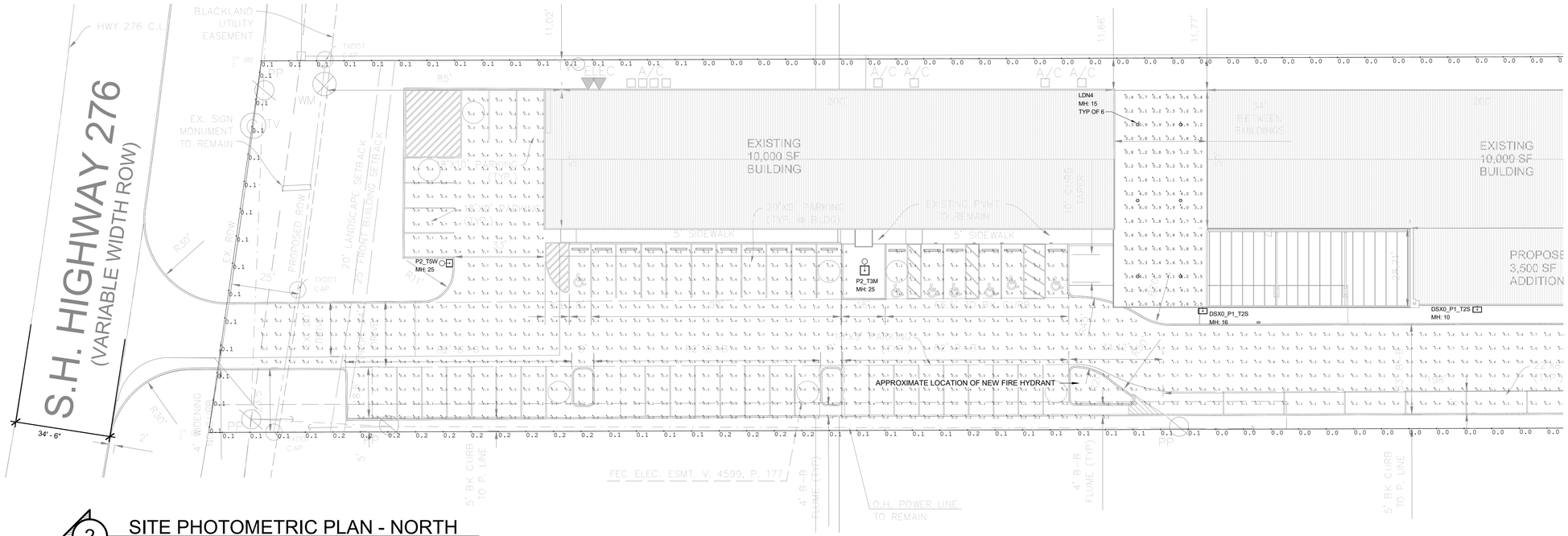
LANDSCAPE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING LANDSCAPE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

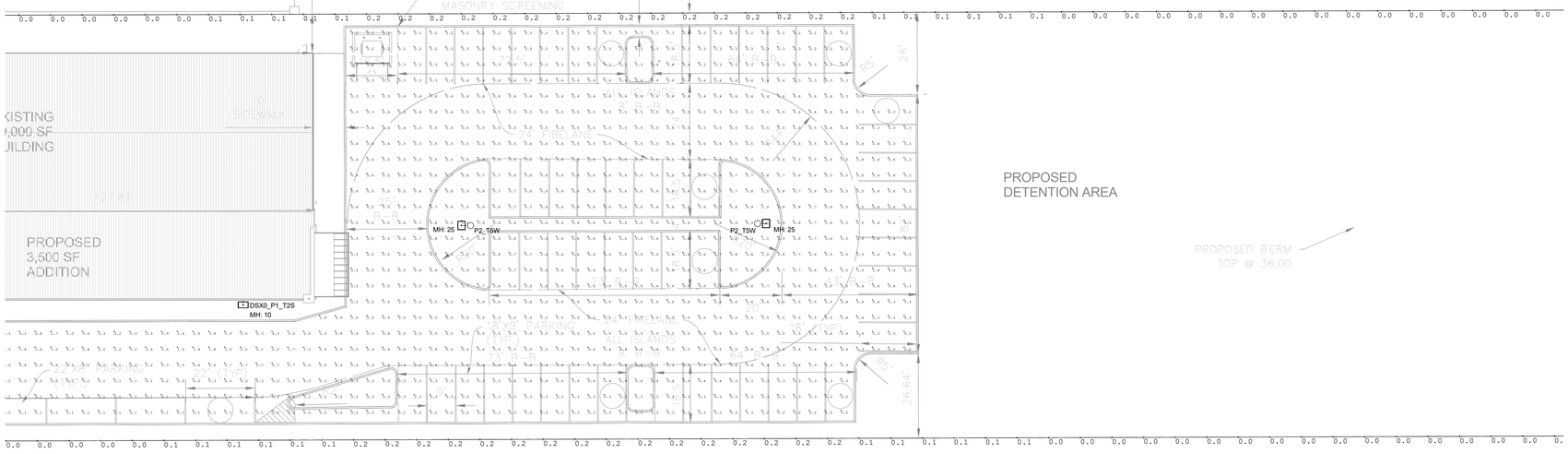
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING



2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 LO4AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

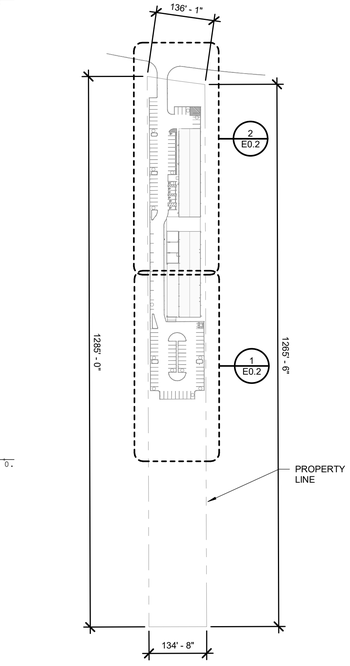
1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY

SITE INFORMATION (FOR REFERENCE ONLY)

TOTAL SITE AREA = 3.94 ACRES
FRONT SETBACK = 25 FEET
SIDE SETBACKS = 0 FEET
REAR SETBACK (NOT SHOWN, BEYOND VIEW) = 20 FEET



3 OVERALL SITE PLAN

SCALE: 1" = 160'-0" 3/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED PROFESSIONAL ENGINEER

Apr 08, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols P.E.
mjnichols@choice.com

SUITE 5517 479-636-5004
1805 N 2ND ST JOB NO.: 25626
ROGERS, AR 72756 DESIGNED BY: MOR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
April 06, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)

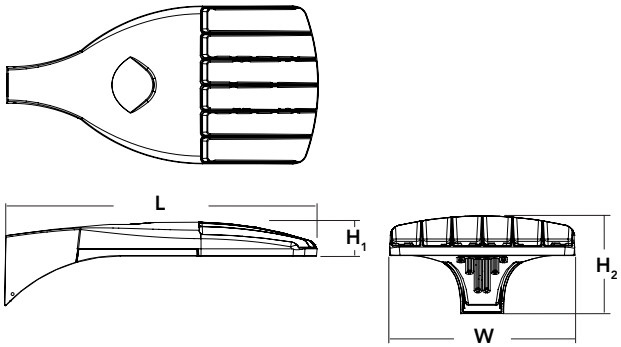
Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height$_1$: 3" (7.62 cm)

Height$_2$: 7" (17.8 cm)

Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics
P1 P5
P2 P6
P3 P7[1]
P4[1]

Rotated optics
P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K 3000 K
40K 4000 K
50K 5000 K

Distribution

T1S Type I short (Automotive)
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short[3]
T5S Type V short[3]
T5M Type V medium[3]
T5W Type V wide[3]
BLC Backlight control[4]
LCCO Left corner cutoff[4]
RCCO Right corner cutoff[4]

Voltage

MVOLT (120V-277V)[5,6]
XVOLT (277V-480V)[7,8,9]
120[6]
208[6]
240[6]
277[6]
347[6]
480[6]

Mounting

Shipped included
SPA Square pole mounting
RPA Round pole mounting[10]
WBA Wall bracket[3]
SPUMBA Square pole universal mounting adaptor[11]
RPUMBA Round pole universal mounting adaptor[11]

Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[13,14]
PIRHN Network, high/low motion/ambient sensor[15]
PER NEMA twist-lock receptacle only (control ordered separate)[16]
PER5 Five-pin receptacle only (control ordered separate)[16,17]
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20]
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20]
FAO Field adjustable output[21]

Other options

Shipped installed
HS House-side shield[22]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[2]
R90 Right rotated optics[2]
DDL Diffused drop lens[22]
HA 50°C ambient operations[1]

Shipped separately
BS Bird spikes[23]
EGS External glare shield

Finish *(required)*

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Ordering Information

Accessories

Ordered and shipped separately.

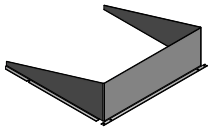
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

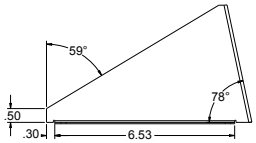
For more control options, visit DTL and ROAM online. Link to nLight Air 2

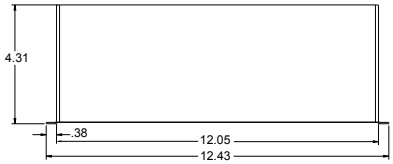
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

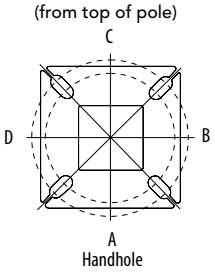




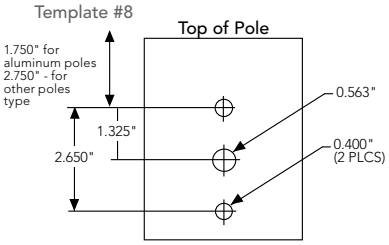


Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

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 Dimension					
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"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

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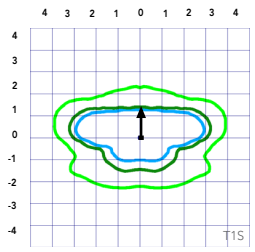
Photometric Diagrams

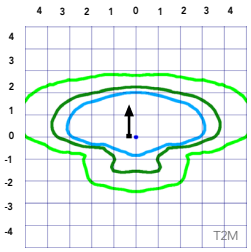
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

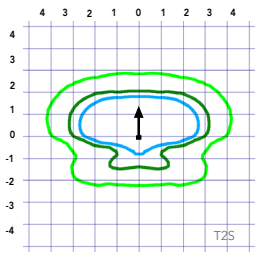
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

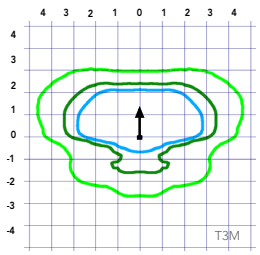
LEGEND

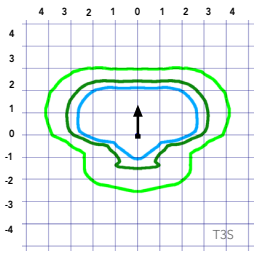
- 0.1 fc
- 0.5 fc
- 1.0 fc

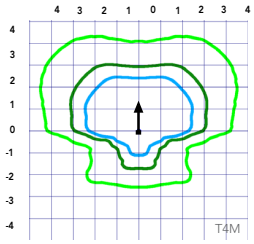


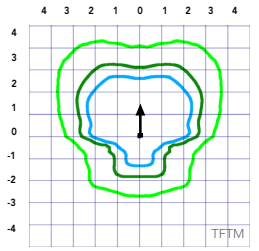


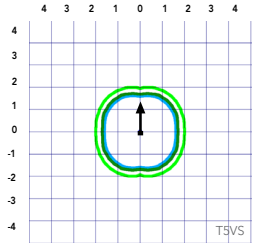


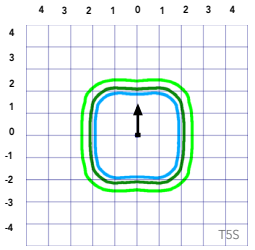


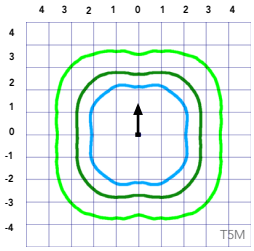


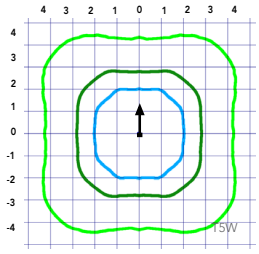


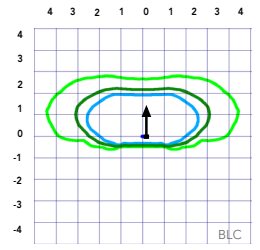


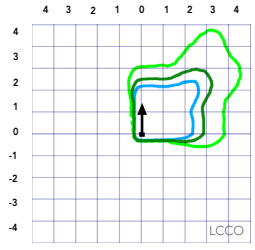


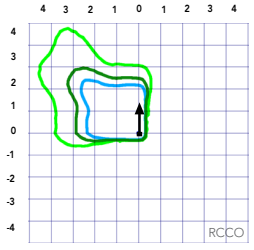












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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		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°C	95°F	0.98
40°C	104°F	0.97

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)	Photocell 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
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	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
	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
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	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

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire 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 independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately 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 SBGR	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.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	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	125
				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
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				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
P2	20	700	49W	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	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	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
				LCCO	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
P3	20	1050	71W	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	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				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
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				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
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	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
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				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	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	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
				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
				LCCO	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
P7	40	1300	166W	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
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				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
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

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Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	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
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	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	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				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
P11	30	700	72W	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
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				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
				LCCO	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
P12	30	1050	104W	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	3	129
				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
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	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
				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
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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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^2) 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™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core 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. DSX Size 0, comes standard with 0-10V dimming driver. 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™ 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 to 50°C ambient with HA option. 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/support/customer-support/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.

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D-Series Size 1
LED Area Luminaire

Catalog Number

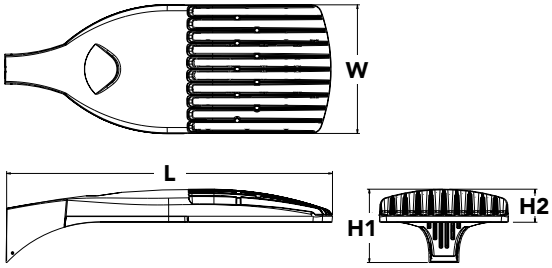
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height H1:	7-1/2″ (19.0 cm)
Height H2:	3-1/2″
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P4 [1]	P7 [1]
P2	P5 [1]	P8
P3	P6 [1]	P9 [1]

Rotated optics

P10 [2]	P12 [2]
P11 [2]	P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT [5]
XVOLT (277V-480V) [6,7,8]
120 [9]
208 [9]
240 [9]
277 [9]
347 [9]
480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, high/low motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]
PER5	Five-pin receptacle only (controls ordered separate) [15,16]
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21]
FAO	Field adjustable output [20,21]

Other options

Shipped installed

HS	House-side shield [23]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]

Shipped separately

BS	Bird spikes [24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

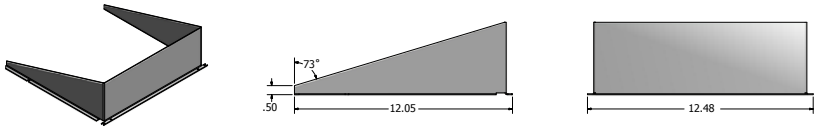
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

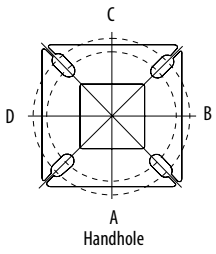
Options

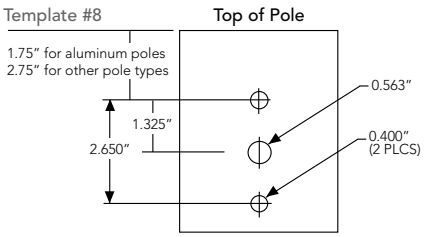
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

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

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	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"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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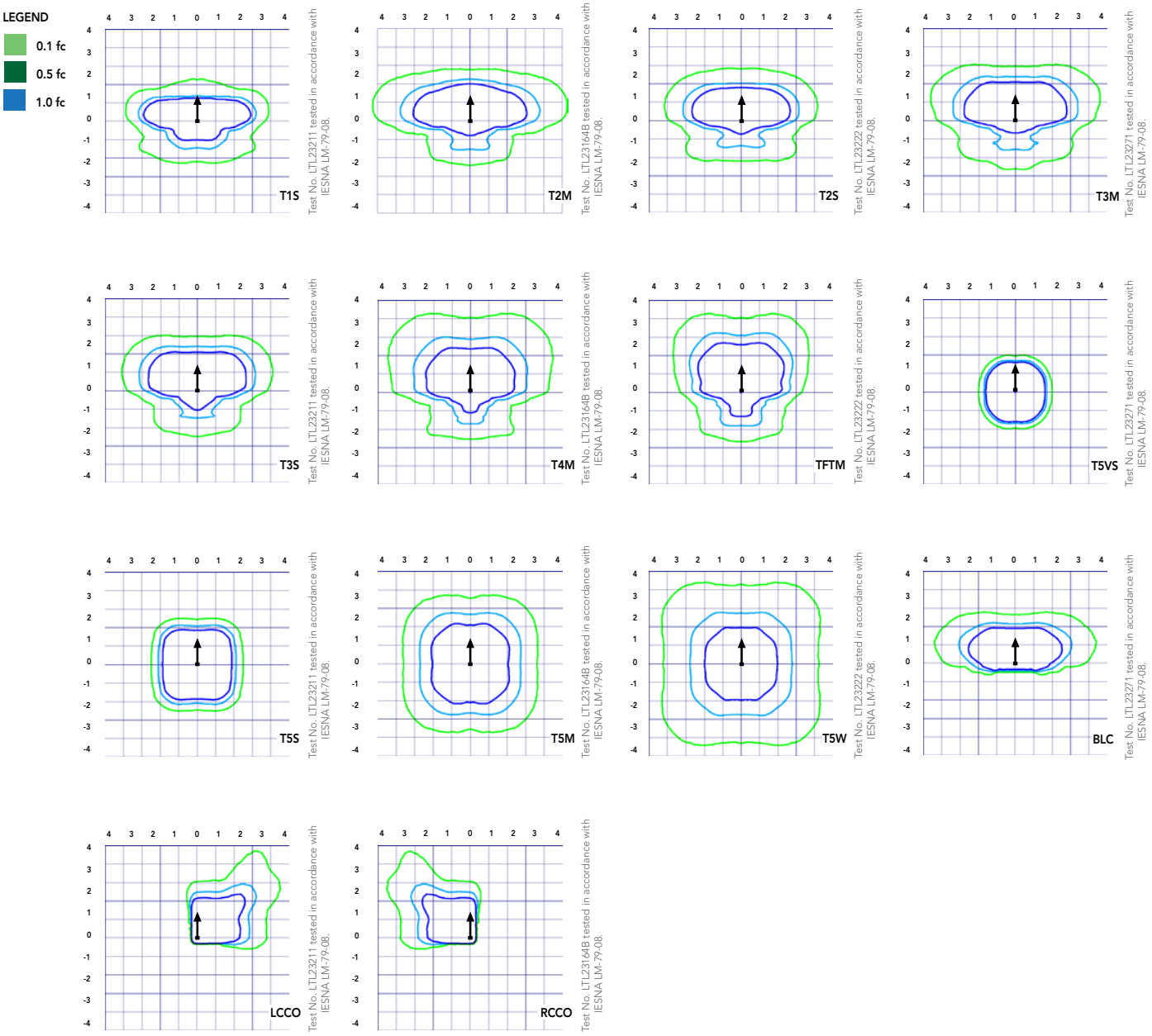
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		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°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

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
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell 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
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire 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 independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	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 SBGR	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.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

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 drivers are 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 (1.01 ft^2) 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 standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core 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 DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. 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 DSX1 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 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC 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/support/customer-support/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.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN4CYL

4" CYLINDER
Non-IC

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Heavy-gauge aluminum housing.

Ceiling mount for direct installation to 4" octagonal or square junction box.

Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.

Textured polyester powder paint finish standard.

Multiple ceiling, pendant, cord, and wall mount options available.

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

347V available option; transformer must be field-installed to an accessible remote-mounted junction box.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN4CYL 35/15 LO4AR LSS MVOLT EZ1 FCM DWHG

LDN4CYL											
Series	**Color temperature**		**Lumens**		**Aperture/Trim Color**				**Finish**		**Voltage**	
LDN4CYL 4" cylinder	27/	2700K	05	500 lumens	LO4	Downlight	AR	Clear	LSS	Semi-specular	MVOLT	Multi-volt
	30/	3000K	07	750 lumens	LW4[1]	Wallwash	WR[2]	White	LD	Matte diffuse	120	120V
	35/	3500K	10	1000 lumens			BR[2]	Black	LS	Specular	277	277V
	40/	4000K	15	1500 lumens								
	50/	5000K	20	2000 lumens								

Driver[3]		**Mounting**		**Options**		**Architectural Colors[10,11]**	
GZ10	0-10V driver dims to 10%	FCM	Ceiling mount	SF[6]	Single fuse	DWHG	Matte white (standard)
GZ1	0-10V driver dims to 1%	WM	Wall mount	NPP16D[7,8]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	DDB	Dark bronze
EZ10	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	PM[4]	Pendant 3/8" thread mount	NPP16DER[7,8]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	DBL	Black
EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ACC[5]	10ft aircraft cable and cord mount	NPS80EZ[7,8]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).	DWH	Glossy white
		ACC180[5]	15ft aircraft cable and cord mount	NPS80EZER[7,8]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.	DMB	Medium bronze
				90CRI	High CRI (90+)	DNA	Natural aluminum
				WL[9]	Wet location	DSS	Sandstone
						DGC	Charcoal grey
						DTG	Tennis green
						DBR	Bright red
						DSB	Steel blue

Notes

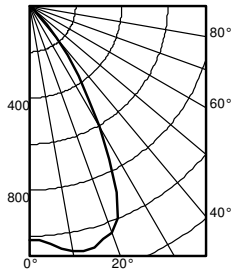
1 Not available in ACC mount.
2 Not available with finishes.
3 Refer to TECH-240 for compatible dimmers.
4 Supplied with 10" supply and dimming connections.
5 White cord supplied with white housings. All other finishes supplied with black cord.
6 Must specify voltage 120V or 277V.
7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8 Interface remote mounted. Access panel (supplied by others) recommended.
9 Not available with ACC & ACC180 mounting options.
10 Additional architectural colors available; see www.lithonia.com/archcolors.
11 Color and length of stem must be specified (from 6" to 240" in even increments in maximum sections of 48"). Ex.: CYS06 DWHG. Ceiling attachment for interior use. Consult factory for exterior use.
12 Must be field-installed to an accessible remote-mounted junction box.

Accessories: *Order as separate catalog number. (shipped separately)*	
CYS[11]	3/8" stem and canopy with 5° "hang straight" swivel
CRS[11]	3/8" stem and canopy with 45° swivel
SDT 347/120 75VA12[12]	347V Step-down transformer

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN4 35/10 LO4AR, input watts: 10.58, delivered lumens: 1085.2, LM/W = 102.57, spacing criterion at 0= 1.04, test no. ISF 30712P424.



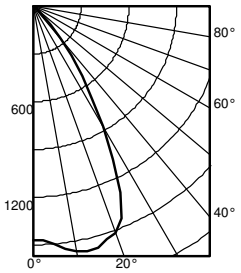
	Ave	Lumens
0	1017	
5	1039	101
15	1084	304
25	895	395
35	369	232
45	52	51
55	1	2
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	799.7	73.7
0° - 40°	1031.5	95.1
0° - 60°	1084.7	100.0
0° - 90°	1085.2	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1085.2	*100.0
*Efficiency		

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	95	93
3	96	92	88	95	91	87	92	89	86
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	79	73	69	79	73	69	77	72	68
7	75	69	64	74	68	64	73	68	64
8	70	64	60	70	64	60	69	63	60
9	66	60	56	66	60	56	65	60	56
10	63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	33.6	5.8	16.8	8.9	3.4
10.0	18.1	7.9	9.0	12.2	1.8
12.0	11.3	10.0	5.6	15.4	1.1
14.0	7.7	12.1	3.8	18.6	0.8
16.0	5.6	14.2	2.8	21.9	0.6

LDN4 35/15 LO4AR, input watts: 17.5, delivered lumens: 1570.1, LM/W = 89.72, spacing criterion at 0= 1.04, test no. ISF 30712P429.



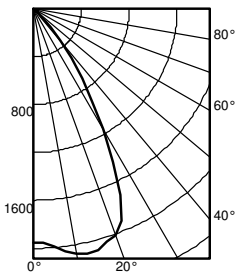
	Ave	Lumens
0	1472	
5	1503	146
15	1569	440
25	1295	571
35	534	335
45	75	74
55	1	3
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1157.1	73.7
0° - 40°	1492.5	95.1
0° - 60°	1569.4	100.0
0° - 90°	1570.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1570.1	*100.0
*Efficiency		

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	95	93
3	96	92	88	95	91	87	92	89	86
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	79	73	69	79	73	69	77	72	68
7	75	69	64	74	68	64	73	68	64
8	70	64	60	70	64	60	69	63	60
9	66	60	56	66	60	56	65	60	56
10	63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	48.7	5.8	24.3	8.9	4.9
10.0	26.2	7.9	13.1	12.2	2.6
12.0	16.3	10.0	8.2	15.4	1.6
14.0	11.1	12.1	5.6	18.6	1.1
16.0	8.1	14.2	4.0	21.9	0.8

LDN4 35/20 LO4AR, input watts: 22.12, delivered lumens: 2083.1, LM/W = 94.17, spacing criterion at 0= 1.04, test no. ISF 30712P434.



	Ave	Lumens
0	1952	
5	1994	193
15	2081	584
25	1718	758
35	709	445
45	99	98
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1535.2	73.7
0° - 40°	1980.1	95.1
0° - 60°	2082.1	100.0
0° - 90°	2083.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	2083.1	*100.0
*Efficiency		

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	95	93
3	96	92	88	95	91	87	92	89	86
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	79	73	69	79	73	69	77	72	68
7	75	69	64	74	68	64	73	68	64
8	70	64	60	70	64	60	69	63	60
9	66	60	56	66	60	56	65	60	56
10	63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	64.5	5.8	32.3	8.9	6.5
10.0	34.7	7.9	17.4	12.2	3.5
12.0	21.6	10.0	10.8	15.4	2.2
14.0	14.8	12.1	7.4	18.6	1.5
16.0	10.7	14.2	5.4	21.9	1.1

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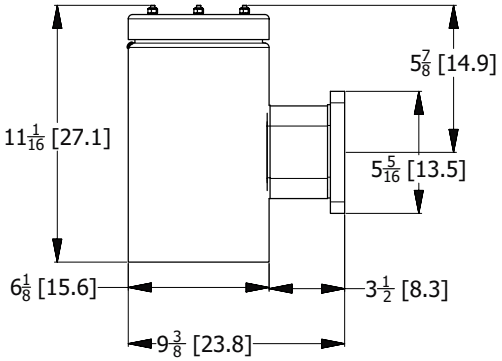
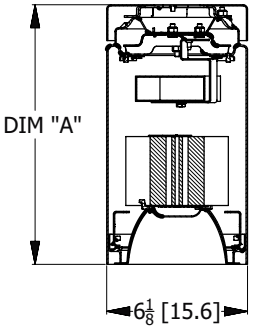
LDN4CYL

* All dimensions are inches (centimeters) unless otherwise noted.



LDN4 CYLINDER WALL MOUNT



LDN4 CYLINDER

DIMENSION TABLE	
STYLE	**DIM "A"**
CEILING MOUNT (FCM)	10-13/16
CEILING MOUNT WET LOCATION (FCM WL)	10-13/16
PENDANT MOUNT (PM)	10
PENDANT MOUNT WET LOCATION (PM WL)	11
CABLE MOUNT (ACC)	9-13/16

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

LDN4CYL			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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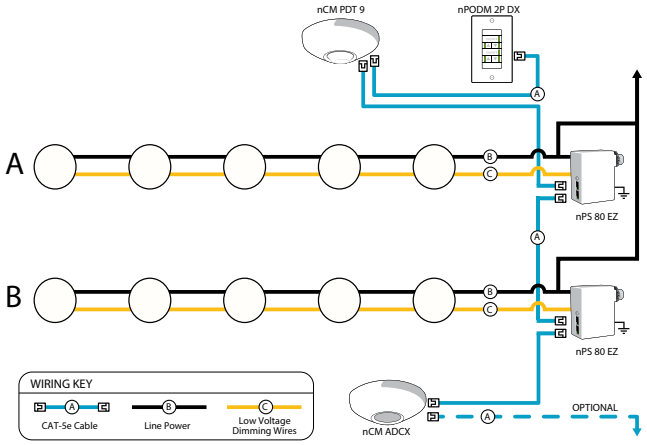
ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



nLight® Control Accessories:
Order as separate catalog number.
Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number
On/Off	nPODM [color]
On/Off & Raise/Lower	nPODM DX [color]
Graphic Touchscreen	nPOD GFX [color]
Photocell controls	**Model number**
Dimming	nCM ADCX

Occupancy sensors	Model number
Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Cat-5 cables (plenum rated)	**Model number**
10', CAT5 10FT	CAT5 10FT J1
15', CAT5 15FT	CAT5 15FT J1

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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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:	David Gonzales, *Planning and Zoning Manager*
DATE:	April 13, 2021
SUBJECT:	SP2021-009; *Amended Site Plan for Office/Warehouse/Manufacturing Facility (SPR Manufacturing)*

The applicant, David Morales of Pross Design Group, is requesting the approval of an amended site plan for the purpose allowing an expansion that will incorporate new high-bay extruders at the rear of the existing facility. This expansion area will be clad in pre-finished metal panels, and be visually similar to the previous expansion that was approved by the City Council through a Specific Use Permit (SUP) on September 6, 2016 via *Ordinance No. 16-46* (*i.e. Case No. Z2016-022; SUP No. S-155*). This approval allowed the expansion to extend 71-feet in height and for the use of pre-finished metal panels to be constructed on top of the existing tilt-up wall construction.

With the proposed expansion of the facility, the applicant is proposing to construct the addition to an equal height as the remainder of the rear façade, which was only constructed to a height of ~59.797-feet despite the approval of the Specific Use Permit (SUP). Staff should point out that the proposed pre-finished metal panels will match the existing metal panels. According to Subsection 05.01(A)(1)(c), *General Industrial District Standards*, of *Article 05*, of the Unified Development Code (UDC), pre-finished metal panels are considered secondary materials and are limited to a maximum of ten (10) percent of the buildings' façades. The addition of the metal panels represents an approximately 14.90% increase (*i.e. ~4,048 SF*) of secondary materials added on the rear façade (*i.e. 27,144 SF*), and will require approval of an exception to allow the secondary materials to exceed ten (10) percent on the northern façade. Subsection 9.02, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), states that "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide [*two (2)*] compensatory measures that directly offset the requested exception." In this case, the applicant is proposing to plant four (4) additional trees adjacent to Justin Road as a compensatory measure; however, the approval of this exception is a discretionary decision for the Planning and Zoning Commission. On *March 30, 2021,* the Architectural Review Board (ARB) reviewed the applicant's request and voted 5-0 to recommend approval to the Planning and Zoning Commission, with Board Members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions, staff will be available at the *April 13, 2021* meeting.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1480 Justin Rd.				
SUBDIVISION	SPR Packaging Addition	LOT	2	BLOCK	A
GENERAL LOCATION	1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse, Manufacturing, Office
PROPOSED ZONING	LI	PROPOSED USE	Warehouse, Manufacturing, Office
ACREAGE	10.1893	LOTS [CURRENT]	LOTS [PROPOSED]

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Alvaplast US Development LLC (SPR Packaging)	☒ APPLICANT	Pross Design Group
CONTACT PERSON	Robert Reece	CONTACT PERSON	David A. Morales
ADDRESS	1480 Justin Rd.	ADDRESS	5310 Harvest Hill Rd.
			Suite 180
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75230
PHONE	(469) 402-2159	PHONE	972-759-1400
E-MAIL	rreece@sprpackaging.com	E-MAIL	dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANTIAGO DIAZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* MARCH, *20*21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vonda L Clements

VONDA L CLEMENTS
Notary ID #10306723
My Commission Expires
January 5, 2025

MY COMMISSION EXPIRES

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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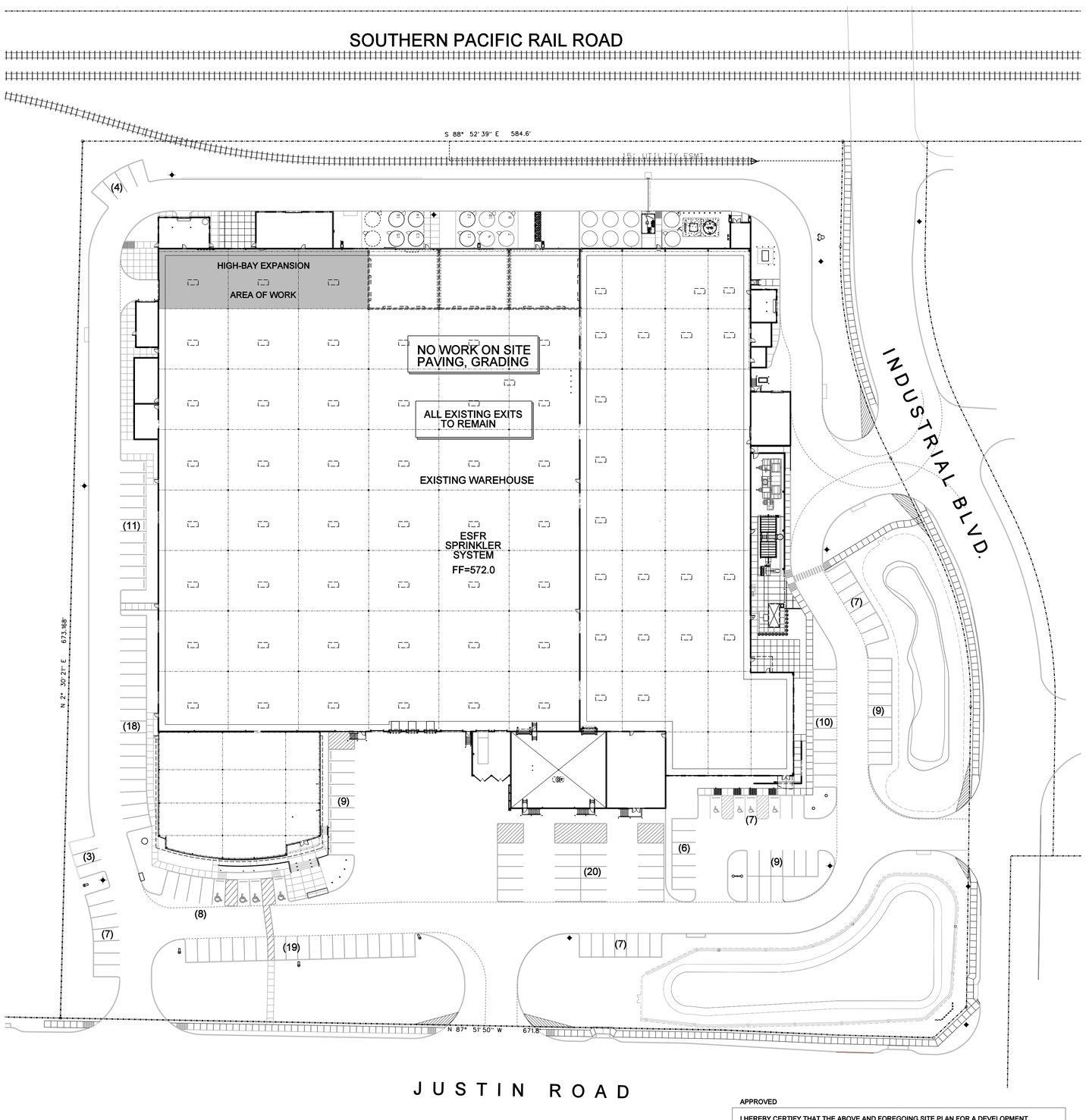
$TIME$
$DATE$
$FILE$



PROJECT DATA

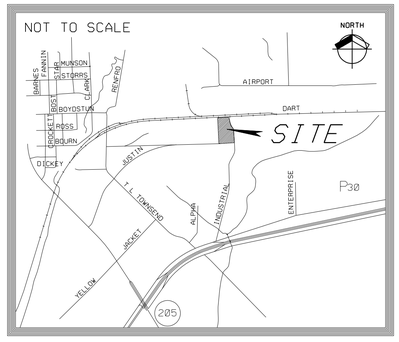
ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-

TOTALS	
EXISTING PARKING ON SITE	146
EXISTING ACCESSIBLE PARKING ON SITE	8
TOTAL EXISTING PARKING	154

LOCATION MAP



NORTH

1 EXISTING SITE PLAN
SCALE: 1"=40'-0"

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE __ DAY OF ____, ____.

WITNESS OUR HANDS, THIS __ DAY OF____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

drawn:
checked
ROBERT PROSS
date
03/19/2021

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS
03/19/2021

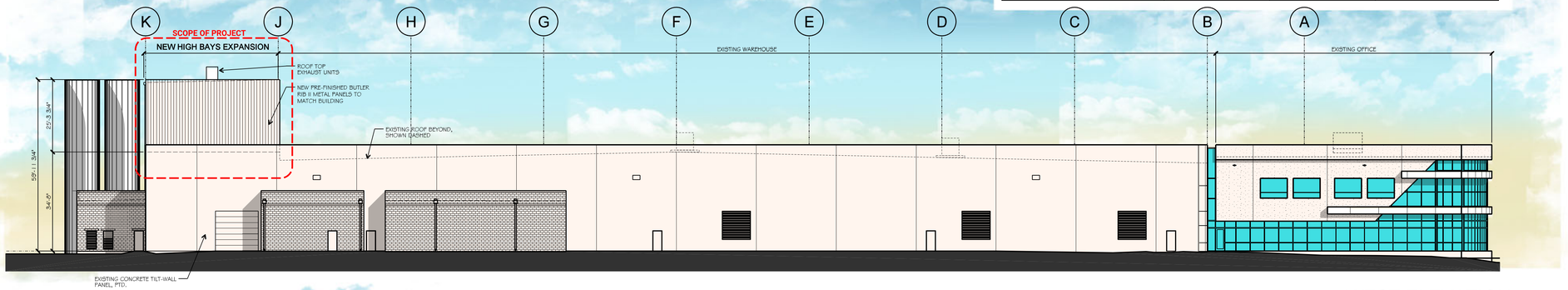
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

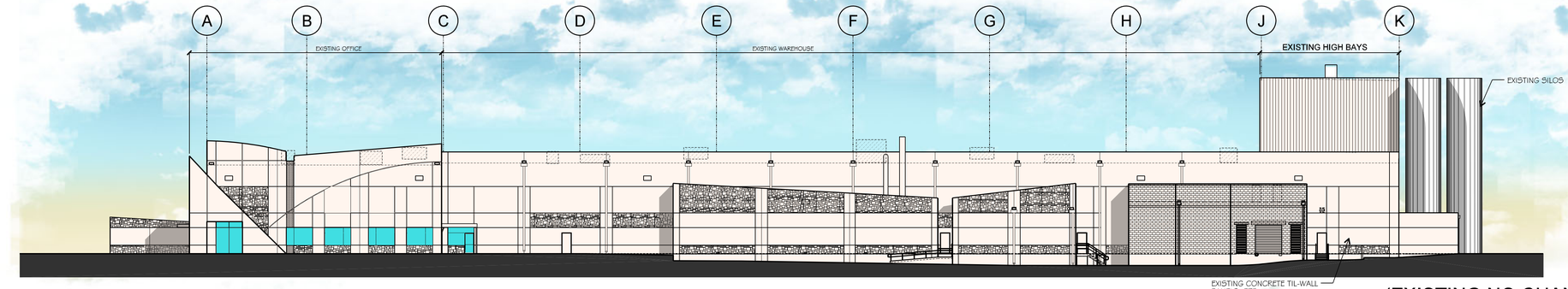
job no
2049
sheet
A1.0

PAINT SCHEDULE	
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

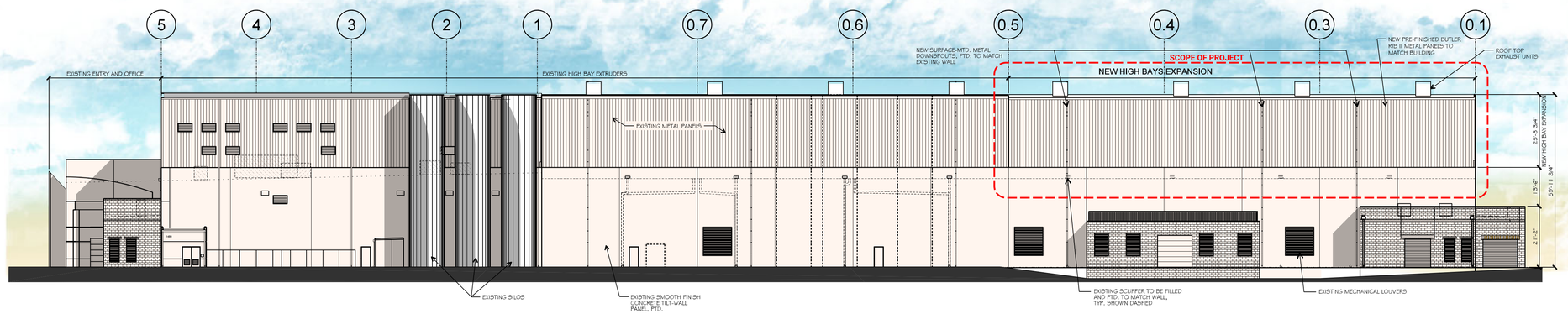
FACADE MATERIAL CALCULATIONS			
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL,WINDOWS, & DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF 11%
PAINTED CMU	1,382.6 SF 5%	1,294.9 SF 8%	2,531.2 SF 15%
PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
TOTAL MATERIAL AREA	28,323.2 SF	16,723 SF	19,108.1 SF



3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE) EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE __ DAY OF ____ , ____.

WITNESS OUR HANDS, THIS __ DAY OF____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

drawn: SF
checked ROBERT PROSS
date 03/19/2021

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 27424 STATE OF TEXAS
03/19/2021

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2049
sheet
A3.0

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$TIME$
$DATE$
$FILE$

March 25, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS

On behalf of SPR Packaging, we wish to submit a variance request to the City of Rockwall Development Codes in connection with our amended site plan (elevations) submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a vertical expansion of three (3) bays of their existing warehouse space to support new high-bay extrusion equipment. This expansion consists of the removal of the existing roof, and the construction of a new roof to match the height of the adjacent high bay portion of the building. The new roof will not exceed 59'-11 3/4". This project would not expand the building floor area, add square footage, nor disturb the site parking, paving, or landscaping.

We request the following variance:

A. Construction Materials
To match the existing building materials directly adjacent to the proposed expansion area previously approved by variance, and to maintain a consistent and uniform architectural appearance, the Owner wishes to be granted a variance to utilize pre-finished metal panels in excess of the 10% maximum of secondary materials allowed on this building façade.

If the above variance request is approved, the Owner agrees to plant up to four (4) additional trees fronting the public right of ways to satisfy the Development Code's requirement for two compensatory measures.

We appreciate your consideration of this matter.

Sincerely,

David A. Morales
Project Architect