



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-033 P&Z DATE 10/9/2018 CC DATE 10/15/2018 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & Z

CASE NO. P2018-033

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

DIRECTOR OF PLANNING: *Billi*
CITY ENGINEER: *Angie Will*

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 Discovery Boulevard

Subdivision _____ Lot _____ Block _____

General Location 440' East of Intersection of John King Blvd & Discovery Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-83 Current Use Agriculture

Proposed Zoning PD-83 Proposed Use Multi-Family

Acreage 21.280 Lots [Current] 1 Lots [Proposed] 1

MCSM **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]

<input type="checkbox"/> Owner	<u>SWBC Rockwall, L.P.</u>	<input checked="" type="checkbox"/> Applicant	<u>G + A McAdams</u>
Contact Person	<u>Spencer Byington</u>	Contact Person	<u>Matthew St. Marie</u>
Address	<u>5949 Sherry Ln. Suite 750</u>	Address	<u>111 Hillside Dr. L</u>
City, State & Zip	<u>Dallas, TX 75025</u>	City, State & Zip	<u>Lewisville, TX 75067</u>
Phone	<u>(214) 987-6317</u>	Phone	<u>(972) 436-9712</u>
E-Mail	<u>sbyington@swbc.com</u>	E-Mail	<u>mstmarie@mcadamsco.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Matthew G. St. Marie [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 \$ 725.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of September, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of September, 20 18

Owner's/Applicant's Signature

Matthew G. St. Marie
Elena Lucia Parker

Notary Public in and for the State of Texas



My Commission Expires

09/15/22



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 9/17/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 09/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/25/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/25/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-033
Project Name: Lot 1, Block A, SWBC Rockwall Addition, Phase 1
Project Type: PLAT
Applicant Name: G & A MCADAMS
Owner Name: SWBC ROCKWALL, L.P.
Project Description:



RECEIPT

Project Number: P2018-033
Job Address: DISCOVER BLVD
Rockwall, TX 75032

Receipt Number: B82093

Printed: 9/17/2018 1:59 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 725.60

Total Fees Paid:

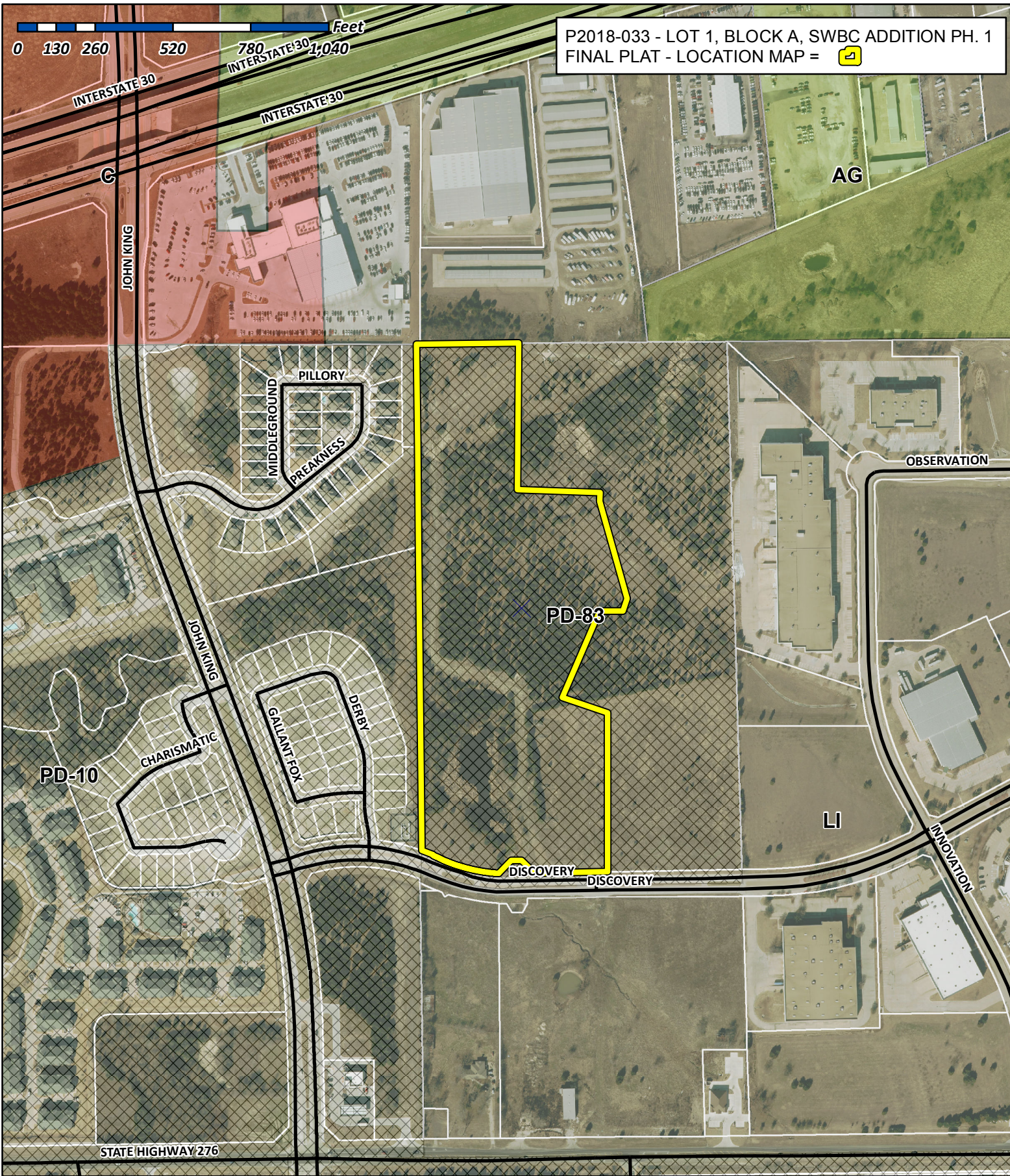
\$ 725.60

Date Paid: 9/17/2018 12:00:00AM

Paid By: G & A Consultants

Pay Method: CHECK 034350

Received By: LM



P2018-033 - LOT 1, BLOCK A, SWBC ADDITION PH. 1
 FINAL PLAT - LOCATION MAP = [yellow square icon]



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.



Hitt Family Limited Partnership
Vol. 1875, Pg. 238

PNEUMA VENTURES LTD.
2924/31
D.R.R.C.T.

Mckeown-Belaustegui Addition
Cab. E, Slide 233

50' Pipeline Easement
2015000001949

1/2" CRS (G&A)

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

N 7,021,767.2
E 2,603,747.9

5/8" CRF (MADDOX 5430)

Nissan of Rockwall Addition
Inst. No. 2015000008394

Lot 32, Block E

Lot 31, Block E

Rockwall Downes, Phase 1
Inst. No. 2015000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

LOT 1, BLOCK A
21280 Acres

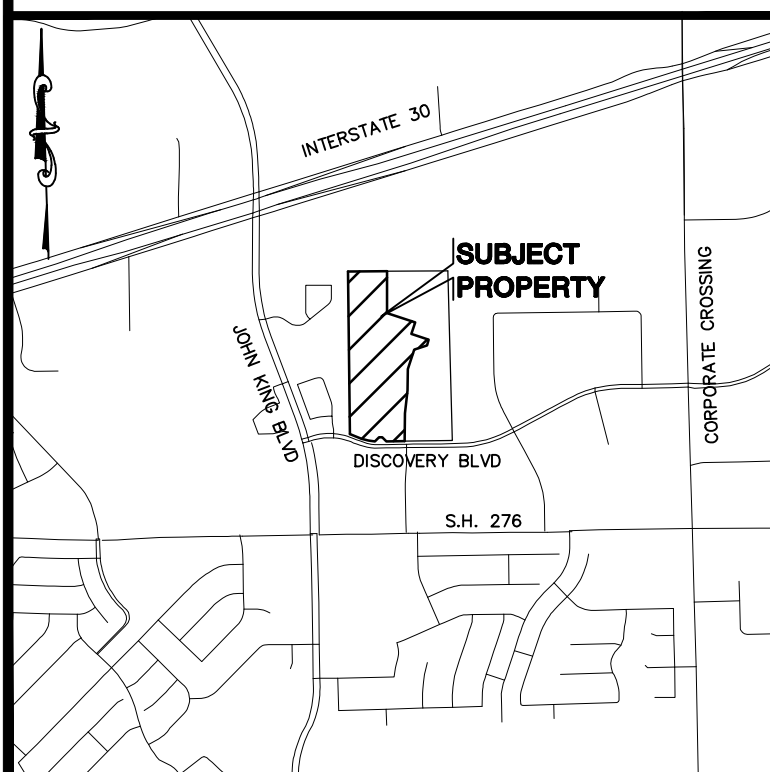
DISCOVERY BLVD.
(Variable Width R.O.V.)
City of Rockwall - Vol. 6168, Pg. 198

SEE DETAIL "F" PAGE 2

SEE DETAIL "E" PAGE 2

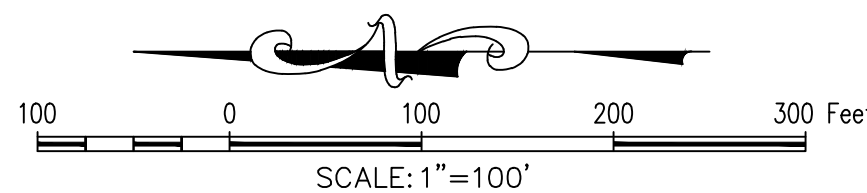
FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VICINITY MAP 1"=2000'



LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- POB = POINT OF BEGINNING
- UE = UTILITY EASEMENT
- MAUDE = MUTUAL ACCESS, UTILITY & DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- LS = LANDSCAPE
- PAE = PEDESTRIAN ACCESS EASEMENT



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 9/14/18

1/3

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

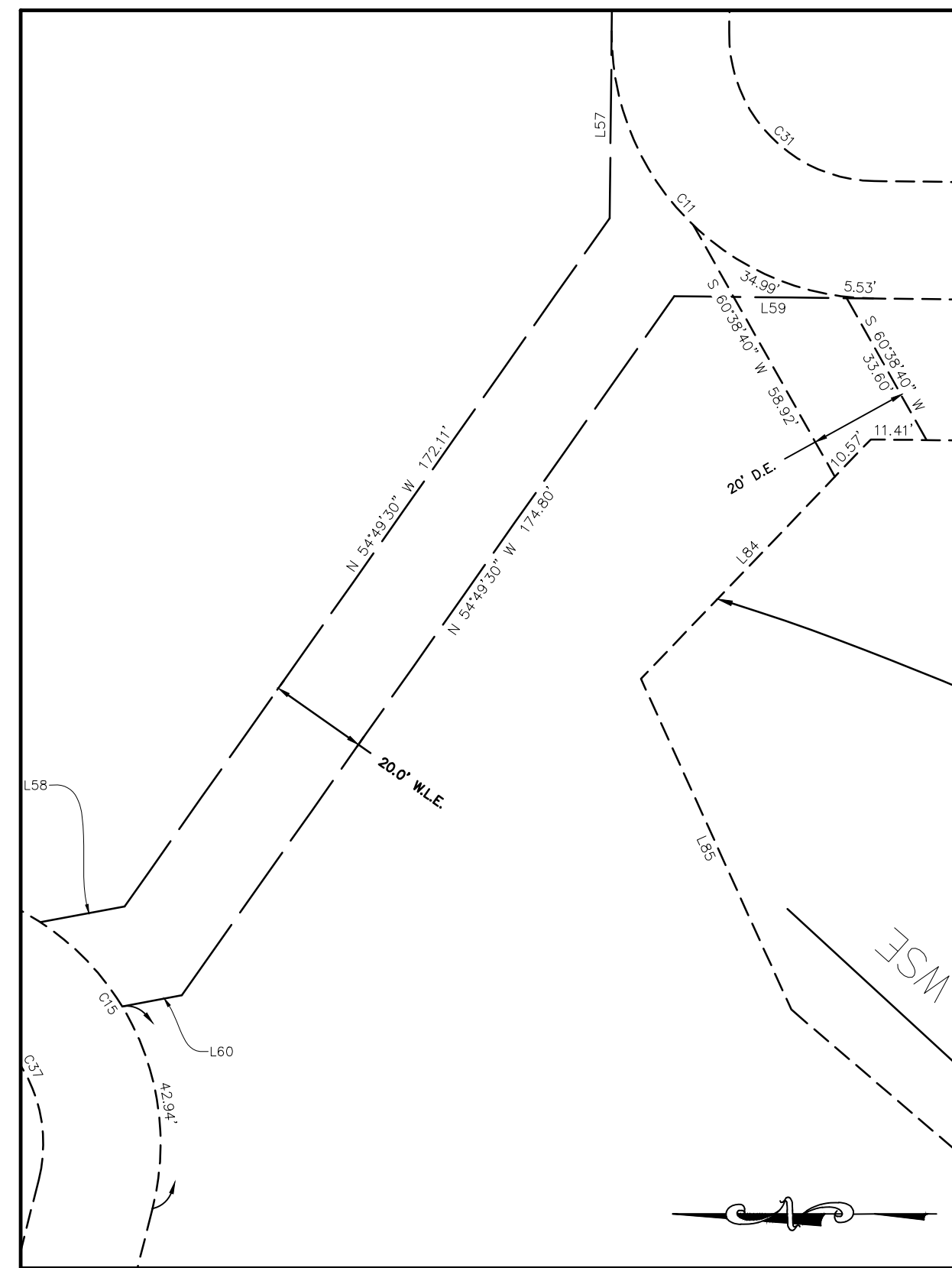


The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

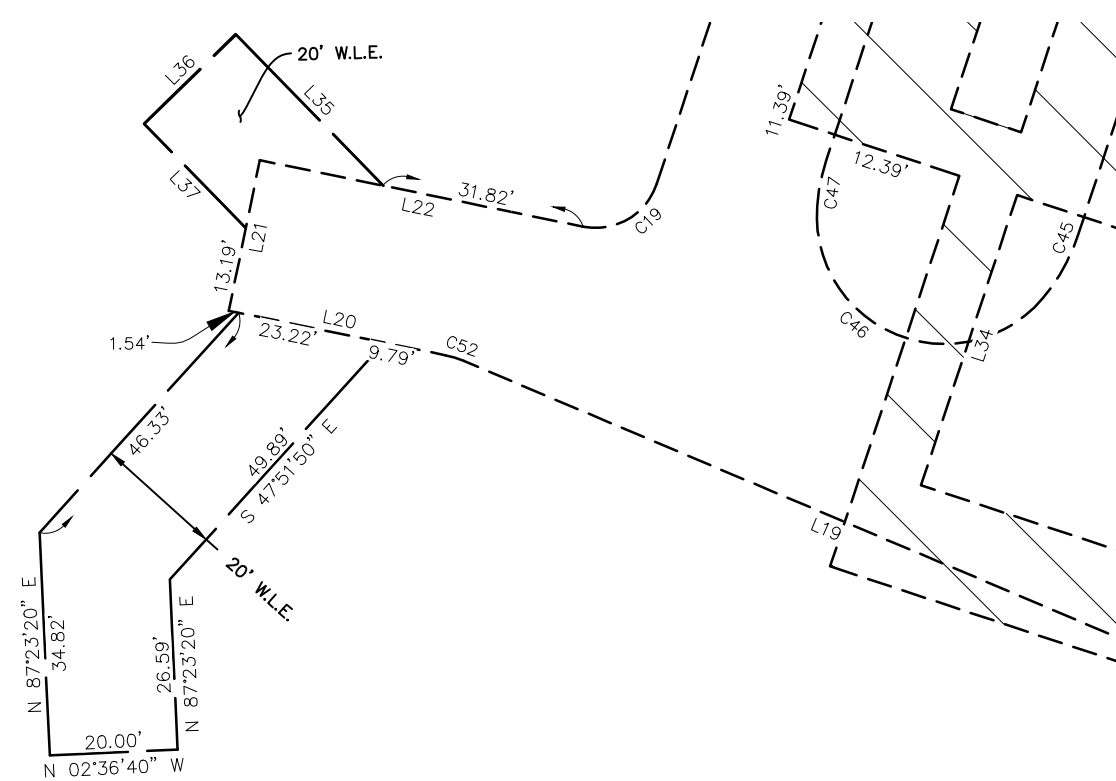
CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	557.50'	21'45'33"	211.72'
C2	642.50'	5'25'16"	60.79'
C3	20.00'	69'24'58"	24.23'
C4	30.00'	60'58'32"	31.93'
C5	15.00'	45'00'00"	11.78'
C6	15.00'	45'00'00"	11.78'
C7	15.00'	45'00'00"	11.78'
C8	15.00'	45'00'00"	11.78'
C9	54.00'	72'24'25"	68.24'
C10	54.00'	17'35'35"	16.58'
C11	54.00'	90'00'00"	84.82'
C12	30.00'	72'19'50"	37.87'
C13	30.00'	90'00'00"	47.12'
C14	30.00'	99'35'00"	52.14'
C15	54.00'	95'32'10"	90.04'
C16	54.00'	75'05'20"	70.77'
C17	54.00'	89'59'55"	84.82'
C18	30.00'	80'24'55"	42.11'
C19	10.00'	83'17'24"	14.54'
C20	44.00'	90'00'00"	69.12'
C21	30.00'	107'40'10"	56.38'
C22	54.00'	90'00'00"	84.82'
C23	3.00'	52'08'54"	2.73'
C24	20.00'	90'00'00"	31.42'
C25	15.00'	45'00'00"	11.78'
C26	15.00'	45'00'00"	11.78'
C27	15.00'	45'00'00"	11.78'
C28	15.00'	44'59'52"	11.78'
C29	30.00'	72'24'25"	37.91'
C30	30.00'	17'35'35"	9.21'
C31	30.00'	90'00'00"	47.12'
C32	30.00'	90'00'00"	47.12'
C33	45.00'	48'12'23"	37.86'
C34	2.00'	82'13'52"	2.87'
C35	37.00'	62'49'34"	40.57'
C36	30.00'	112'31'32"	58.92'
C37	30.00'	95'32'10"	50.02'
C38	30.00'	75'05'20"	39.32'
C39	30.00'	89'59'55"	47.12'
C40	30.00'	99'35'05"	52.14'
C41	30.00'	90'00'00"	47.12'
C42	30.00'	90'00'00"	47.12'
C43	30.00'	90'00'00"	47.12'
C44	30.00'	89'59'50"	47.12'
C45	30.00'	21'38'10"	11.33'
C46	20.00'	144'24'07"	50.41'
C47	30.00'	13'57'44"	7.31'
C48	30.00'	13'49'13"	7.24'
C49	20.00'	144'27'06"	50.42'
C50	30.00'	21'43'44"	11.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 18°18'50" W	75.15'
L2	S 71°41'10" E	121.00'
L3	S 18°18'50" W	56.85'
L4	S 71°41'10" E	94.15'
L5	S 06°34'20" W	97.60'
L6	S 00°38'00" W	94.13'
L7	N 45°47'43" W	61.52'
L8	S 89°12'17" W	35.13'
L9	S 44°12'17" W	59.92'
L10	N 89°21'20" W	30.02'
L11	S 45°38'40" W	8.79'
L12	N 89°21'20" W	20.00'
L13	N 44°21'20" W	8.79'
L14	S 08°43'50" W	56.87'
L15	N 71°41'15" W	67.67'
L16	N 08°43'50" E	159.80'
L17	S 81°16'15" E	91.96'
L18	N 18°18'50" E	66.86'
L19	N 22°54'55" E	124.91'
L20	N 11°36'14" E	34.55'
L21	N 78°23'46" W	24.00'
L22	N 11°36'14" E	51.54'
L23	S 83°25'40" E	2.00'
L24	S 89°21'20" E	29.94'
L25	S 44°21'20" E	8.79'
L26	S 89°21'20" E	20.00'
L27	N 45°38'40" E	8.79'
L28	S 89°21'20" E	11.32'
L29	N 06°34'20" E	24.60'
L30	S 71°41'15" E	67.67'
L31	N 81°16'15" W	77.77'
L32	N 18°18'50" E	42.62'
L33	S 18°18'50" W	68.00'
L34	N 18°18'50" E	68.00'
L35	N 45°41'10" E	32.96'
L36	N 44°18'50" W	20.00'
L37	S 45°41'10" W	22.68'
L38	S 44°12'17" W	9.98'
L39	S 18°18'50" W	11.50'
L40	S 36°50'55" W	11.39'
L41	S 71°41'10" E	13.16'
L42	N 18°18'50" E	28.50'
L43	S 71°41'10" E	5.46'
L44	N 18°18'50" E	20.00'
L45	N 71°41'10" W	25.46'

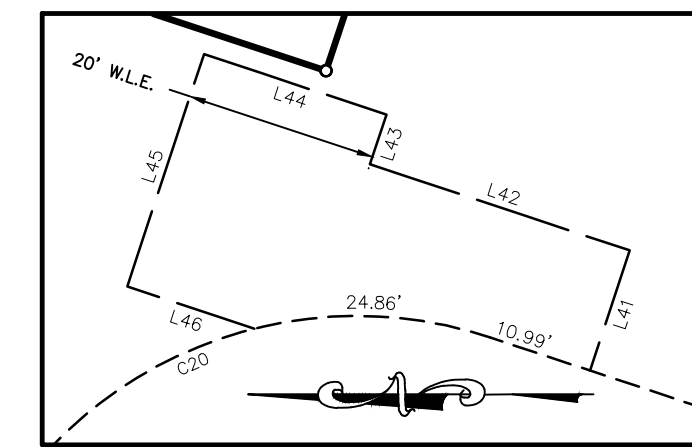
LINE TABLE		
LINE	BEARING	DISTANCE
L46	S 18°18'50" W	13.95'
L48	S 90°00'00" E	20.00'
L49	S 00°00'00" E	17.61'
L51	N 30°38'40" E	20.55'
L52	S 60°37'10" W	18.79'
L53	N 29°22'50" W	20.00'
L54	S 60°37'10" W	13.44'
L55	S 30°38'40" W	51.34'
L56	N 89°21'20" W	32.97'
L57	N 44°08'45" W	34.82'
L58	S 36°16'10" E	23.73'
L59	N 44°08'45" W	27.11'
L60	S 36°16'10" E	6.62'
L61	S 16°57'50" E	20.06'
L62	S 00°38'40" W	10.00'
L63	N 89°21'20" W	20.00'
L64	S 00°38'40" W	7.39'
L65	N 89°21'20" W	14.38'
L66	N 00°38'40" E	20.00'
L67	S 89°21'20" E	10.45'
L68	S 71°41'10" E	8.50'
L69	S 18°18'50" W	20.00'
L70	S 71°41'10" E	8.50'
L71	S 89°21'20" E	9.94'
L72	N 00°38'40" E	20.00'
L73	S 89°21'33" E	10.00'
L74	S 89°21'20" E	21.00'
L75	S 89°21'20" E	21.00'
L76	S 89°25'47" W	57.27'
L77	N 00°34'13" W	20.00'
L78	N 89°25'47" E	44.47'
L79	S 16°56'55" E	71.05'
L80	S 58°25'00" E	25.53'
L81	S 16°56'55" E	154.05'
L82	S 08°10'00" E	57.02'
L83	S 00°38'40" W	142.67'
L84	S 46°10'00" E	67.81'
L85	N 62°20'00" E	84.60'
L86	N 40°35'00" E	100.51'
L87	N 21°20'00" E	68.32'



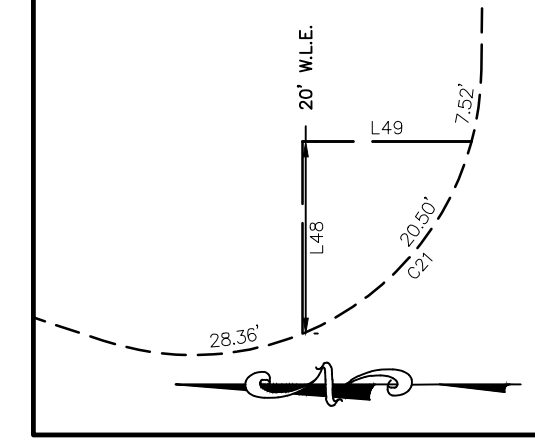
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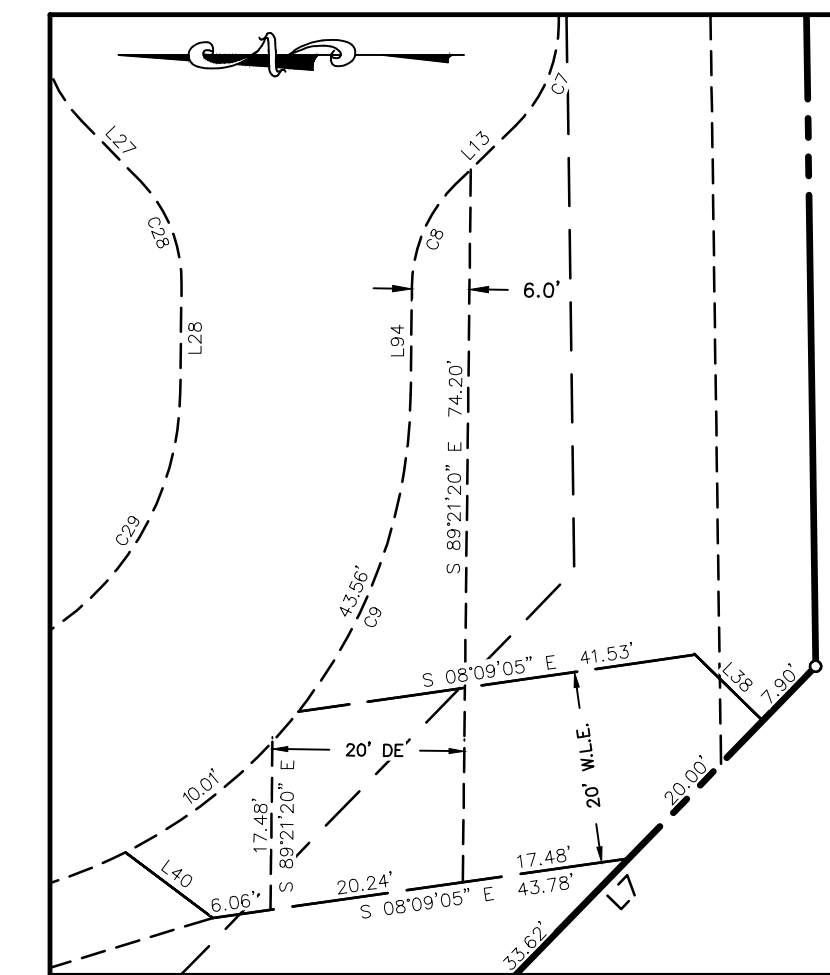
DETAIL "B"
Scale: T=30'



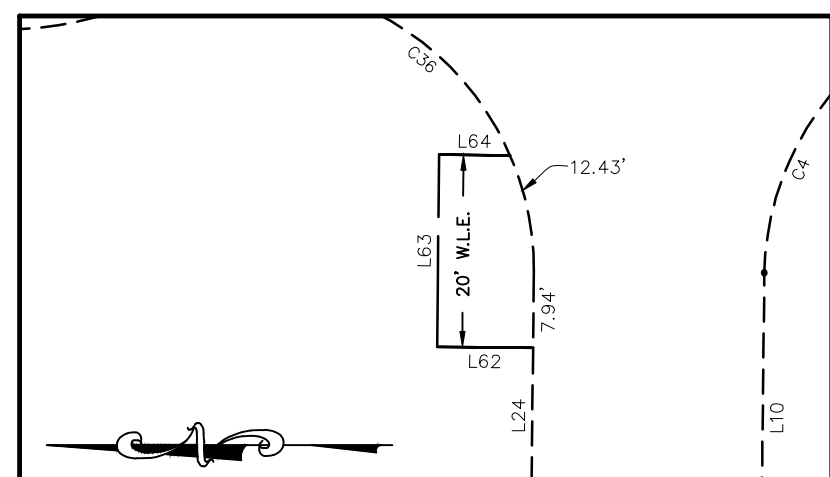
DETAIL "C"
Scale: T=20'



DETAIL "D"
Scale: T=20'



DETAIL "E"
Scale: T=20'



DETAIL "F"
Scale: T=20'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

File: Z:\2017\17193\Drawings\FP & Const Plans\17193.FP
Plotted: 9/14/2018 12:06 PM, by Matthew St. Marie, Smead
9/14/2018 12:03 PM, by matt

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57,819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57,819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, Pneuma Ventures, L.T.D., are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

Authorized Representative

STATE OF TEXAS :

COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public

My commission expires the _____ day of _____, 2018.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Northwest Corner: N 7021767.2'; E 2603747.9'
COR-6: N 7025942.6'; E 2601204.0'
COR-8: N 7018063.1'; E 2609533.7'
COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

RECOMMENDED FOR FINAL APPROVAL

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 this _____ 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 _____

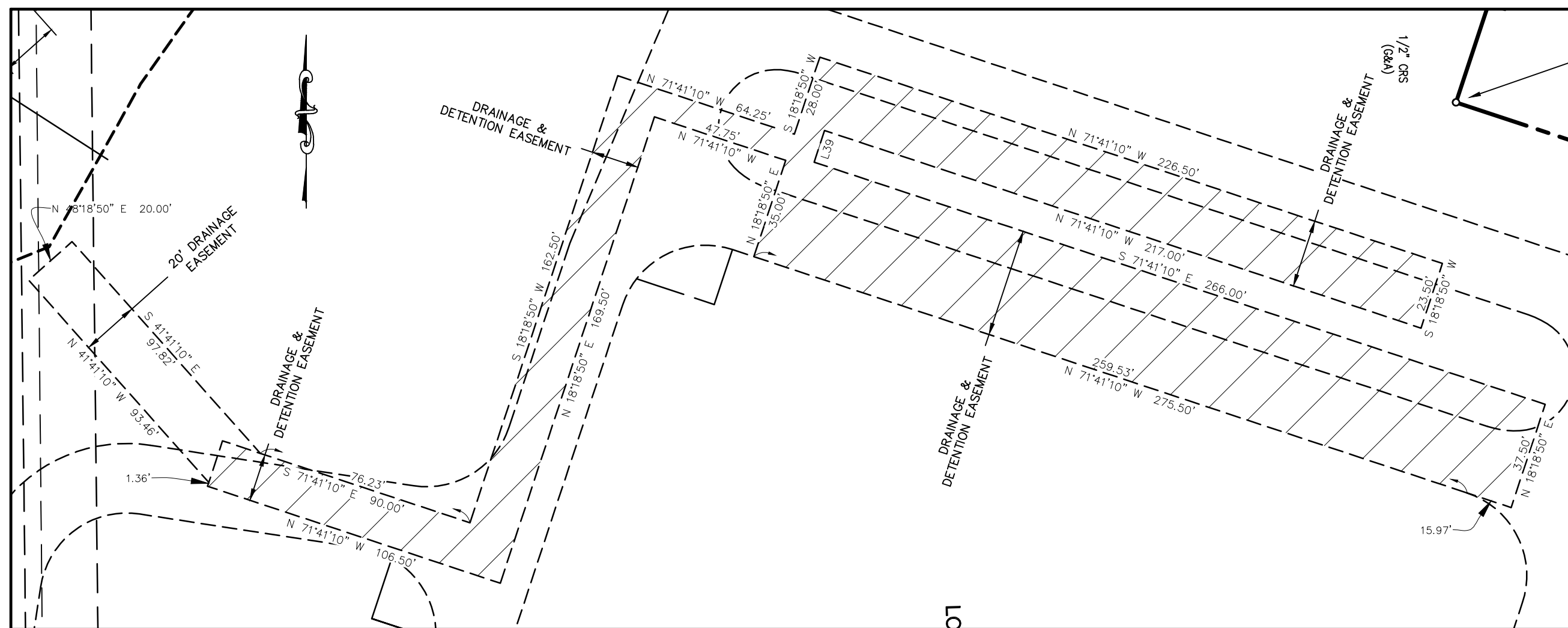
Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 9/14/18

W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'


NOTES:

- 1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 2.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- 3.) No flood zone area analysis has been performed by The John R. McAdams Company, Inc., on the subject property.
- 4.) Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 16 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.


Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2'; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'

LEGEND					
RF	=	REBAR FOUND	SSE	=	SANITARY SEWER EASEMENT
CRS	=	CAPPED REBAR SET	WLE	=	WATER LINE EASEMENT
BL	=	BUILDING LINE	PE	=	PIPELINE EASEMENT
UE	=	UTILITY EASEMENT	CO	=	CLEANOUT
CRF	=	CAPPED REBAR FOUND	PP	=	POWER POLE
P.O.B.	=	POINT OF BEGINNING	LP	=	LIGHT POLE
CM	=	CONTROLLING MONUMENT	WV	=	WATER VALVE
G&A	=	G&A CONSULTANTS, INC.	WM	=	WATER METER
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS	FH	=	FIRE HYDRANT
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS	SSMH	=	SANITARY SEWER MANHOLE
MAE	=	MUTUAL ACCESS EASEMENT	STMH	=	STORM SEWER MANHOLE

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



3/3



The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBP: 19762 TBP: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 08/17/17 SCALE: No Scale JOB. No. 17193

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/09/2018

APPLICANT: Matthew St. Marie of G&A Consultants, LLC

AGENDA ITEM: P2018-033; *Final Plat: SWBC Rockwall Addition, Phase 1*

SUMMARY:

Discuss and consider a request by Matthew St. Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

- The applicant is requesting approval of a final plat for a multi-family apartment complex on a 21.280-acre portion of a larger 42.555-acre tract of land for the purpose of constructing phase one (1) [*i.e. SWBC Rockwall Addition*] and consisting of 295-units. The development is zoned Planned Development 83 (PD-83) District, and is located east of the intersection of Discovery Boulevard and John King Boulevard.
- The proposed multi-family apartment use was approved on August 17, 2017 as Planned Development No. 83 (PD-83) District [*i.e. Ordinance No. 17-18*], which allows for the construction of a 590-unit multi-family apartment complex in two (2) phases. Phase 1 will consist of 295-units.
- The proposed final plat conforms to the approved Site Plan [*i.e. SP2017-027*], which was approved on September 12, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- On October 2, 2018, the Parks Board reviewed the proposed *final plat* and assessed pro-rata equipment fees and cash in lieu of land fees as required for Park District No. 25 and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees in the amount of \$376,420.00 [295 Lots @ \$1,276.00 Per Lot] to be paid at final plat; and,
 - 2) The developer shall pay cash-in-lieu of land fees in the amount of \$343,970.00 [295 Lots @ \$1,166.00 Per Lot] to be paid at final plat.
 - 3) The developer shall construct a ten (10) foot trail along the entire length of the property adjacent to Discovery Boulevard.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for the *SWBC Rockwall Addition, Phase 1*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The *final plat* shall conform to the recommendations made by the Parks Board; and,
- 3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.

10/5/2018

City of Rockwall Project Plan Review History



Revised Comments Highlighted

Project Number P2018-033
Project Name Lot 1, Block A, SWBC Rockwall Addition,
Type Phase 1
Subtype FINAL
Status P&Z HEARING

Owner SWBC ROCKWALL, L.P.
Applicant G & A MCADAMS

Applied 9/17/2018 LM
Approved
Closed
Expired
Status 9/21/2018 DG

Site Address DISCOVER BLVD
City, State Zip Rockwall, TX 75032

Zoning

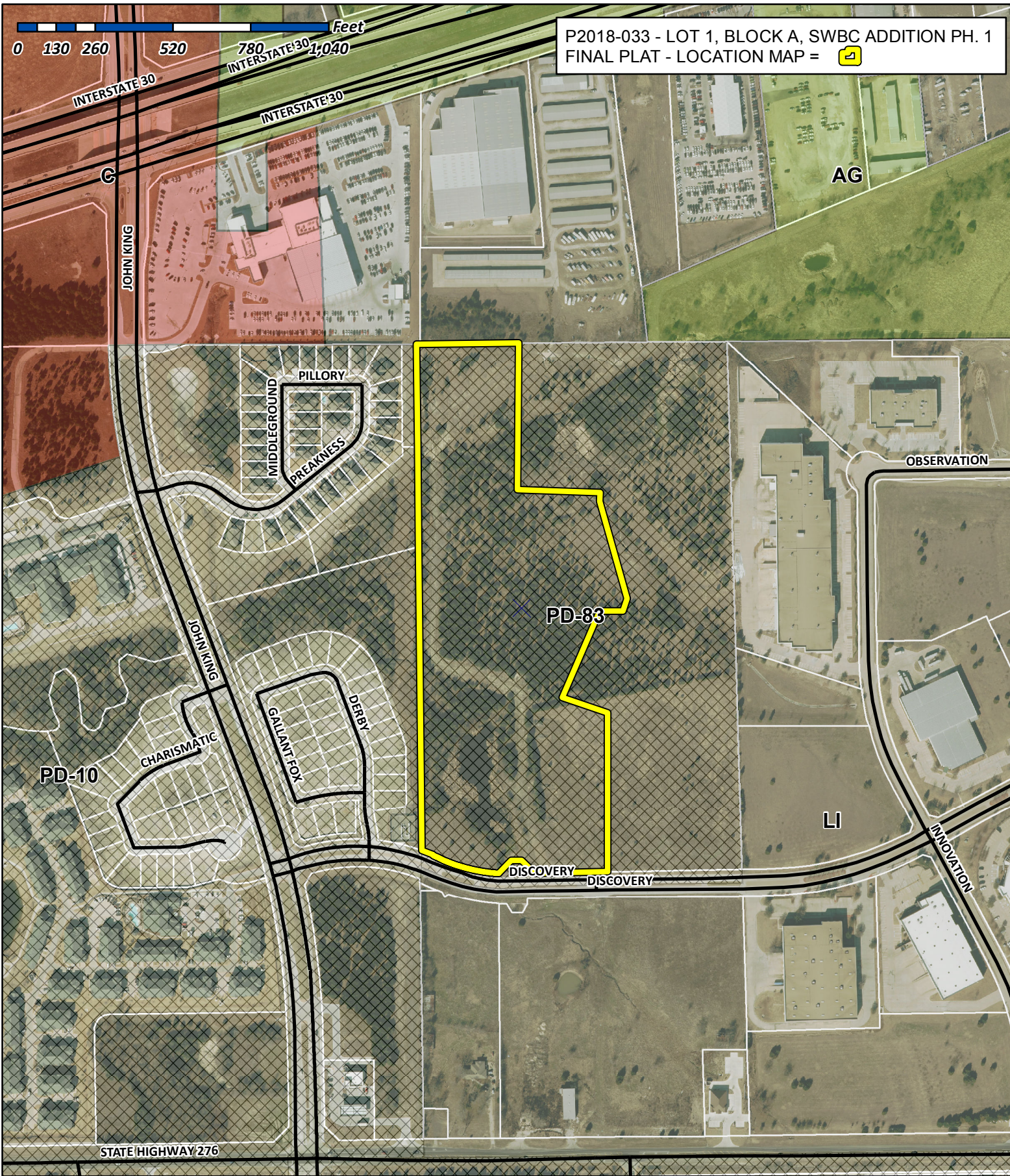
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	1-08				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/17/2018	9/24/2018	9/19/2018	2	APPROVED	
ENGINEERING (9/21/2018 2:16 PM SH) Landscape plans: - Add note: No trees within 5' of public utilities. - Many trees were marked up for being too close to the utilities. Plat: - Filing will not be allowed until Engineering Plans are Approved. - Label all easements. Make sure text isn't overlapping. Need instrument Numbers now. - Include a drainage easement for the detention outfall structure. - Which Detail F is correct? - Label the Fire Lane as "Fire Lane, Utility, and Drainage Easement" - Include a sidewalk easement along Discovery. See attached mark up.	Sarah Hager	9/17/2018	9/24/2018	9/21/2018	4	COMMENTS	
FIRE	Ariana Hargrove	9/17/2018	9/24/2018	9/20/2018	3	APPROVED	
GIS	Lance Singleton	9/17/2018	9/24/2018	9/18/2018	1	APPROVED	
Parks Board	WENDY YOUNG	10/3/2018	10/10/2018	10/3/2018		APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(10/3/2018 9:46 AM WY) Park District 25 -295 multi-family dwelling units -Cash in lieu of land fees \$1166 per dwelling unit x 295 = \$343,970 -Pro-rata equip fees \$1276 per dwelling unit x 295 = \$376,420 -Total fees to be paid= \$720,390 -Developer shall also provide a 10' concrete trail along the east side of John King for the entire length of the property from Discovery to the north boundary							
PLANNING	David Gonzales	9/17/2018	9/24/2018	9/20/2018	3	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Matthew St Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 09.20.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday November 2, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of Planned Development No83 (PD-83) District, and the Planning, Engineering and Fire Departments as indicated on the Project Plan Review document. 2. Provide a label indicating "Case No. P2018-033" on the lower right corner on all pages of the revised final plat submittal 3. Provide additional copy of plat that does not include call-outs for the access drives and the "details boxes". 4. Use a lighter gray scale for the 100-yr flood plain. 5. Move the POB label outside of the plat boundary. 6. Move the Northing and Easting calls outside of the plat boundary, located below the POB on the lower right corner. 7. Provide a label and hatch the firelane, including the width (i.e. 24-ft Firelane). 8. Relabel all Mutual Access as "Public Access" and include firelane, if appropriate [i.e. 24-ft Firelane, Public Access, Utility & Drainage Easement] and place in all legends. 9. Correct Title Block - Should read "Lot 1, Block A". 10. Hardscape Plan - indicate trail system as approved on Open Space Plan <p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **</p> <p>Staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Work Session: September 25, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].</p> <p>ParksBoard: October 2, 2018 (6:00 p.m.)</p> <p>Planning - Action/Consent Agenda: October 9, 2018 (6:00p.m.)</p> <p>City Council - Action/Consent : October 15, 2018 (6:00 p.m.)</p>						
PLANNING	David Gonzales	10/3/2018	10/10/2018	10/3/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 10.03.2018						
*The following staff comments are to be addressed and resubmitted at your convenience for a final review by staff. Please provide one (1) large copy [FOLDED 18" X 24"] and one PDF version:						
<ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of Planned Development No83 (PD-83) District, and the Planning, Engineering and Fire Departments as indicated on the Project Plan Review document 2. Hardscape Plan - indicate trail system as approved on Open Space Plan 3. Adhere to the Parks Board recommendations from the October2, 2018 meeting. 						
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **						
Staff recommends that a representative be present for the meetings as listed below If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
*** Scheduled Meeting Dates to Attend						
Planning - Action/Consent Agenda: October 9, 2018 (6:00p.m.)						
City Council - Action/Consent : October 15, 2018 (6:00 p.m.)						



P2018-033 - LOT 1, BLOCK A, SWBC ADDITION PH. 1
 FINAL PLAT - LOCATION MAP = [icon]



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.

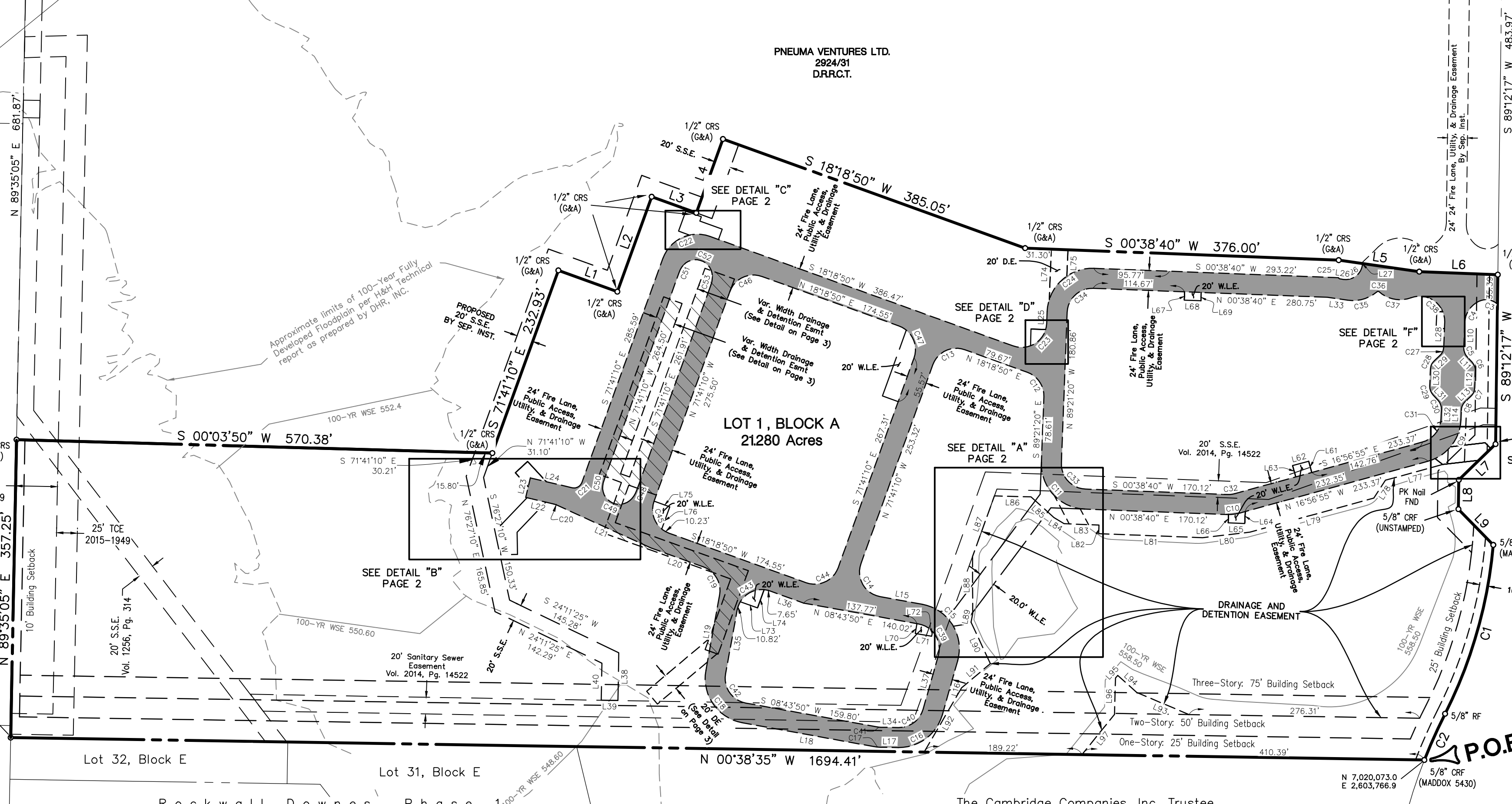


Hitt Family Limited Partnership
Vol. 1875, Pg. 238

PNEUMA VENTURES LTD.
2924/31
D.R.R.C.T.

Mckeown-Belaustegui Addition
Cab. E, Slide 233

DISCOVERY BLVD.
203.10'
(Variable Width E.O.V.)
City of Rockwall - Vol. 6169, Pg. 198



Nissan of Rockwall Addition
Inst. No. 20150000008394

Lot 32, Block E

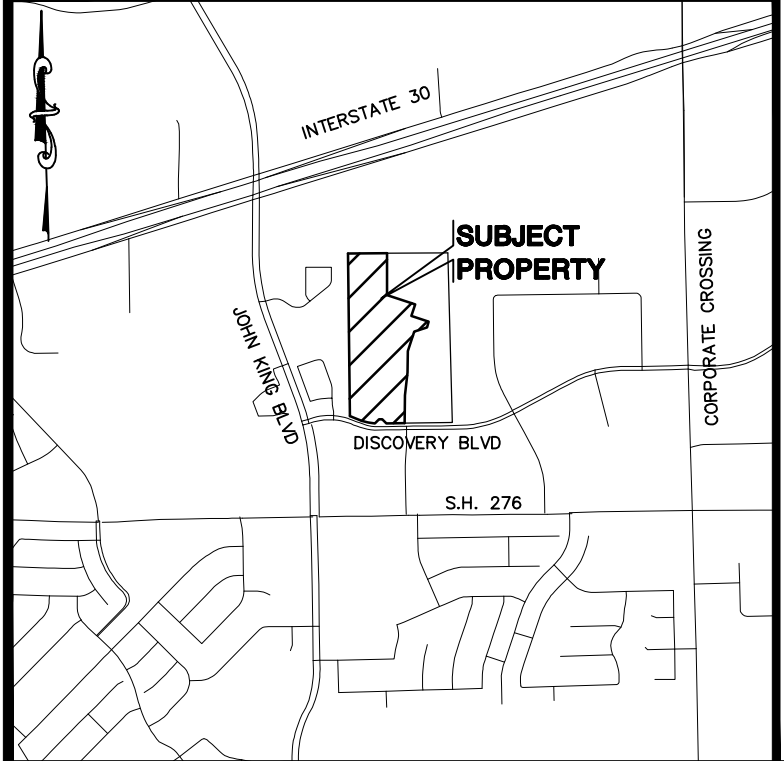
Lot 31, Block E

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

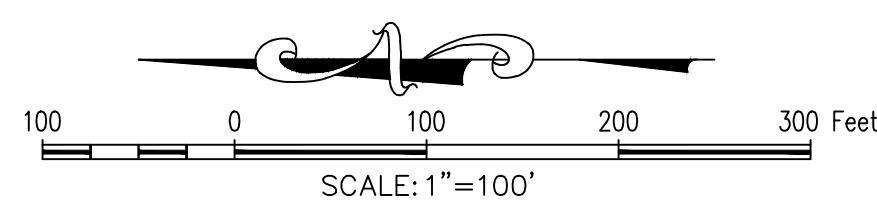
FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VICINITY MAP 1"=2000'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
P AE	=	PEDESTRIAN ACCESS EASEMENT
	=	Drainage & Detention Esmt
	=	FIRE LANE, UTILITY, & DRAINAGE EASEMENT



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 10/2/18



McADAMS



McADAMS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57,819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57,819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, Pneuma Ventures, L.T.D., are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public

My commission expires the _____ day of _____, 2018.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

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Northwest Corner: N 7021767.2'; E 2603747.9'
COR-6: N 7025942.6'; E 2601204.0'
COR-8: N 7018063.1'; E 2609533.7'
COR-9: N 7020550.1'; E 2607463.9'

- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.
- All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- HOA is to maintain flood plain/ drainage easement.

RECOMMENDED FOR FINAL APPROVAL

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 this _____ 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 _____.

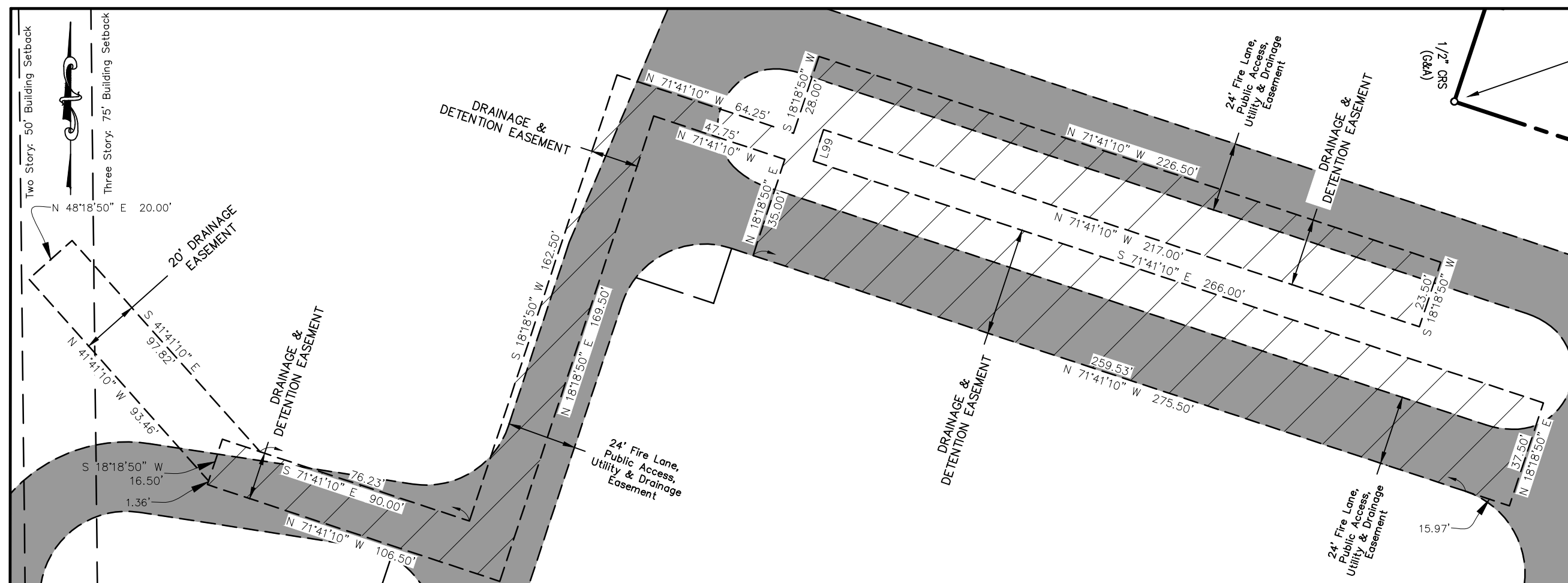
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 10/2/18

W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
- No flood zone area analysis has been performed by The John R. McAdams Company, Inc., on the subject property.
- Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 16 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2'; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'

LEGEND			
RF	= REBAR FOUND	SSE	= SANITARY SEWER EASEMENT
CRS	= CAPPED REBAR SET	WLE	= WATER LINE EASEMENT
BL	= BUILDING LINE	PE	= PIPELINE EASEMENT
UE	= UTILITY EASEMENT	CO	= CLEANOUT
CRF	= CAPPED REBAR FOUND	PP	= POWER POLE
P.O.B.	= POINT OF BEGINNING	LP	= LIGHT POLE
CM	= CONTROLLING MONUMENT	WV	= WATER VALVE
G&A	= G&A CONSULTANTS, INC.	WM	= WATER METER
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS	FH	= FIRE HYDRANT
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS	SSMH	= SANITARY SEWER MANHOLE
MAE	= MUTUAL ACCESS EASEMENT	STMH	= STORM SEWER MANHOLE

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



3/3



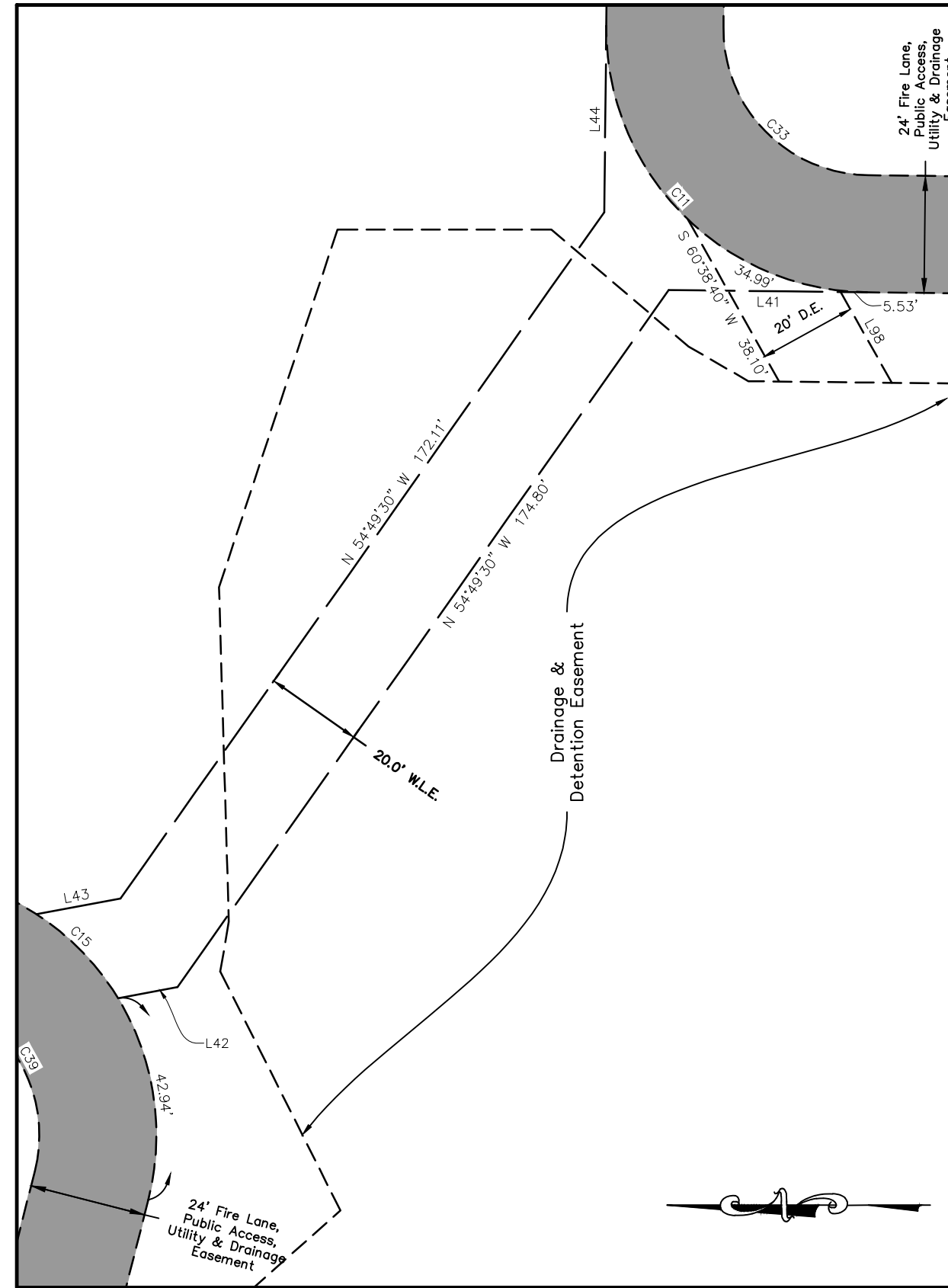
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
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201 Country View Drive
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940.240.1012
TBP: 19762 TBP: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 08/17/17 SCALE: No Scale JOB. No. 17193

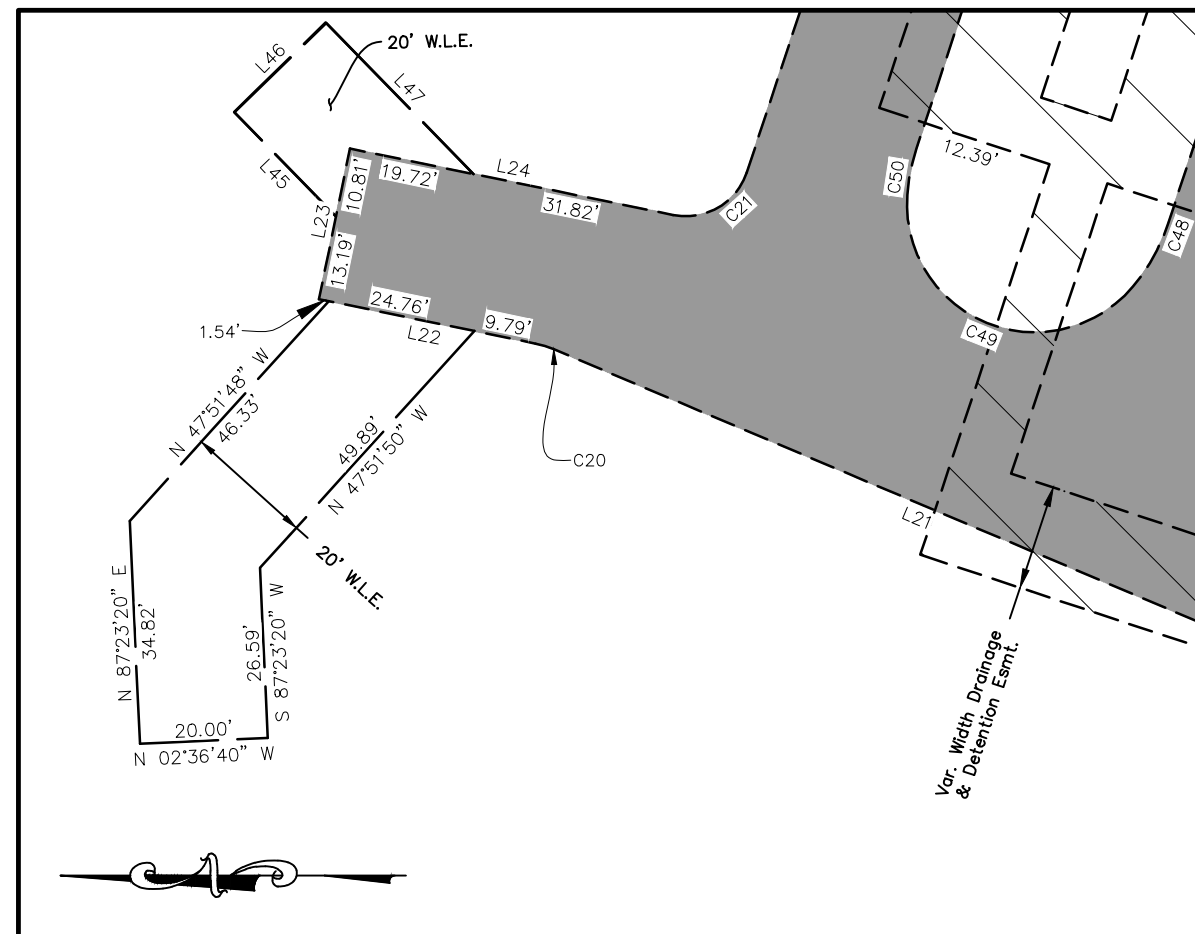
LINE	BEARING	DISTANCE
L1	S 18°18'50" W	75.15'
L2	S 71°41'10" E	121.00'
L3	S 18°18'50" W	56.85'
L4	S 71°41'10" E	94.15'
L5	S 06°34'20" W	97.60'
L6	S 00°38'00" W	94.13'
L7	N 45°47'43" W	61.52'
L8	S 89°12'17" W	35.13'
L9	S 44°12'17" W	59.92'
L10	N 89°21'20" W	30.02'
L11	S 45°38'40" W	8.79'
L12	N 89°21'20" W	20.00'
L13	N 44°21'20" W	8.79'
L14	N 89°21'20" W	11.32'
L15	S 08°43'50" W	51.47'
L16	N 75°44'00" W	67.14'
L17	N 00°38'40" W	21.05'
L18	N 08°43'50" E	159.80'
L19	S 81°16'15" E	91.96'
L20	N 18°18'50" E	66.86'
L21	N 22°54'55" E	124.91'
L22	N 11°36'14" E	34.55'
L23	N 78°23'46" W	24.00'
L24	N 11°36'14" E	51.54'
L25	S 89°21'20" E	14.09'
L26	S 06°34'20" W	3.93'
L27	S 83°25'40" E	2.00'
L28	S 89°21'20" E	29.94'
L29	S 44°21'20" E	8.79'
L30	S 89°21'20" E	20.00'
L31	N 45°38'40" E	8.79'
L32	S 89°21'20" E	11.32'
L33	N 06°34'20" E	24.60'
L34	S 00°38'40" E	21.05'
L35	N 81°16'15" W	77.77'
L36	N 18°18'50" E	42.62'
L37	S 75°44'00" E	67.14'
L38	S 89°25'47" W	57.27'
L39	N 00°34'13" W	20.00'
L40	N 89°25'47" E	44.47'
L41	N 00°38'40" E	40.60'
L42	S 10°36'15" E	12.38'
L43	S 10°36'15" E	17.51'
L44	N 89°21'20" W	38.19'
L45	S 45°41'10" W	22.68'
L46	N 44°18'50" W	20.00'
L47	N 45°41'10" E	32.96'
L48	S 18°18'50" W	13.95'
L49	N 71°41'10" W	25.46'
L50	N 18°18'50" E	20.00'

LINE	BEARING	DISTANCE
L51	S 71°41'10" E	5.46'
L52	N 18°18'50" E	28.50'
L53	S 71°41'10" E	13.16'
L54	S 36°50'55" W	11.39'
L55	S 44°12'17" W	9.98'
L56	S 00°38'40" W	10.00'
L57	N 89°21'20" W	20.00'
L58	S 00°38'40" W	7.39'
L59	S 73°03'05" W	14.00'
L60	S 16°56'55" E	20.00'
L61	S 73°03'05" W	14.00'
L62	S 16°56'55" E	20.00'
L63	S 73°03'05" W	14.00'
L64	N 89°21'20" W	14.38'
L65	N 00°38'40" E	20.00'
L66	S 89°21'20" E	10.45'
L67	S 89°21'20" E	9.94'
L68	N 00°38'40" E	20.00'
L69	S 89°21'33" E	10.00'
L70	S 81°58'10" E	11.91'
L71	N 08°01'50" E	20.00'
L72	N 18°18'50" E	21.88'
L73	N 18°18'50" E	21.88'
L74	S 71°41'10" E	23.27'
L75	N 18°18'50" E	20.00'
L76	N 71°41'10" W	28.28'
L77	S 16°56'55" E	71.05'
L78	S 58°25'00" E	25.53'
L79	S 16°56'55" E	154.05'
L80	S 08°10'00" E	57.02'
L81	S 00°38'40" W	124.59'
L82	N 89°21'20" W	10.32'
L83	S 00°38'40" W	42.00'
L84	S 30°03'20" W	14.15'
L85	S 40°25'15" W	37.00'
L86	S 00°00'00" E	43.84'
L87	S 71°41'05" E	77.25'
L88	N 88°18'55" E	68.59'
L89	S 80°12'00" E	10.33'
L90	N 63°18'55" E	54.84'
L91	S 41°41'05" E	45.10'
L92	S 61°16'00" E	89.23'
L93	S 21°20'00" W	68.32'
L94	N 40°35'00" E	30.41'
L95	N 49°25'00" W	4.12'
L96	N 90°00'00" W	43.71'
L97	N 52°34'10" W	61.99'
L98	S 60°38'40" W	21.69'
L99	S 18°18'50" W	11.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	557.50'	21°45'33"	211.72'	N 75°36'59" W, 210.45'
C2	642.50'	5°25'16"	60.79'	N 67°26'52" W, 60.77'
C3	20.00'	69°24'58"	24.23'	N 06°45'57" E, 22.78'
C4	30.00'	60°58'32"	31.93'	N 58°25'43" W, 30.44'
C5	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C6	15.00'	45°00'00"	11.78'	N 68°08'40" E, 11.48'
C7	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C8	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C9	54.00'	72°24'25"	68.24'	S 53°09'07" E, 63.79'
C10	54.00'	17°35'35"	16.58'	S 08°09'07" E, 16.52'
C11	54.00'	90°00'00"	84.82'	S 45°38'40" W, 76.37'
C12	30.00'	72°19'50"	37.87'	N 54°28'45" E, 35.41'
C13	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C14	30.00'	99°35'00"	52.14'	S 58°31'20" W, 45.82'
C15	54.00'	95°32'10"	90.04'	N 56°29'55" E, 79.97'
C16	54.00'	75°05'20"	70.77'	S 38°11'20" E, 65.81'
C17	54.00'	9°22'30"	8.84'	S 04°02'35" W, 8.83'
C18	54.00'	89°59'55"	84.82'	S 53°43'47" W, 76.37'
C19	30.00'	80°24'55"	42.11'	N 58°31'18" E, 38.73'
C20	15.00'	11°18'40"	2.96'	N 17°15'35" E, 2.96'
C21	10.00'	83°17'24"	14.54'	S 30°02'28" E, 13.29'
C22	44.00'	90°00'00"	69.12'	N 26°41'10" W, 62.23'
C23	30.00'	107°40'10"	56.38'	S 35°31'15" E, 48.44'
C24	54.00'	90°00'00"	84.82'	N 44°21'20" W, 76.37'
C25	3.00'	52°08'54"	2.73'	S 32°38'47" W, 2.64'
C26	20.00'	90°00'00"	31.42'	S 38°25'40" E, 28.28'
C27	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C28	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C29	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C30	15.00'	44°59'52"	11.78'	N 68°08'36" E, 11.48'
C31	30.00'	72°24'25"	37.91'	S 53°09'07" E, 35.44'
C32	30.00'	17°35'35"	9.21'	S 08°09'07" E, 9.18'
C33	30.00'	90°00'00"	47.12'	S 45°38'40" W, 42.43'
C34	30.00'	90°00'00"	47.12'	N 44°21'20" W, 42.43'
C35	45.00'	48°12'23"	37.86'	S 17°31'52" E, 36.75'
C36	2.00'	82°13'52"	2.87'	N 00°31'07" W, 2.63'
C37	37.00'	62°49'34"	40.57'	S 09°10'54" W, 38.57'
C38	30.00'	112°31'32"	58.92'	N 34°01'53" E, 49.90'
C39	30.00'	95°32'10"	50.02'	N 56°29'55" E, 44.43'
C40	30.00'	75°05'20"	39.32'	S 38°11'20" E, 36.56'
C41	30.00'	9°22'30"	4.91'	S 04°02'35" W, 4.90'
C42	30.00'	89°59'55"	47.12'	S 53°43'47" W, 42.43'
C43	30.00'	99°35'05"	52.14'	N 31°28'42" W, 45.82'
C44	30.00'	90°00'00"	47.12'	S 26°41'10" E, 42.43'
C45	30.00'	90°00'00"	47.12'	S 63°18'50" W, 42.43'
C46	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C47	30.00'	89°59'50"	47.12'	N 63°18'52" E, 42.43'
C48	30.00'	21°38'10"	11.33'	S 60°52'05" E, 11.26'
C49	20.00'	144°24'07"	50.41'	S 22°09'04" W, 38.09'
C50	30.00'	13°57'44"	7.31'	N 78°40'01" W, 7.29'
C51	30.00'	13°49'13"	7.24'	N 64°46'34" W, 7.22'
C52	20.00'	144°27'06"	50.42'	N 14°21'35" E, 38.09'
C53	30.00'	21°43'44"	11.38'	S 82°33'00" E, 11.31'



DETAIL "A"
Scale: 1"=30'



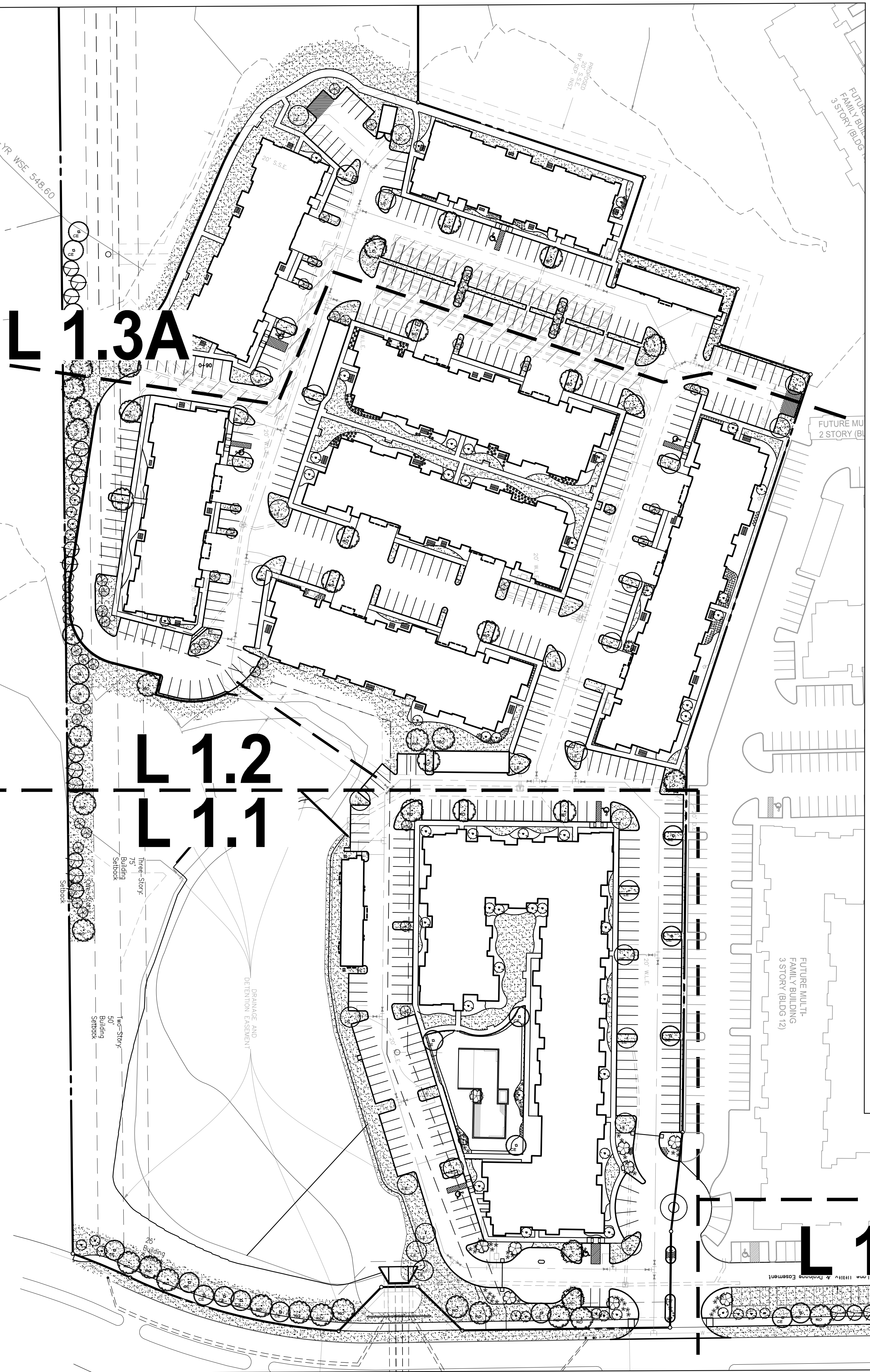
DETAIL "B"
Scale: 1"=30'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>
	(RO) RED OAK <i>Quercus shumardii</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(DW) DESERT WILLOW <i>Chilopsis linearis</i>
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>
	(CM) GRAPEMYRTLE <i>Lagerstromia indica</i>
	(SPP) SPINELESS PRICKLY PEAR <i>Opuntia ellisiana</i>
	(DL) DWARF LOROPETALUM <i>Loropetalum chinense 'danum dwarf'</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(DWM) DWARF WAX MYRTLE <i>Myrica pusilla</i>
	(FM) PINK MUHLY <i>Muhlenbergia capillaris</i>
	(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Lyn Lourey's Dwarf'</i>
	(DH) DWARF FOUNTAIN GRASS <i>Fennisetum alopecuroides 'Hameln'</i>
	(DAM) DAMIANITA <i>Chrysactinia mexicana</i>
	(BD) BLACKFOOT DAISY <i>Melampodium leucanthum</i>
	(BG) BLUE GRAMMA <i>Bouteloua gracilis</i>

NOTE: NO TREES LOCATED WITHIN 5' OF UTILITIES.

PLANT LEGEND

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
37	RED OAK	<i>Quercus shumardii</i>	4" cal.	10'-12'	Per Plan	Single Trunk
11	LIVE OAK	<i>Quercus virginiana</i>	4" cal.	10'-12'	Per Plan	Single Trunk
33	LACEBARK ELM	<i>Ulmus parvifolia</i>	4" cal.	10'-12'	Per Plan	Single Trunk
26	CEDAR ELM	<i>Ulmus crassifolia</i>	4" cal.	10'-12'	Per Plan	Single Trunk
8	DESERT WILLOW	<i>Chilopsis linearis</i>	30gal.	7'-8'	Per Plan	Full
21	RED BUD	<i>Cercis canadensis</i>	30gal.	7'-8'	Per Plan	Full
51	GRAPEMYRTLE	<i>Lagerstromia indica</i>	30gal.	7'-8'	Per Plan	Full
65	CHASTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Full
119	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica</i>	5gal.	24"	2'-0"	Full
179	DWARF TEXAS SAGE	<i>Leucophyllum frutescens 'Bartstar'</i>	5gal.	30"	2'-0"	Full
264	PINK MUHLY	<i>Muhlenbergia capillaris</i>	5gal.	24"	2'-0"	Full
127	DWARF LOROPETALUM	<i>Loropetalum chinense</i>	5gal.	30"	2'-0"	Full
351	DWARF WAX MYRTLE	<i>Morella cerifera</i>	3gal.	30"	2'-0"	Full
170	DWARF FOUNTAIN GRASS	<i>Fennisetum alopecuroides 'Hameln'</i>	5gal.	30"	2'-0"	Full
49	FRICKLY PEAR (SPINELESS)	<i>Opuntia ellisiana</i>	3gal.	30"	2'-0"	Full
460	BLACKFOOT DAISY	<i>Melampodium leucanthum</i>	1 gal.	12"	12"	Full
966	BLUE GRAMA GRASS	<i>Bouteloua gracilis</i>	1 gal.	12"	12"	Full
410	DAMIANITA	<i>Chrysactinia mexicana</i>	1 gal.	24"	2'-0"	Full

LANDSCAPE ORDINANCE

CITY OF ROCKWALL
Final landscape plan will meet all City of Rockwall development ordinances. All landscapes will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all. Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches.
REQUIRED: A minimum of 20% (8.9 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 14% Landscaped area = 24% Open Space

XERISCAPE LANDSCAPE MATERIAL PROVIDED AND OVERALL LANDSCAPE REDUCED BY 2.5% PER THE REQUIREMENTS IN SECTION 5.1

BUFFER LANDSCAPE REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.
PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discovery Boulevard : 969 l.f. of street frontage / 100 l.f. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering spaces exceeds 20,000 SF, one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 20' from a canopy tree. Phase I parking = 465 parking spaces or 47 canopy trees required.
PROVIDED: (204) 3" canopy trees and (20) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

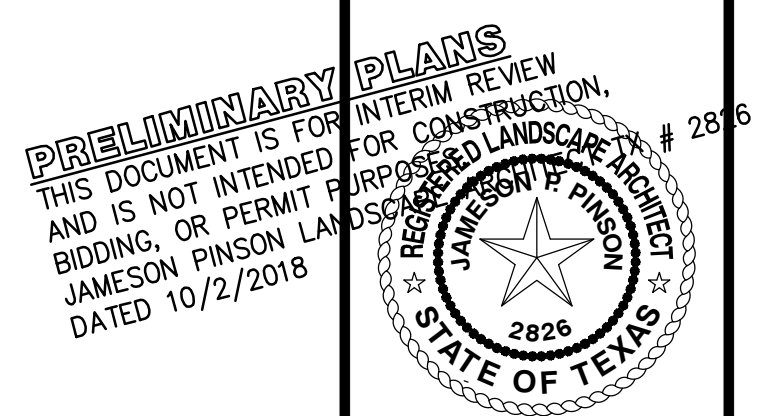
- LANDSCAPE NOTES:**
- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

The John R. McAdams Company, Inc.
(DBA GSA McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8776
291 Oakleaf Parkway
Rockwall, Texas 75082
940-240-1012
TBP#: 19762 TBPIS: 10194440
www.madamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN



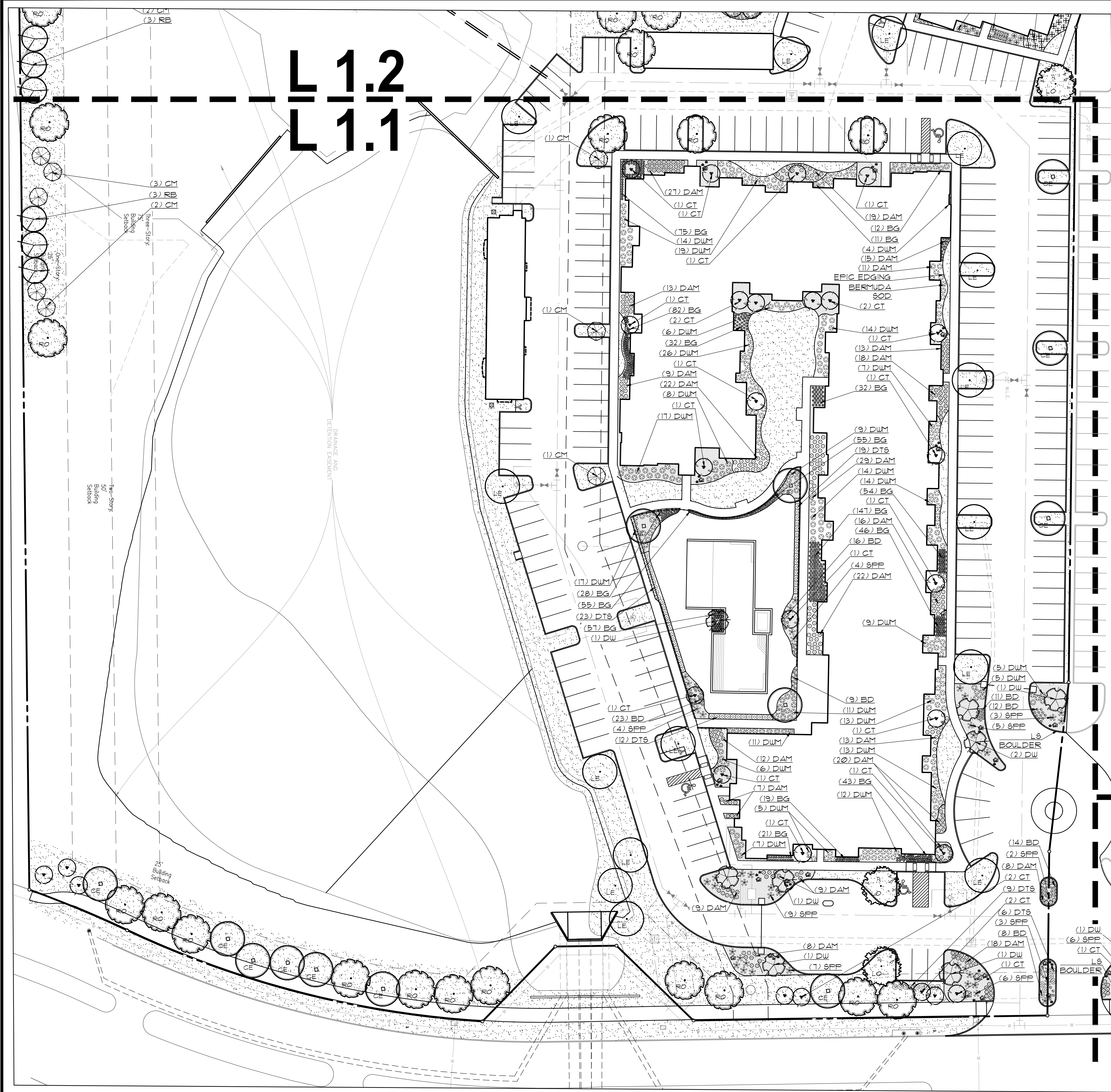
Drawn By: LD
Date: 12/19/2017
Scale: 1"=60'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L1.0

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

File: J:\17193\17193.dwg (P) & (S) Date: 12/19/2017 11:58 AM. Plotted: 10/2/2018 11:58 AM. Plotted By: JRM. Scale: 1/2"=1'-0".



PLANT LEGEND

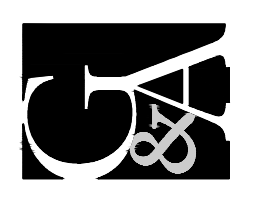
- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Cercis canadensis
- (DW) DESERT WILLOW
Chilopsis linearis
- (CT) CHASTE TREE
Vitex agnus-castus
- (CM) CRAFTMYRTLE
Lagerstromia indica
- (SFP) SPINELESS FRICKLY PEAR
Opuntia ellisiana
- (DL) DWARF LOROPETALUM
Loropetalum chinense 'daruma dwarf'
- (DIH) DWARF INDIAN HAWTHORN
Raphiolepis indica
- (DUM) DWARF WAX MYRTLE
Myrica pusilla
- (FM) PINK MUHLY
Muhlenbergia capillaris
- (DTS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Lyn Lourey's Dwarf'
- (DH) DWARF FOUNTAIN GRASS
Fernisetum alopecuroides 'Hameln'
- (DAM) DAMIANITA
Chrysantha mexicana
- (BD) BLACKFOOT DAISY
Melanopolium leucanthum
- (BG) BLUE GRAMMA
Bouteloua gracilis

NOTE: NO TREES LOCATED WITHIN 5' OF UTILITIES.



SCALE: 1" = 30'

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8776
291 Old Country Road
Rockwall, Texas 75087
940-240-1012
TBP#E: 19762 TBP#L: 10194440
www.mcadamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
PROPOSED LANDSCAPE PLAN # 2816
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018
STATE OF TEXAS
2826

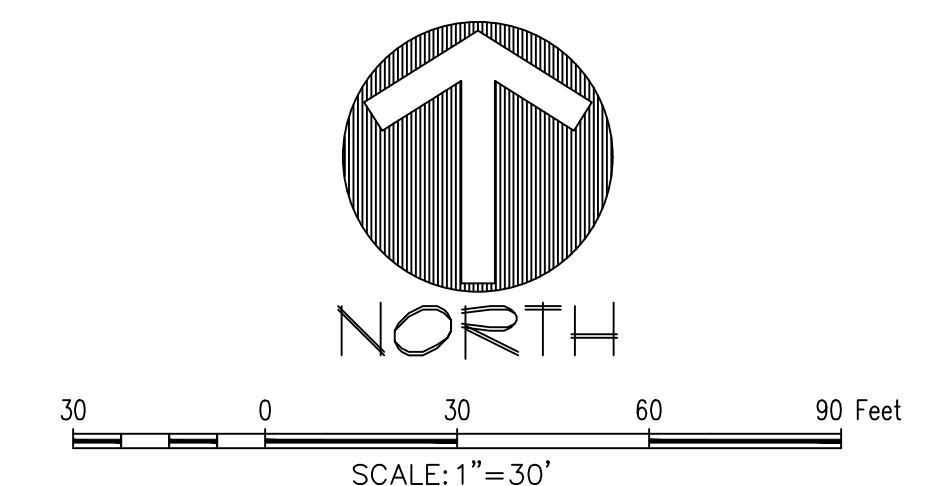
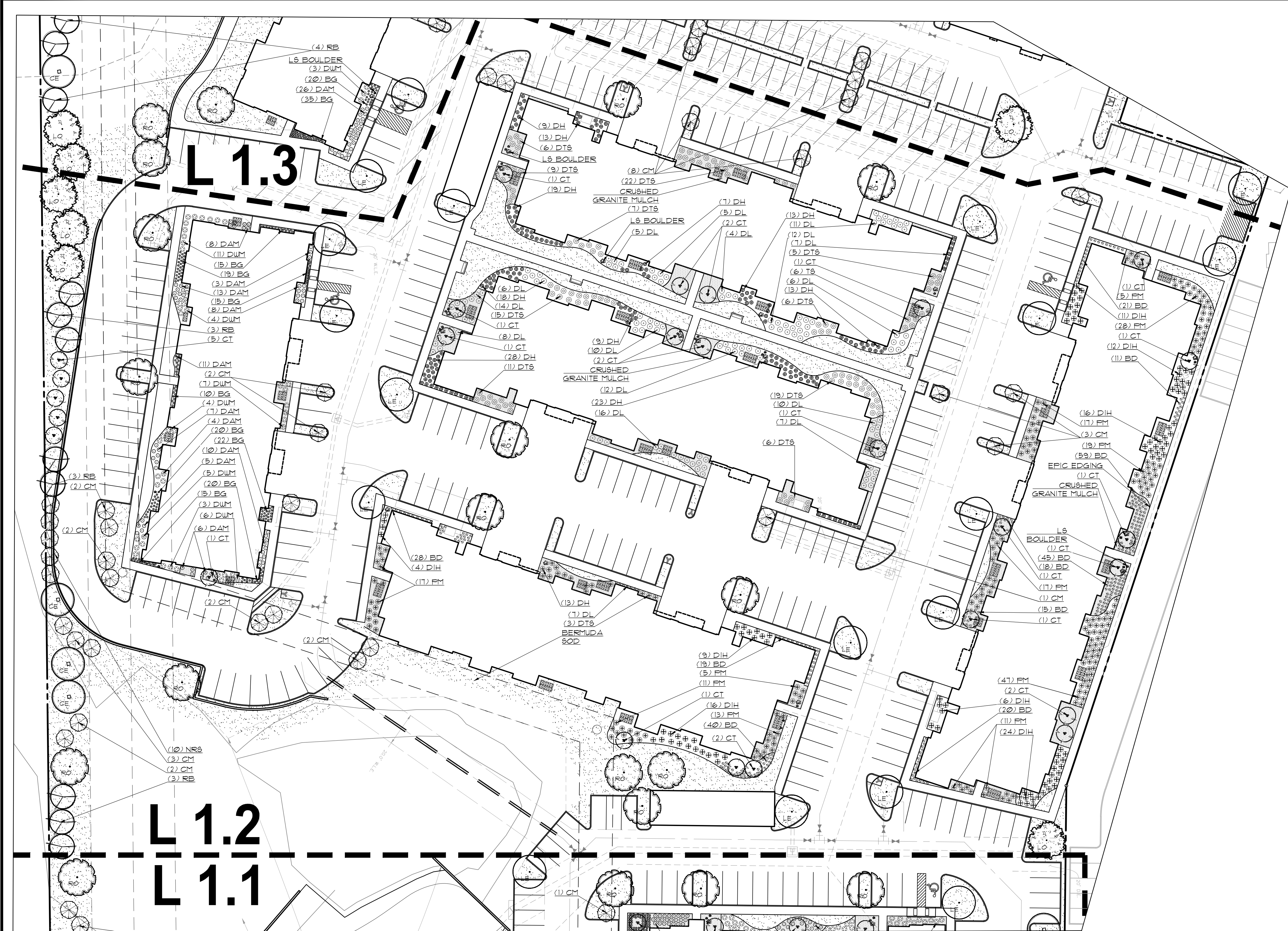
Drawn By: LD
Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

L.1.1

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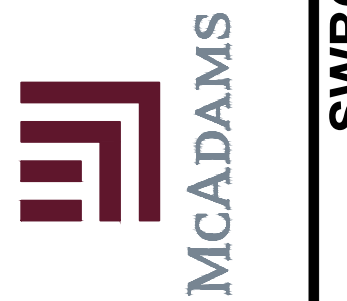


PLANT LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Cercis canadensis
- (DW) DESERT WILLOW
Chilopsis linearis
- (CT) CHASTE TREE
Vitex agnus-castus
- (CM) Crape Myrtle
Lagerstromia indica
- (SFF) SPINELLOSS FRICKLY FEAR
Opuntia ellisiana
- (DL) DWARF LOROPETALUM
Loropetalum chinense 'dwarfum dwarf'
- (DIH) DWARF INDIAN HAWTHORN
Raphiolepis indica
- (DWM) DWARF WAX MYRTLE
Myrica pusilla
- (FM) PINK MUHLY
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- (DTS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Lynn Lowrey's Dwarf'
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Lot 1, Block A
21280 Acres
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LANDSCAPE PLAN

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BIDDING, OR PERMITTING
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018

Drawn By: LD
Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

OWNER/DEVELOPER
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DALLAS, TX 75225
Ph. (214) 987-6317
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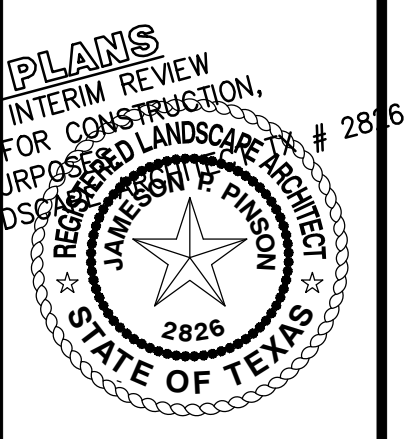
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SWBC ROCKWALL
 SWBC ROCKWALL ADDITION, PHASE I
 Lot 1, Block A
 21280 Acres
 in the
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

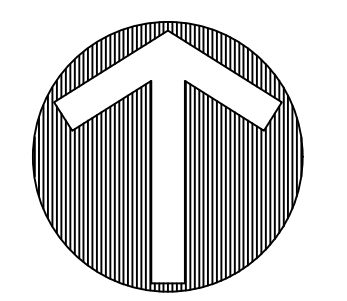
LANDSCAPE PLAN



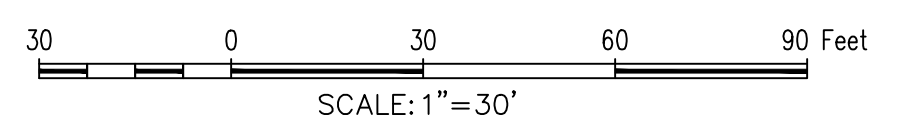
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Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L.1.3



NORTH

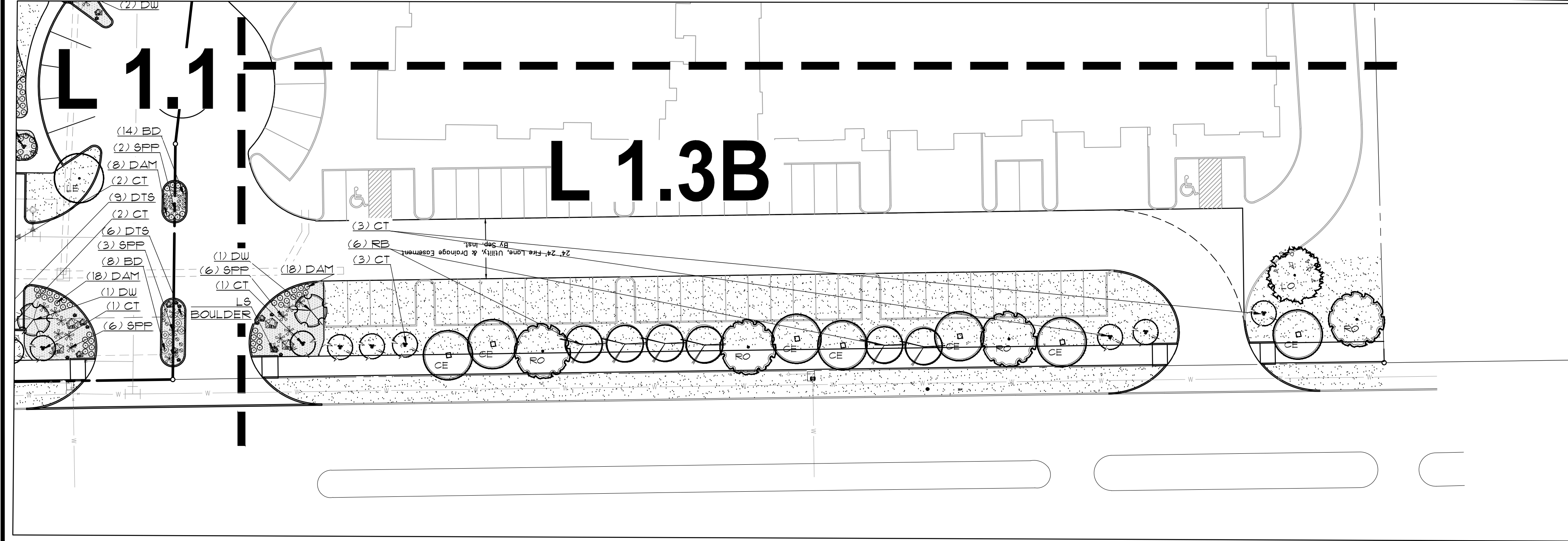
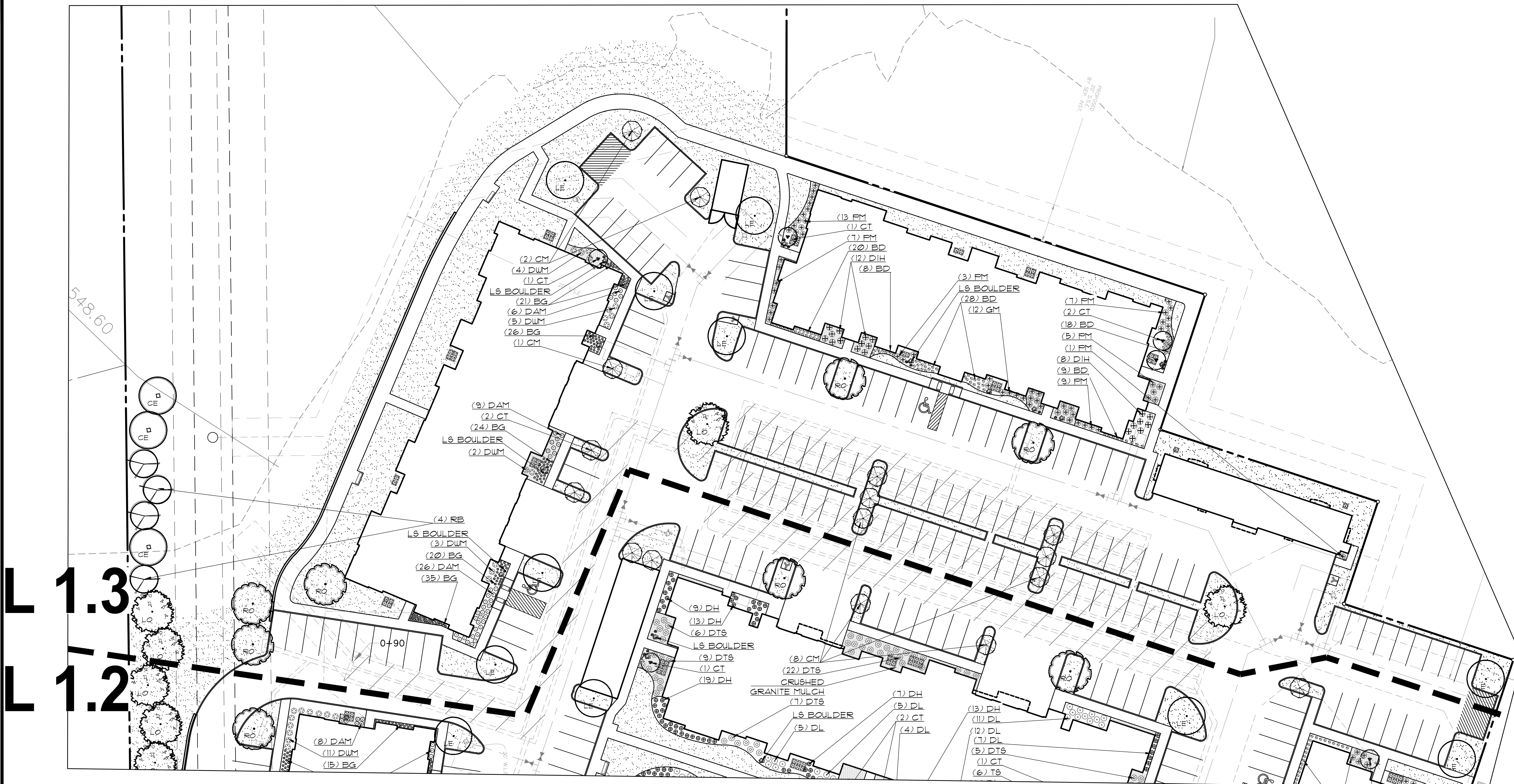


PLANT LEGEND

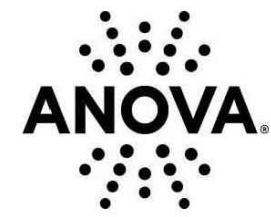
- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Garcia canadensis
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Vitex agnus-castus
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- (DL) DWARF LOROPETALUM
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- (DTS) DWARF TEXAS SAGE
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File: J:\17193\17193.dwg (P) & (S) Date: 08/13/2018 11:59 AM, by LD
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211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2680STX — Airi Stix 6' Contour Bench

6' perforated steel contour bench with stix pattern seat and cast aluminum legs

Material
The 6' contour bench is composed of a 10-gauge perforated steel seat with cast aluminum legs. The seat features a unique architectural perforated stix pattern inspired by trees. The bench seat is 72" long and will support 200 lbs. per linear foot.
The bench legs have predrilled .33" diameter holes for surface mounting to prevent movement; mounting hardware is not included.

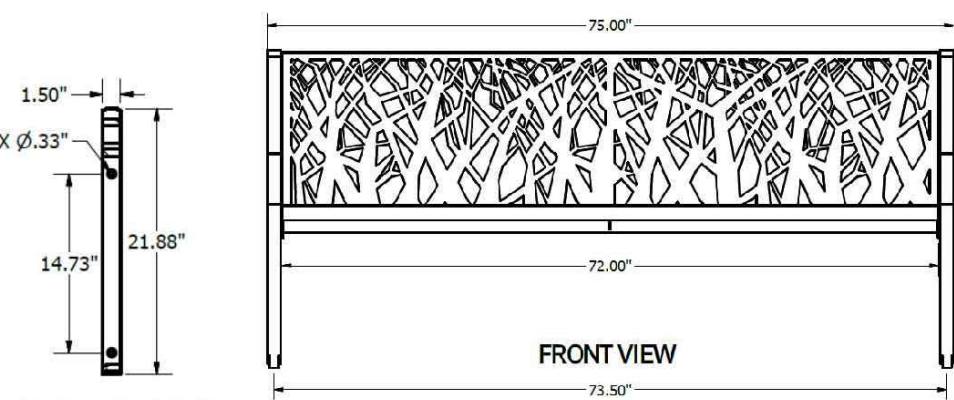
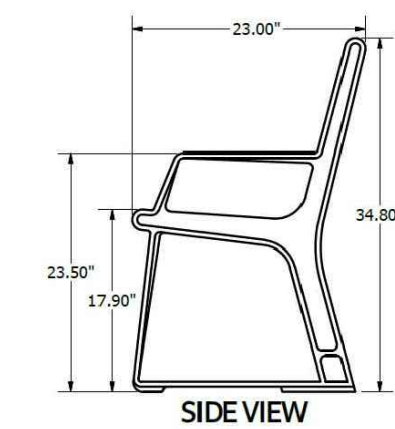
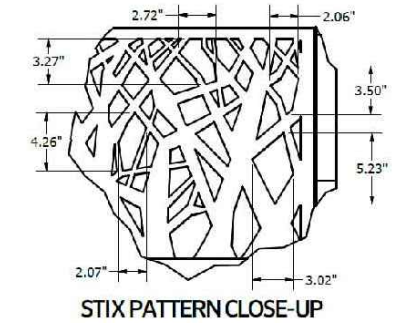
Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

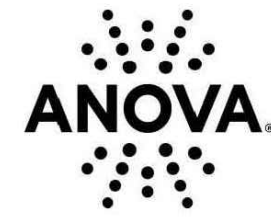
Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. / UPS	Unit Shipping Wt. / Truck (1 Unit)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 74")	Total No. Pkgs.	Shipping Class
134 lbs.	N/A	154 lbs./unit	28.78 cu. ft.	2	100 lbs.	3	100

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AE2645CT-STX — Airi Stix 45-Gallon Trash Receptacle with Side Door and Built-in Top

45-gallon perforated steel and aluminum receptacle with tree line pattern, side door, built-in top, plastic liner and rubber feet

Material
The receptacle is 46.72" tall and is composed of heavy-duty 12-gauge steel panels with an extruded aluminum frame. Steel side panels feature a unique architectural perforated tree line pattern inspired by trees. The side door features a magnetic door latch, a continuous geared hinge and a tamper-resistant cam lock and key system. The built-in canopy style top is 16-gauge steel with 9.63" tall x 22.01" wide front and back openings.

The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. Mounting hardware is not included.

Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

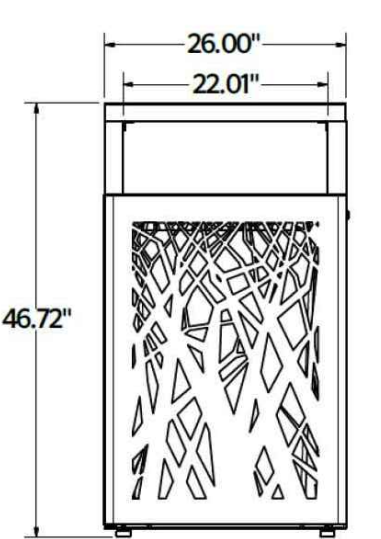
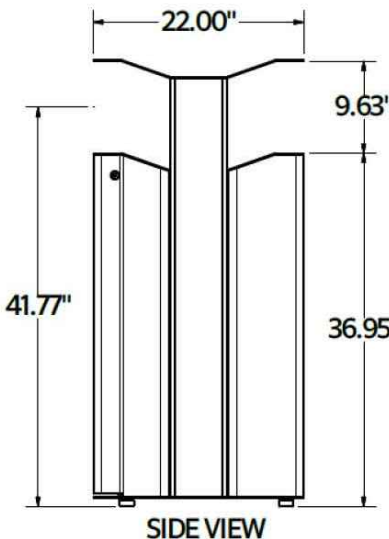
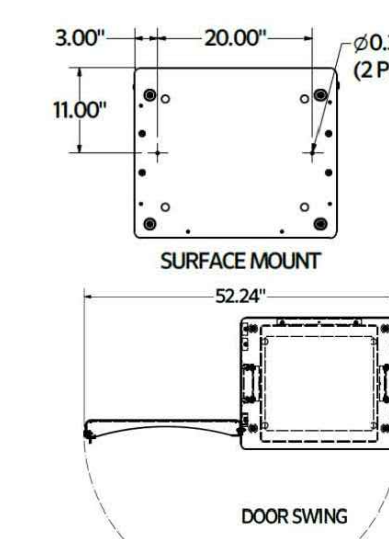
Assembly
The receptacle ships fully assembled and ready for use.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.

Replacement Parts

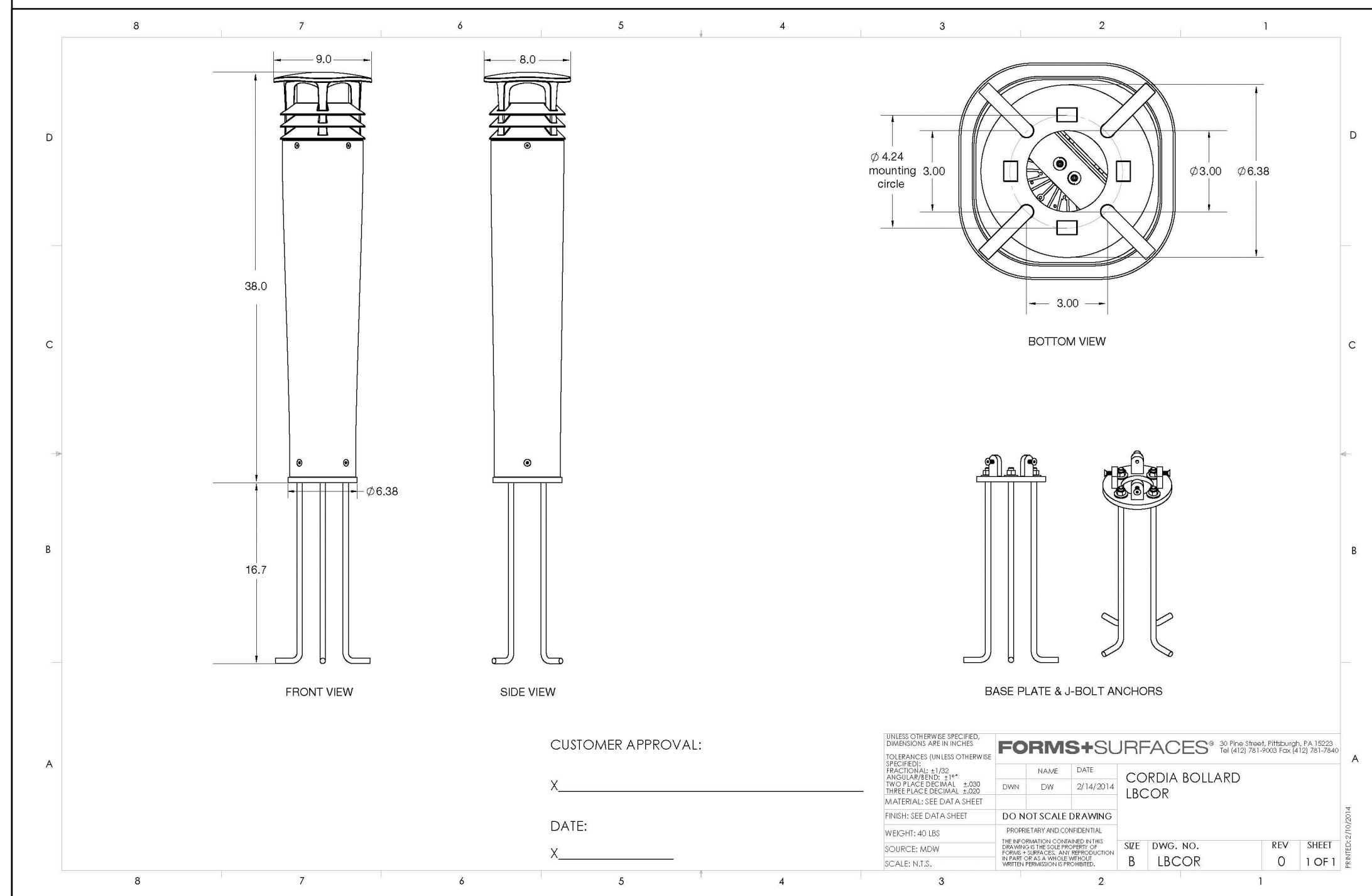
Black Plastic Liner R-DOM209



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. / UPS	Unit Shipping Wt. / Truck (1 Unit)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 48")	Total No. Pkgs.	Shipping Class
182 lbs.	N/A	189 lbs./unit	46.44 cu. ft.	1	50 lbs.	1	150

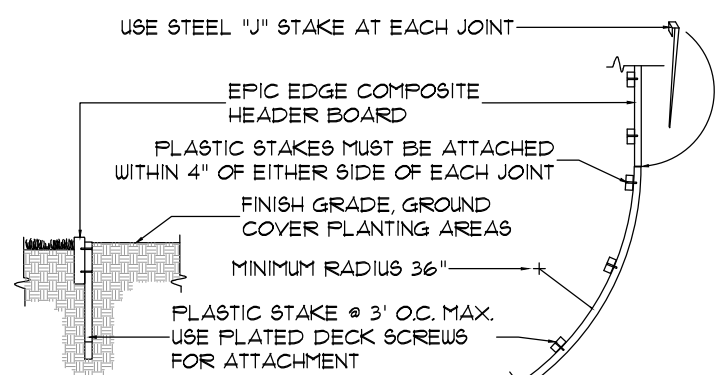
3/17/2016 Copyright 2016 ANOVA® Made in U.S.A.



1. BENCH NTS

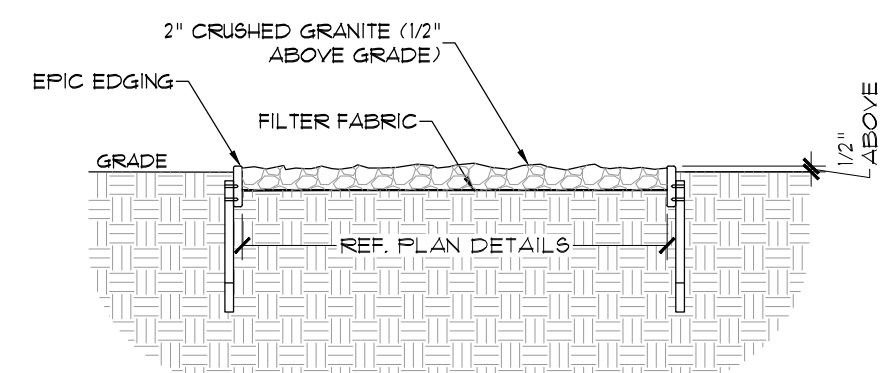
2. TRASH RECEPTACLE NTS

3. LIGHTED BOLLARD NTS

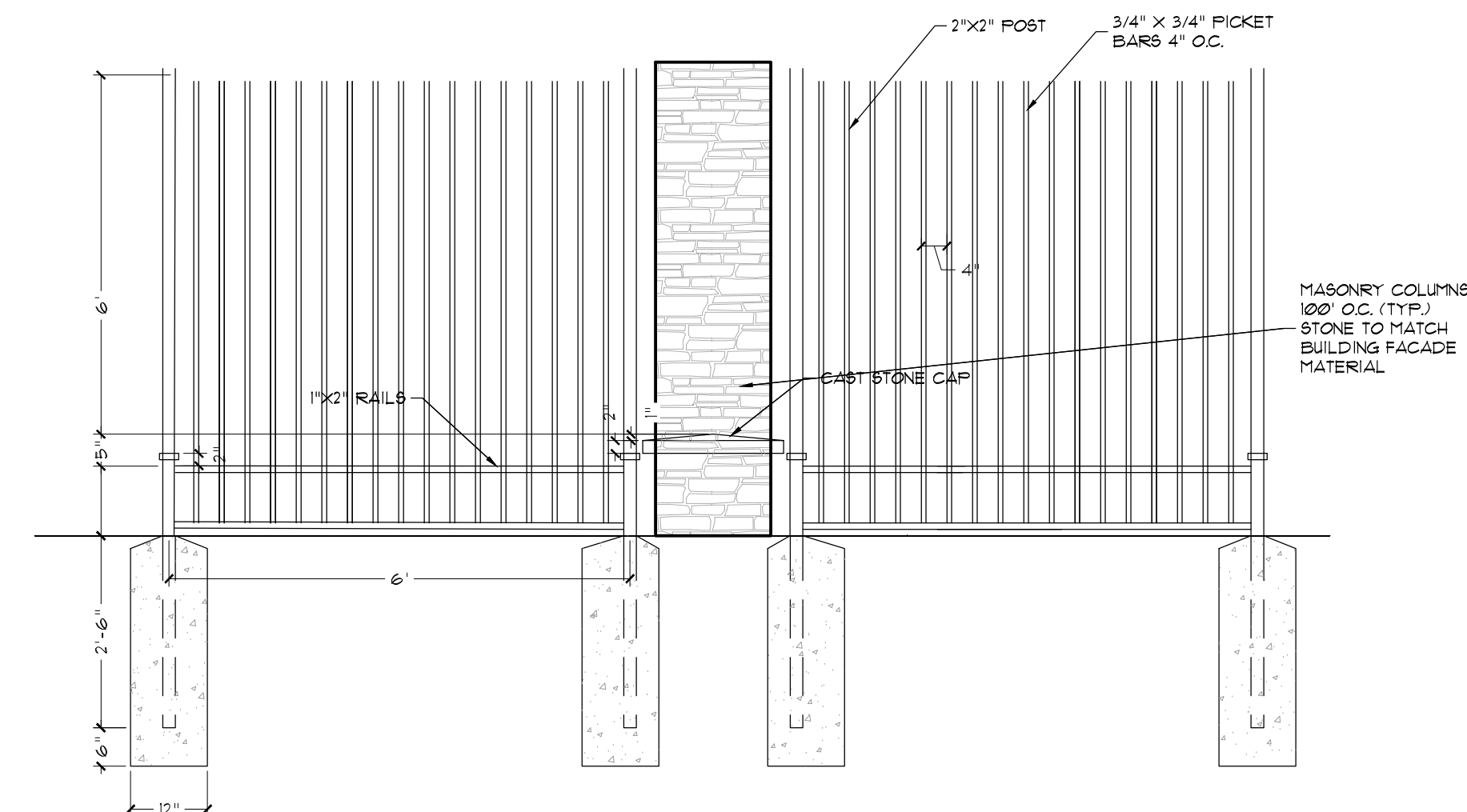


HDR SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1x6	5 1/2" x 2 1/2" x 20"	36"

EPIC EDGE CHART
COLOR OPTIONS: HENDOCNO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURNER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM



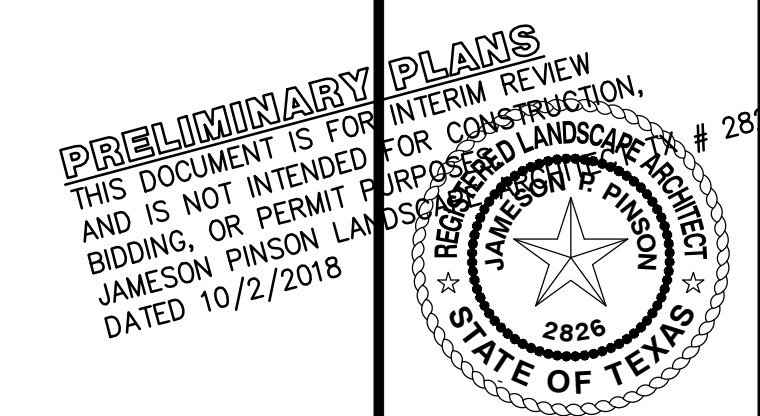
5. CRUSHED GRANITE MULCH 3/4"=1'



6. STONE COLUMN & ORNAMENTAL METAL FENCE DETAIL 1/2"=1'

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FINAL DESIGN. *COLUMNS AND PIERS BY STRUCTURAL ENGINEER
WELD NOTES: ALL WROUGHT IRON AND FIELD WELDS TO BE PRIMED AND PAINTED.

4. EPIC EDGE COMPOSITE HEADER BOARD NTS



Drawn By: --
Date: 12/19/2017
Scale: #####
Revisions:
03/23/2018
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07/16/2018
08/13/2018

17193

L3.0

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

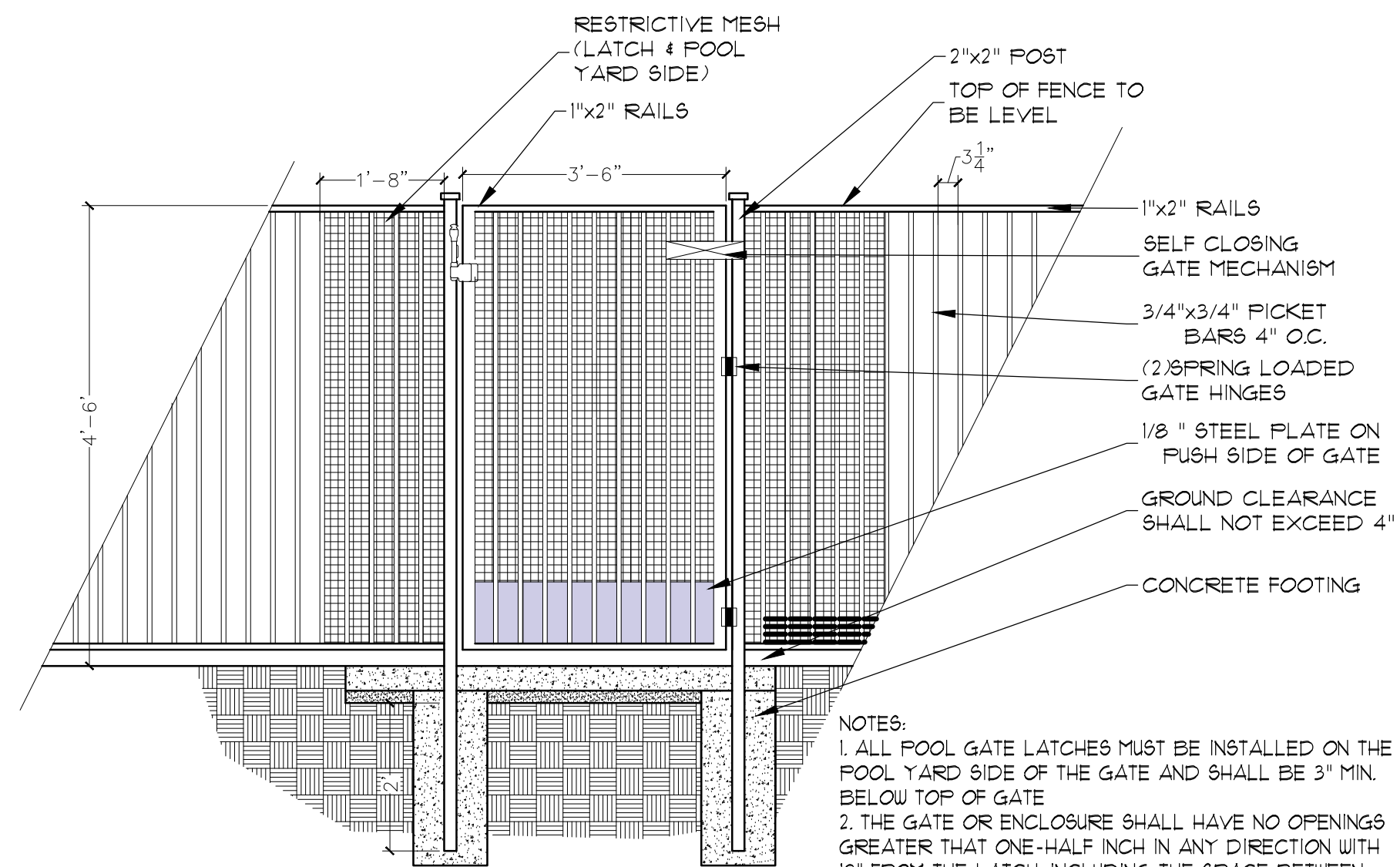
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The John R. McAdams Company, Inc.
(DBA: GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8775 Fax
201-421-1500
Rockwall, Texas 75082
940-240-1012
TBP#E: 19762 TBP#S: 10194440
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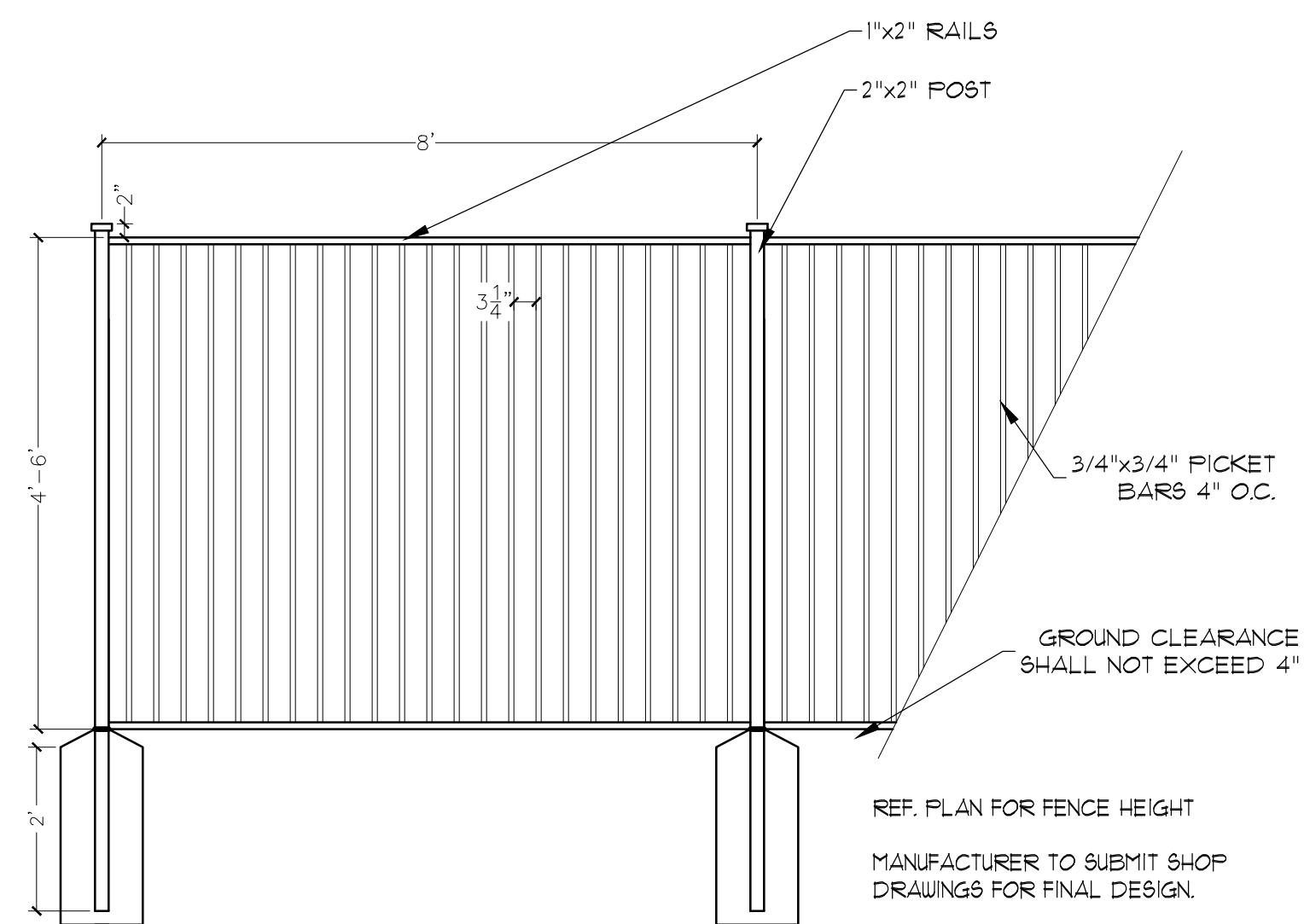
LANDSCAPE DETAILS

SWBC ROCKWALL



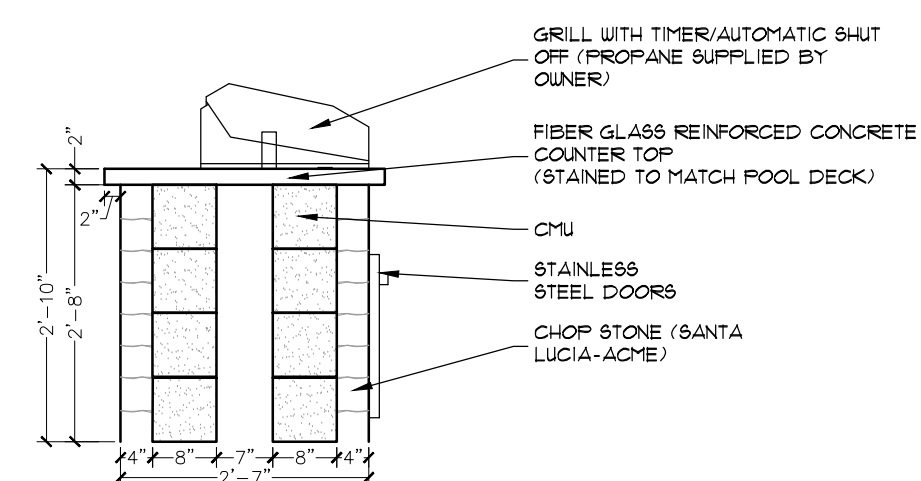
NOTES:
 1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE.
 2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENINGS GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITH 18" FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
 3. OPERATION OF GATE TO COMPLY WITH ADA REQUIREMENTS, INCLUDING OPERABLE WITH ONE HAND, USING 5 LBF MAX PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

1. POOL GATE DETAIL
 1/2"=1'

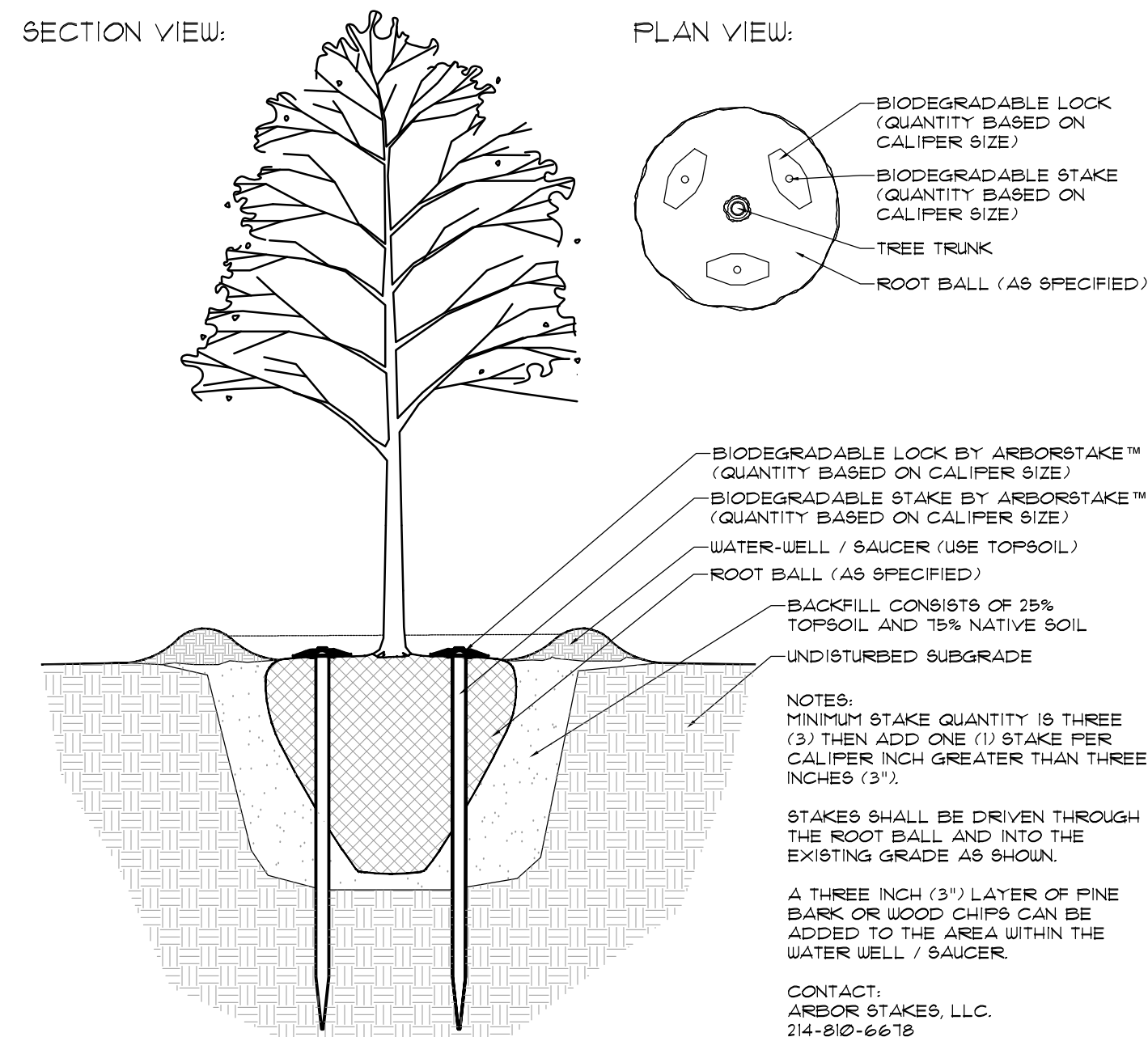


WELD NOTES: ALL WROUGHT IRON AND FIELD WELDS TO BE PRIMED AND PAINTED.

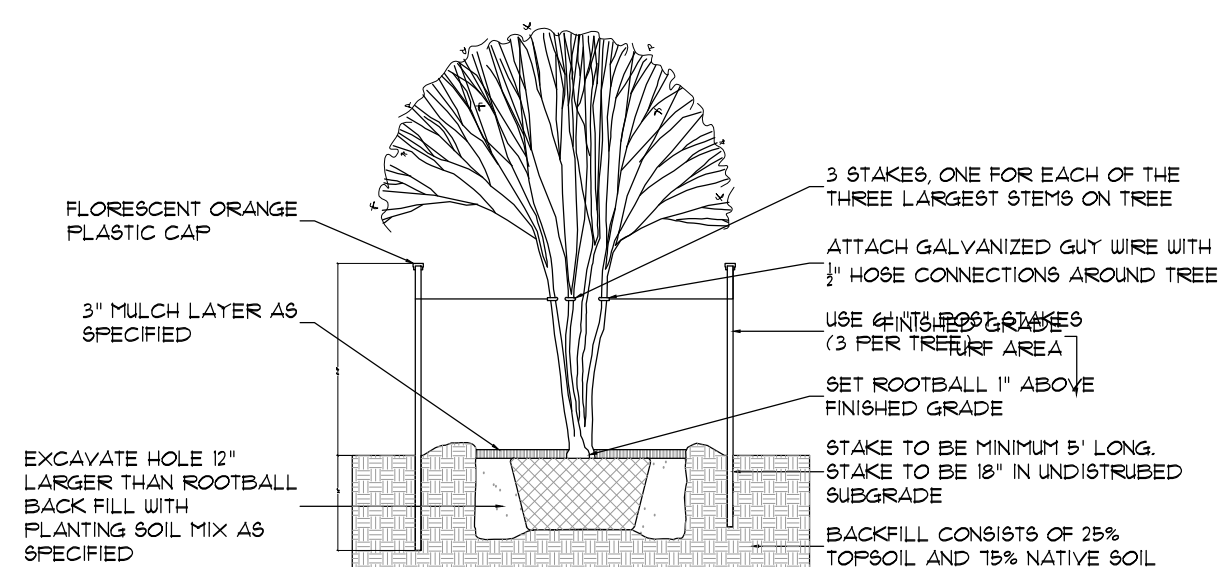
2. POOL FENCE DETAIL
 1/2"=1'



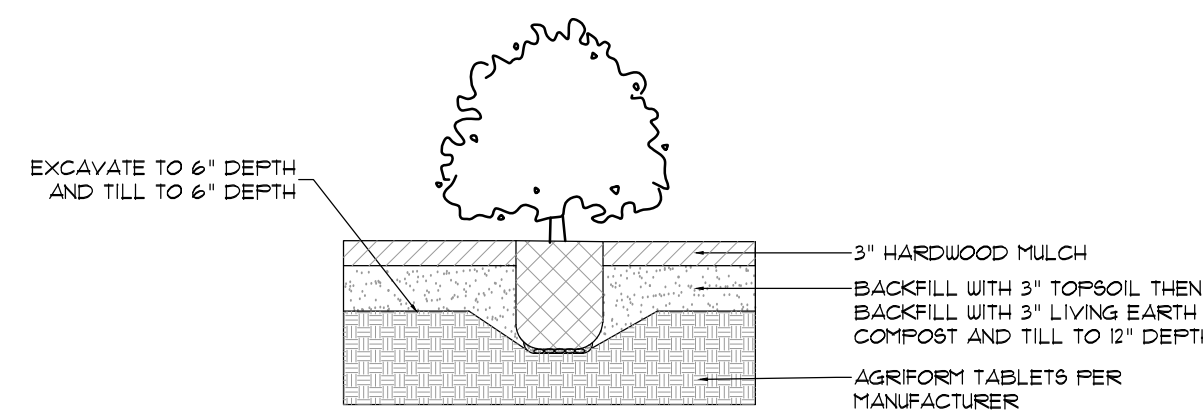
3. POOL FENCE DETAIL
 1/2"=1'



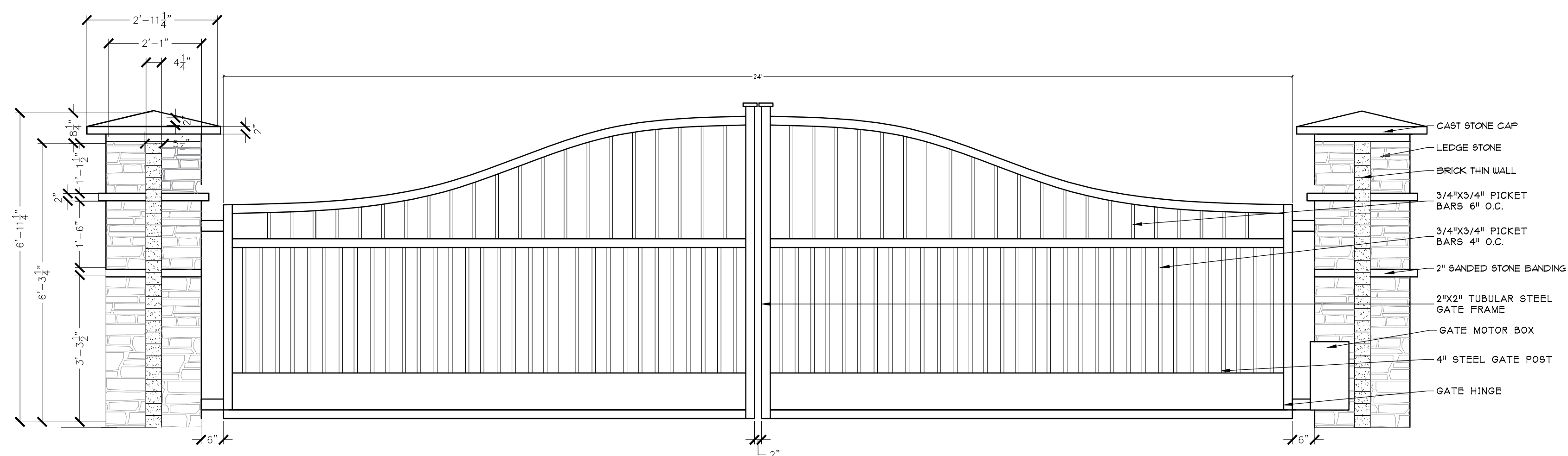
4. TREE STABILIZER KIT
 1/4"=1'



5. MULTI TRUNK TREE STAKING
 1/4"=1'



6. SHRUB PLANTING DETAIL
 1/2"=1'



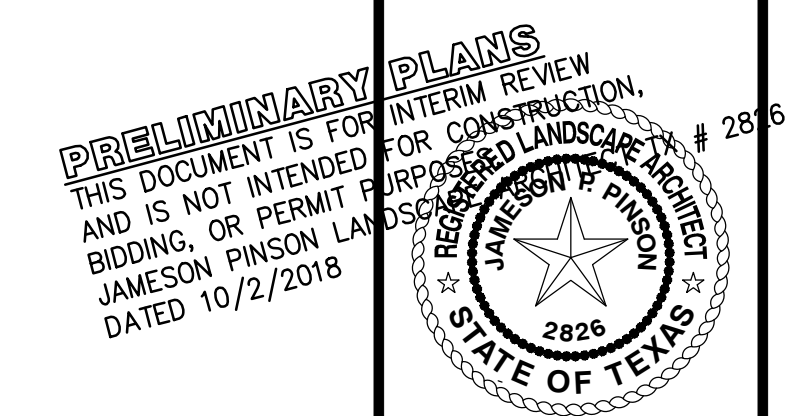
7. AUTO DOUBLE SWING GATE
 1/2"=1'

The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 817-436-8775
 291 Cooke Street
 Rockwall, Texas 75082
 940-240-1012
 TBP#E: 19762 TBP#L: 10194440
 www.mcadamsco.com



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 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS



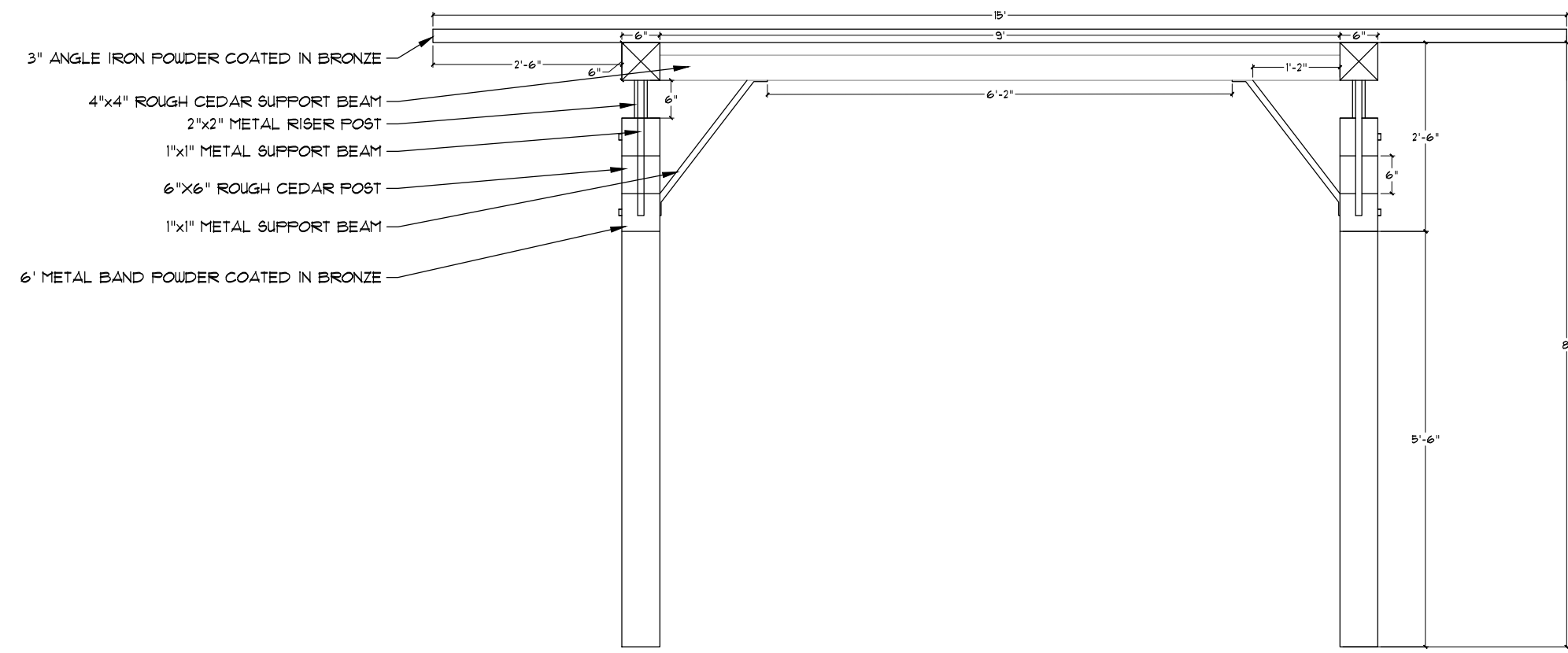
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Scale: #####
Revisions:
03/23/2018
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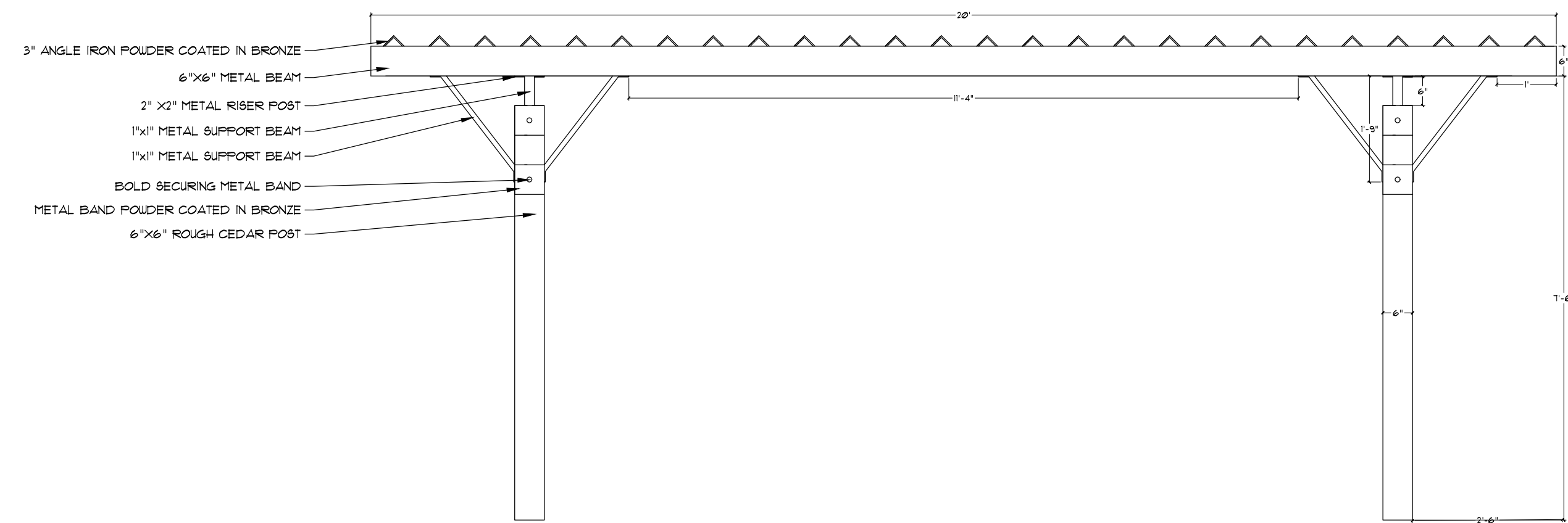
OWNER/DEVELOPER
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 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph (214) 987-6317
 Contact: SPENCER BYINGTON

L3.1

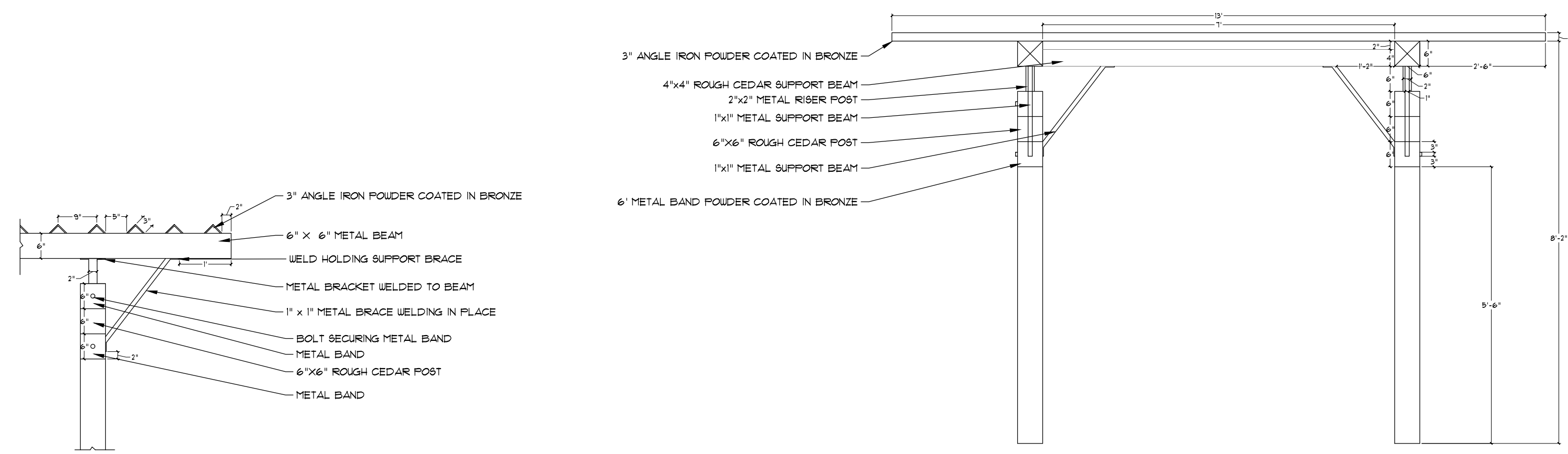
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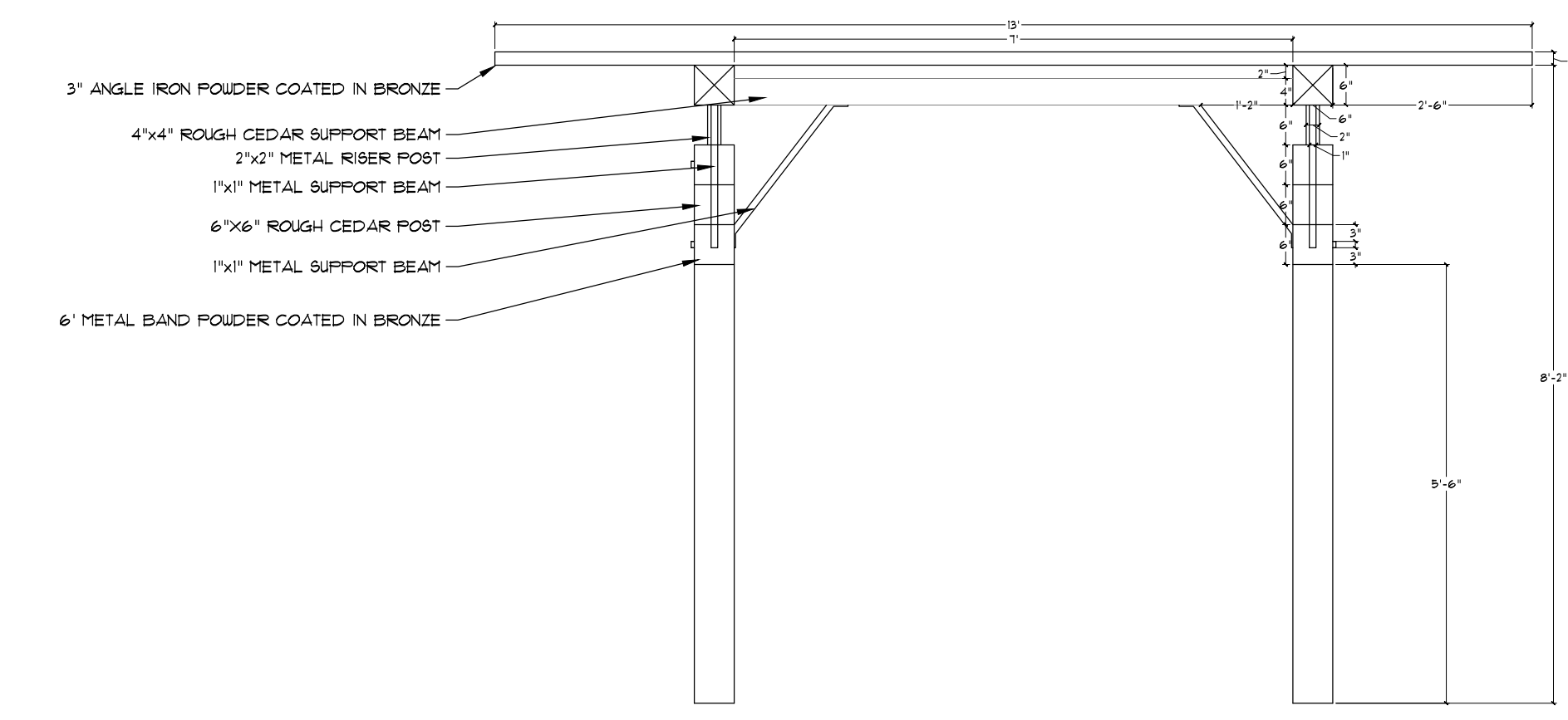
1. NORTH ARBOR
1/2"=1'



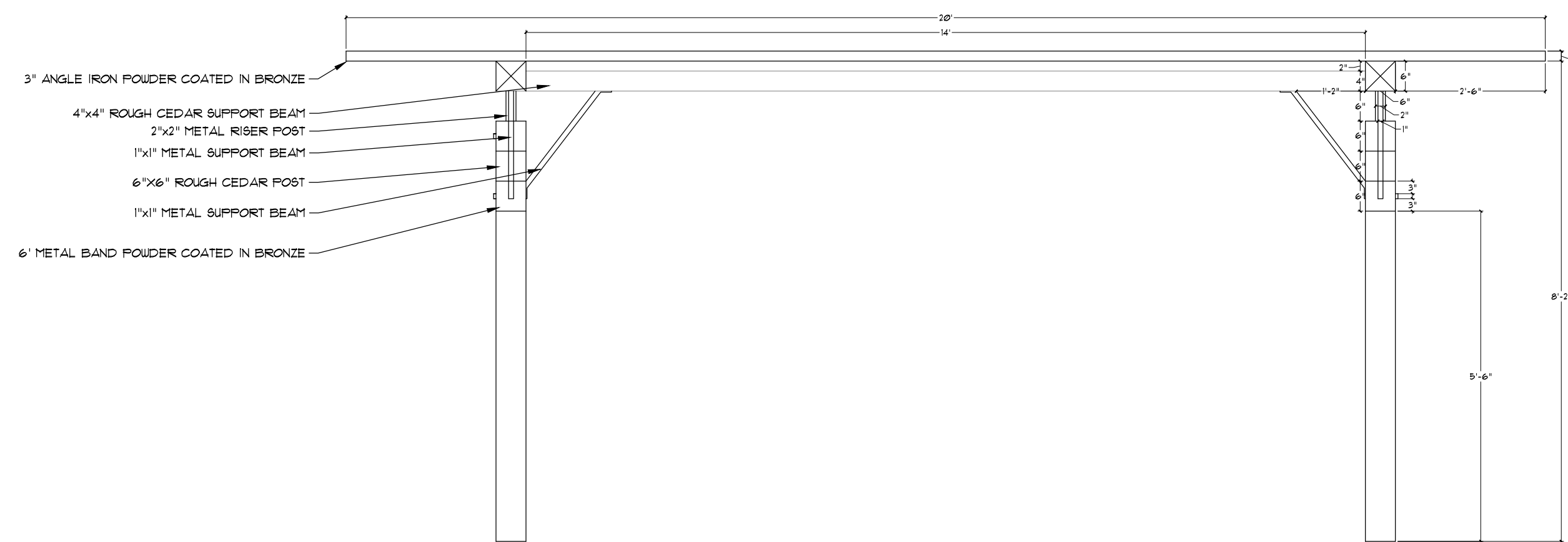
2. NORTH ARBOR
1/2"=1'



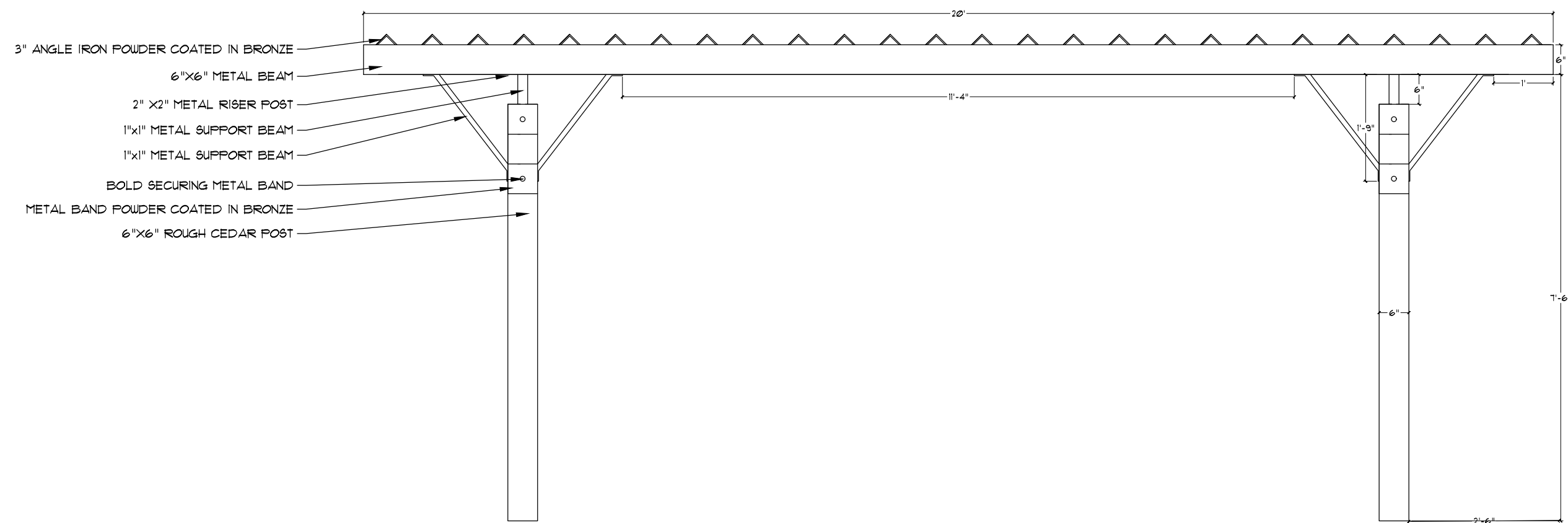
3. ARBOR DETAIL
1/2"=1'



4. SOUTH ARBOR
1/2"=1'



5. SOUTH ARBOR
1/2"=1'



6. SOUTH ARBOR
1/2"=1'

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LANDSCAPE DETAILS

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JAMESON PINSON LANDSCAPE ARCHITECT
2826
STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT # 2816
DATED 10/2/2018

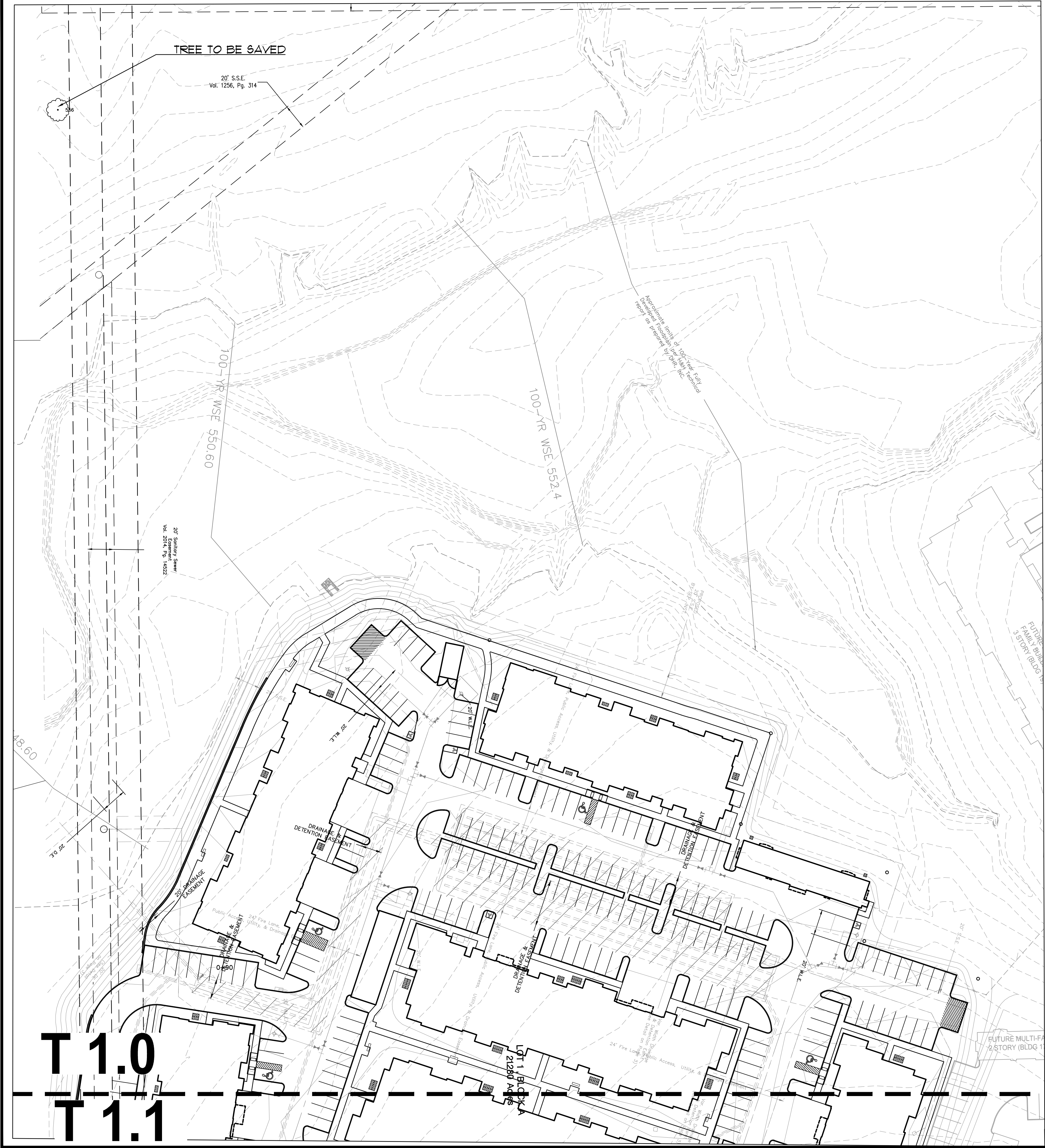
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17193

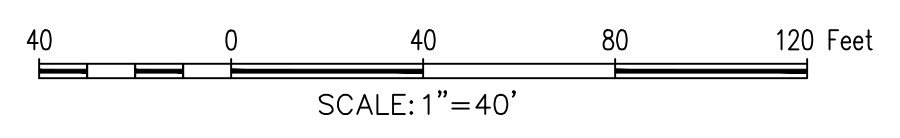
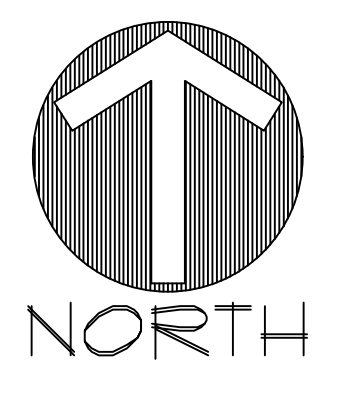
L3.2

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

File: 3/10/17/17193.dwg (P) & (S) Date: 10/2/2018 10:00 AM, by User: MSP, Saved: 9/17/2018 10:02 AM, by user1



LEGEND



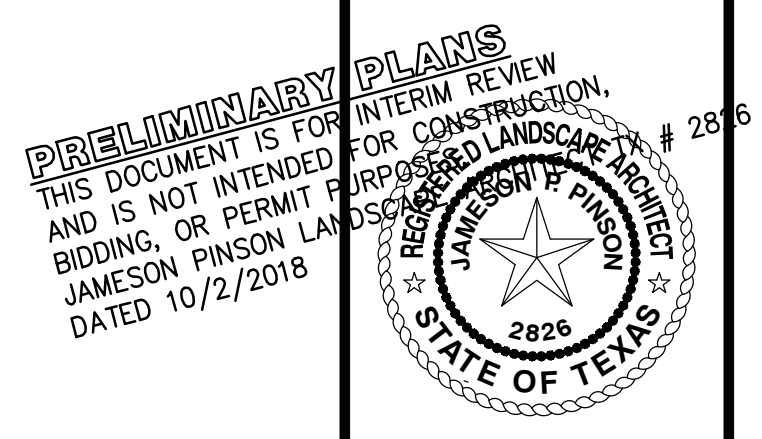
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1	533	11	EASTERN RED CEDAR	Juniperus virginiana	YES	YES	
3	548	11	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	
4	556	12	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	

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 111 Hillside Drive
 Lewisville, Texas 75057
 972-436-8775
 201 Commerce Center
 Rockwall, Texas 75082
 940-240-1012
 TBP#: 19762 TBPIS: 0194440
 www.mcadamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
 Lot 1, Block A
 21280 Acres
 in the
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

TREE SURVEY



Drawn By: LD
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 Scale: 1" = 40'
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 03/23/2018
 05/16/2018
 07/16/2018
 08/13/2018

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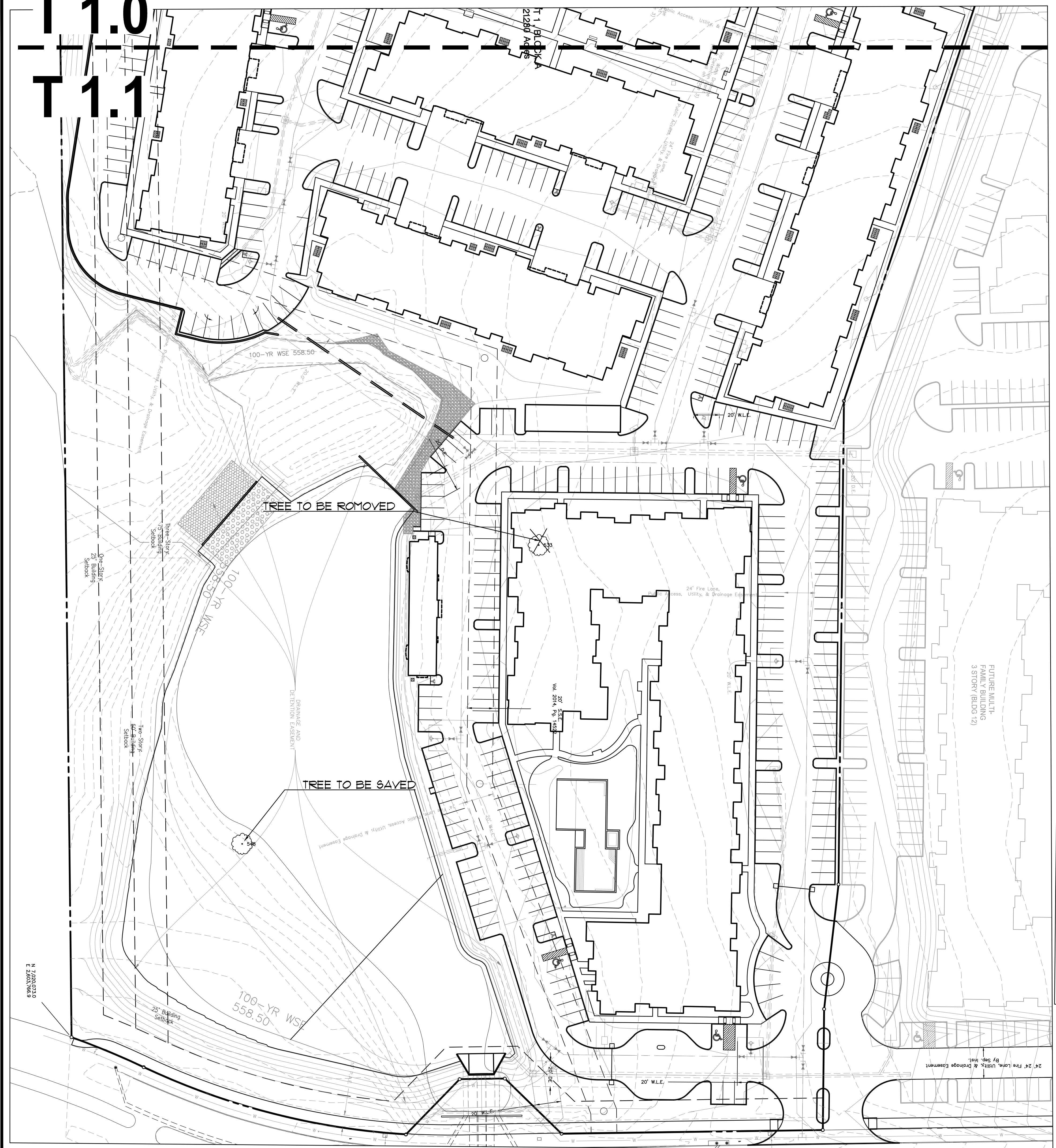
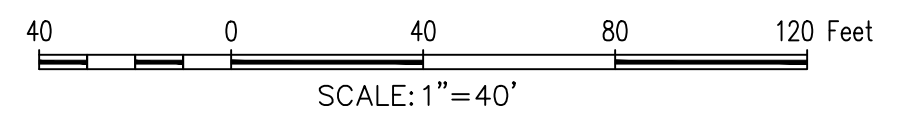
OWNER/DEVELOPER
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 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph (214) 987-6317
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T 1.0
T 1.1

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T 1.0
T 1.1

T 1.1 BLOCK A
21280 ACRES



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE - CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter.
 - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" "T" stakes and orange web fence material. All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

The John R. McAdams Company, Inc.
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Rockwall, Texas 75082
940-240-1012
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com



SWBC ROCKWALL
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Lot 1, Block A
21280 Acres
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J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY



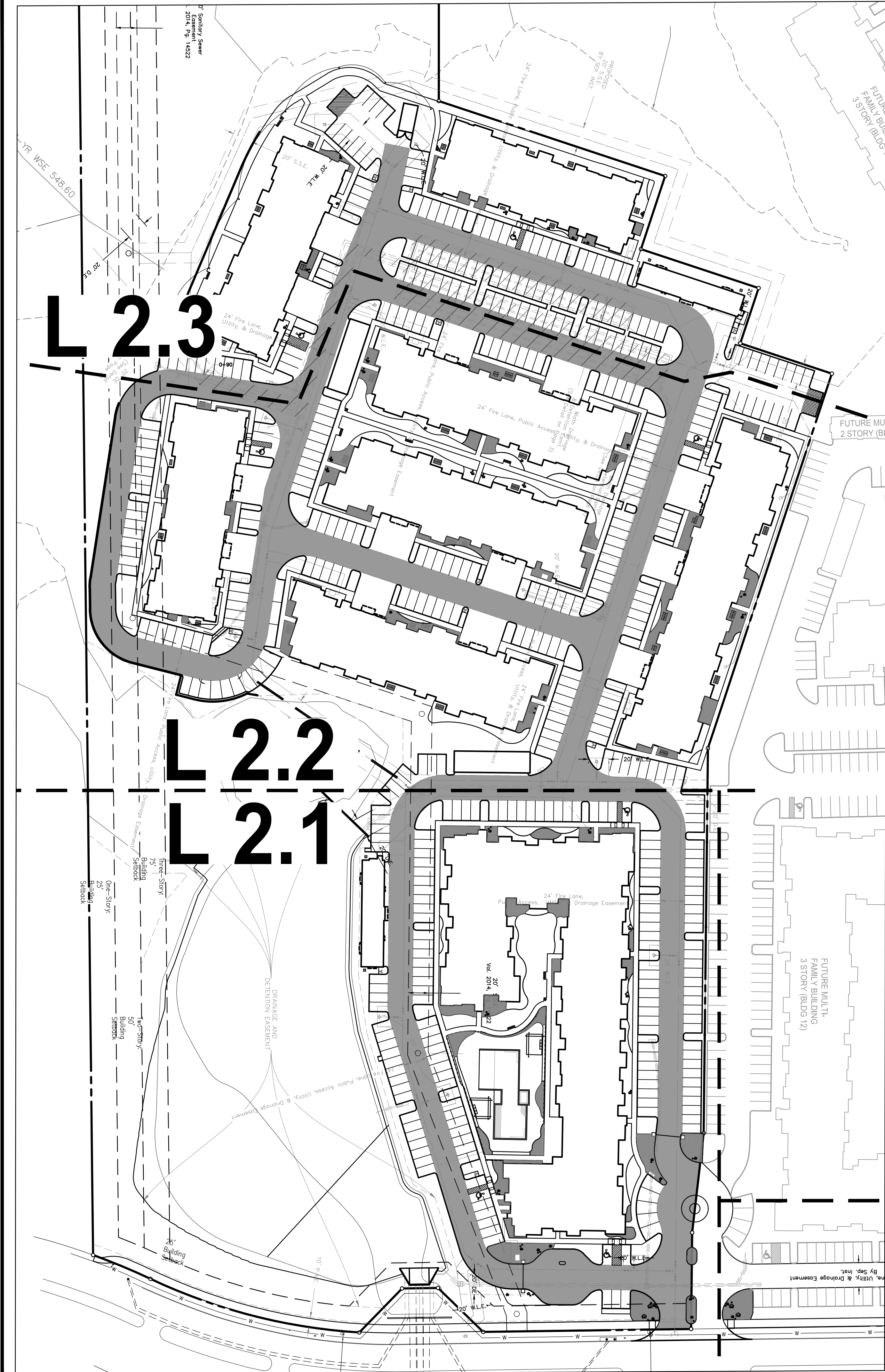
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Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

OWNER/DEVELOPER
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5949 SHERRY LANE #750
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17193

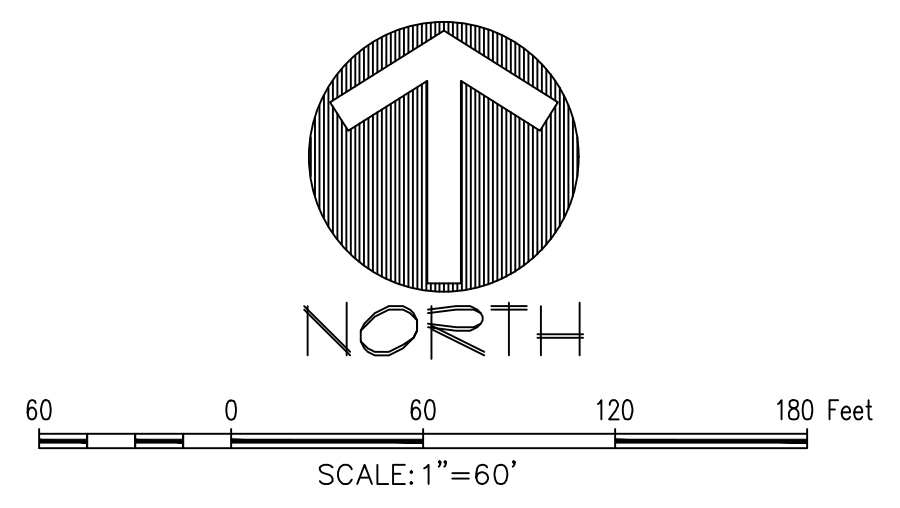
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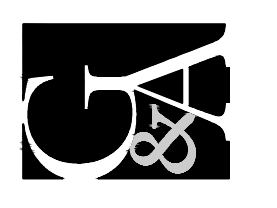


L 2.3

L 2.2
L 2.1



The John R. McAdams Company, Inc.
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111 Hillside Drive
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972-436-8775
291 Commerce Center
Rockwall, Texas 75082
940-240-1012
TBPE: 19762 TBPLS: 0194440
www.mcadamsco.com



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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

HARDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
PROPOSED LANDSCAPE ARCHITECT # 2816
BIDDING, OR PERMIT LANDSCAPE ARCHITECT # 2826
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018
STATE OF TEXAS

Drawn By: LD
Date: 12/19/2017
Scale: 1"=60'
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05/16/2018
07/16/2018
08/13/2018

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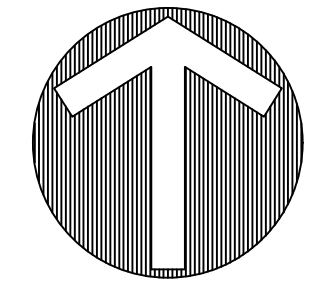
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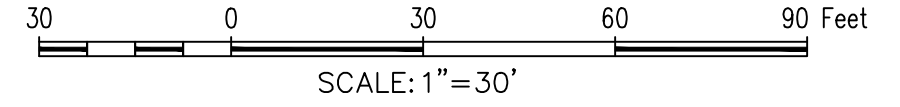
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L 2.2

L 2.1



NORTH



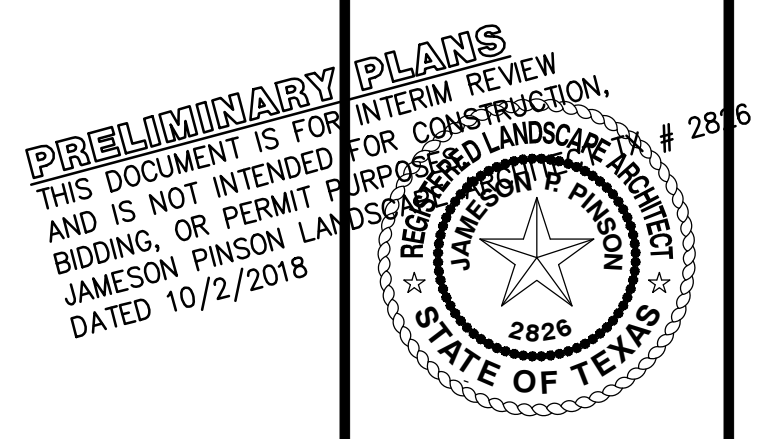
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The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-456-8778 Fax
 201 Oakmeadow Drive
 Rockwall, Texas 75082
 940-240-1012
 TBP#: 19762 TBP#: 10194440
 www.mcadamsco.com



SWBC ROCKWALL
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 Lot 1, Block A
 21280 Acres
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HARDSCAPE PLAN

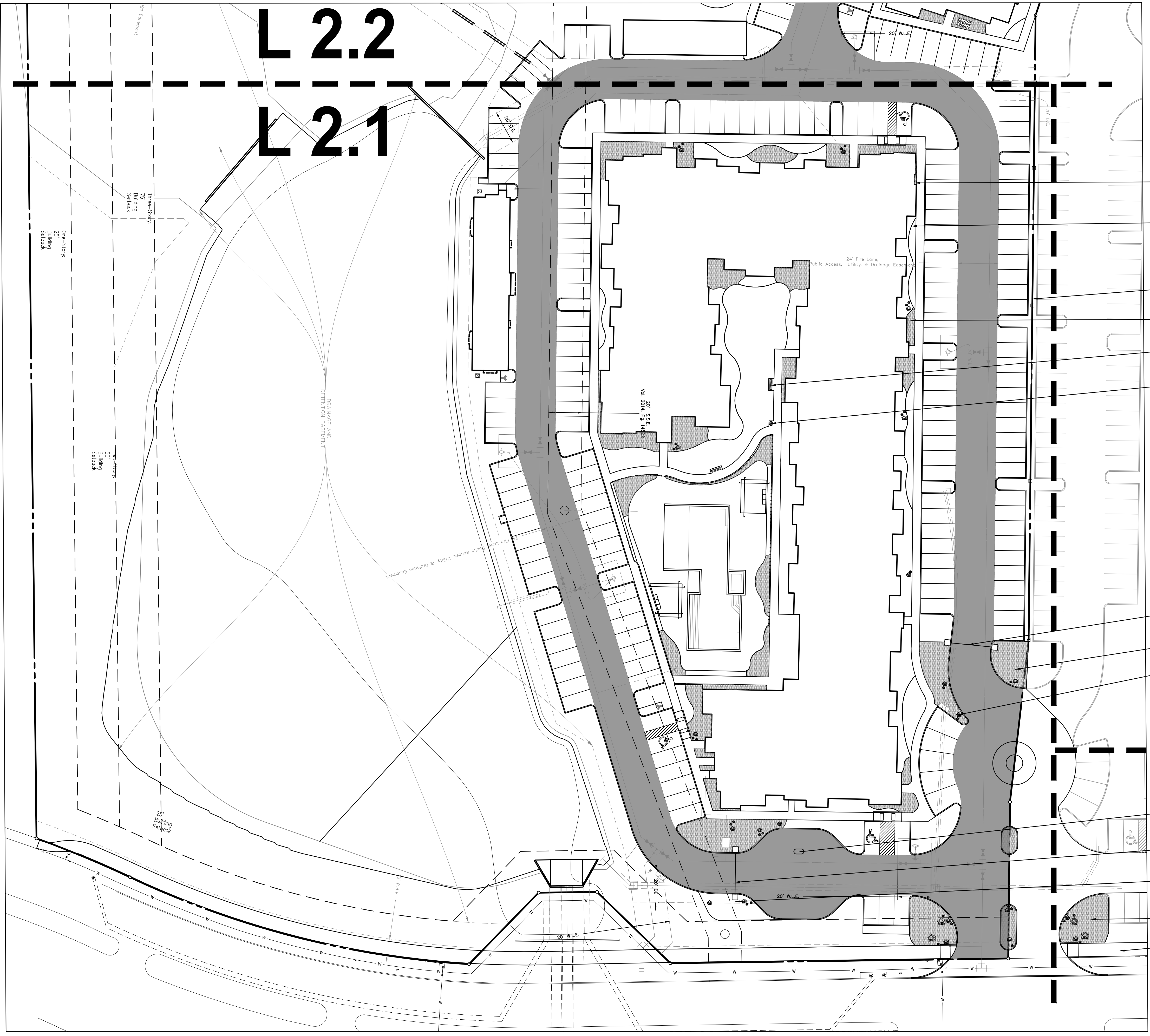


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Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L.2.1

SWBC ROCKWALL



CRUSHED GRANITE MULCH (L3.0 5)

EPIC EDGING (L3.0 4)

STONE COLUMN AND ORNAMENTAL METAL FENCE (L3.0 6)

CRUSHED GRANITE MULCH (L3.0 5)

BENCH (L3.0 1)

TRASH RECEPTACLE (L3.0 4)

AUTO DOUBLE SWING GATE (L3.1 7)

CRUSHED GRANITE MULCH (L3.0 5)

LANDSCAPE BOULDER

KEY PAD

AUTO DOUBLE SWING GATE (L3.1 7)

GATE COLUMN (L3.1 7)

CRUSHED GRANITE MULCH (L3.0 5)

CONCRETE TRAIL

STAMPED AND STAINED CONCRETE. COLOR AND PATTERN TO BE SELECTED BY OWNER

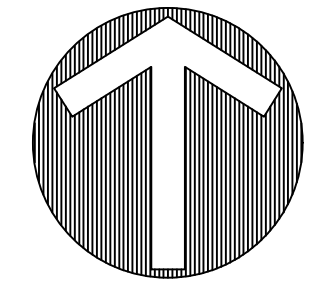
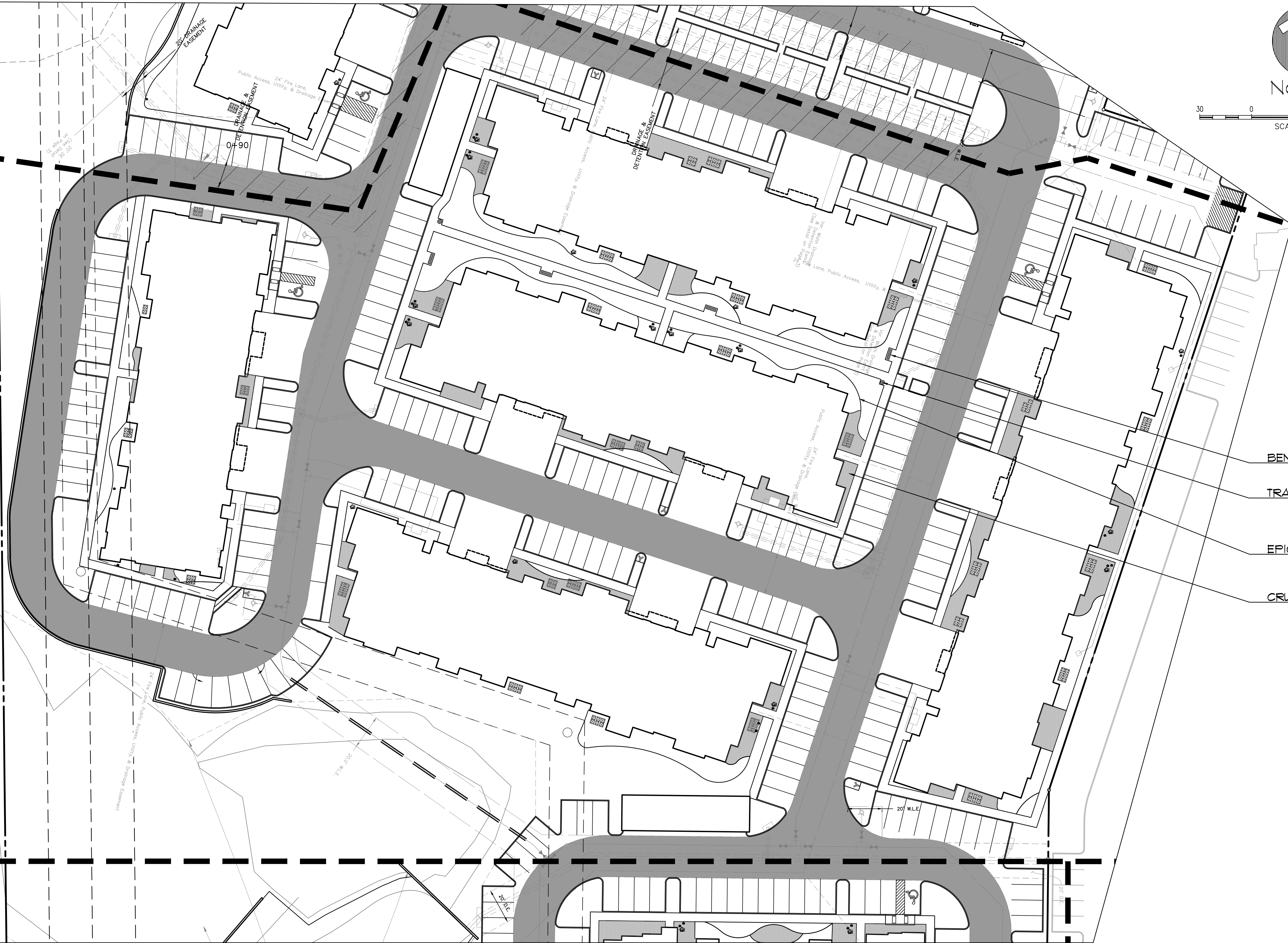
OWNER/DEVELOPER
 SWBC BUILDERS
 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph. (214) 987-6317
 Contact: SPENCER BYINGTON

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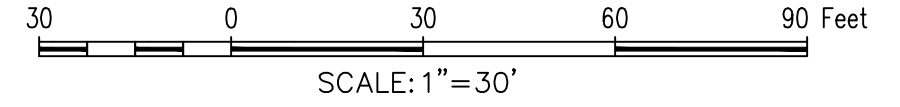
L 2.3

L 2.2

L 2.1



NORTH



The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-436-8775
 201 Oak Cliff Parkway
 Rockwall, Texas 75082
 940-240-1012
 TBP#: 19762 TBPIS: 0194440
 www.mcadamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
 Lot 1, Block A
 21280 Acres
 in the
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

HARDSCAPE PLAN

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 JAMESON PINSON LANDSCAPE ARCHITECTS
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17193

L.2.2

OWNER/DEVELOPER
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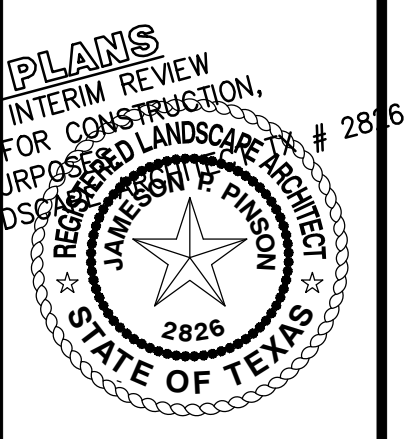
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The John R. McAdams Company, Inc.
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 111 Hillside Drive
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 972-406-8778
 201 Cooke Street
 Rockwall, Texas 75087
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17193

L.2.3



30 0 30 60 90 Feet
 SCALE: 1"=30'

(7) BOLLARD LIGHTS L3.0 5

TRASH RECEPTACLE L3.0 2

BENCH L3.0 1

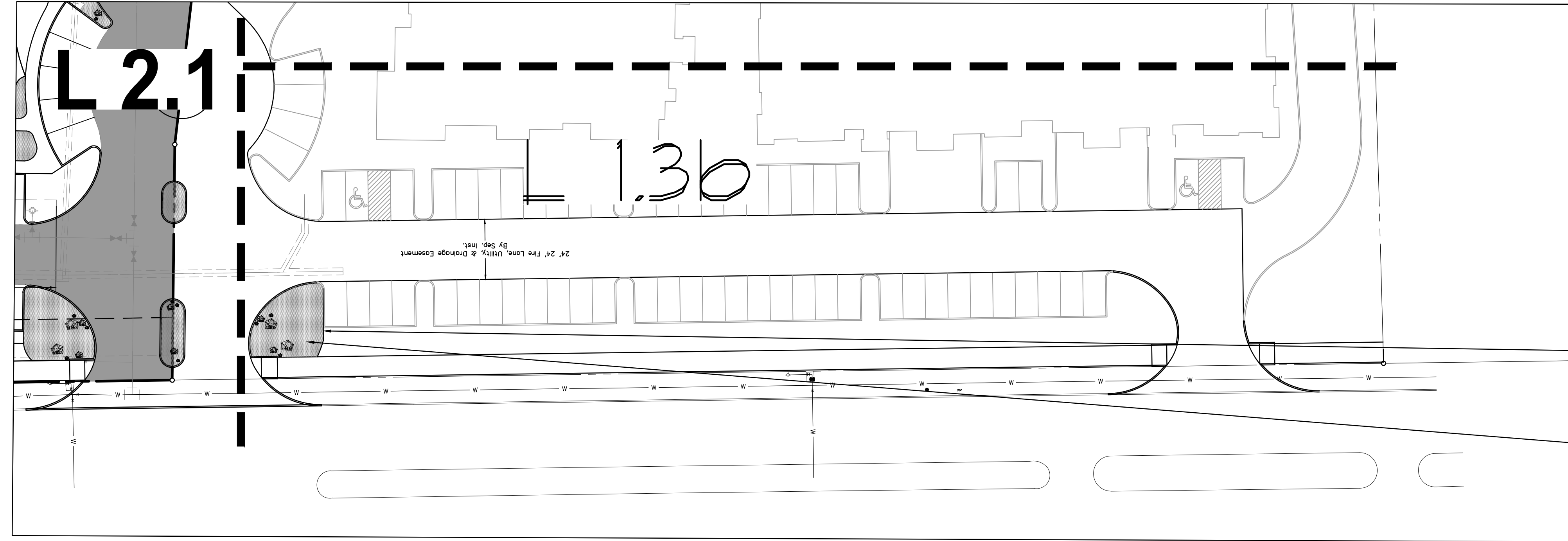
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CRUSHED GRANITE MULCH L3.0 1

CONCRETE TRAIL

EPIC EDGING L3.0 1

CRUSHED GRANITE MULCH L3.0 1



L 2.3
 L 2.2

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 10/15/2018

APPLICANT: Matthew St. Marie of G&A Consultants, LLC

AGENDA ITEM: P2018-033; *Final Plat: SWBC Rockwall Addition, Phase 1*

SUMMARY:

Discuss and consider a request by Matthew St. Marie of G&A Consultants, LLC on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a final plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 1 being currently identified as a 21.280-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

- The applicant is requesting approval of a final plat for a multi-family apartment complex on a 21.280-acre portion of a larger 42.555-acre tract of land for the purpose of constructing phase one (1) [*i.e. SWBC Rockwall Addition*] and consisting of 295-units. The development is zoned Planned Development 83 (PD-83) District, and is located east of the intersection of Discovery Boulevard and John King Boulevard.
- The proposed multi-family apartment use was approved on August 17, 2017 as Planned Development No. 83 (PD-83) District [*i.e. Ordinance No. 17-18*], which allows for the construction of a 590-unit multi-family apartment complex in two (2) phases. Phase 1 will consist of 295-units.
- The proposed final plat conforms to the approved Site Plan [*i.e. SP2017-027*], which was approved on September 12, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- On October 2, 2018, the Parks Board reviewed the proposed *final plat* and assessed pro-rata equipment fees and cash in lieu of land fees as required for Park District No. 25 and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees in the amount of \$376,420.00 [295 Lots @ \$1,276.00 Per Lot] to be paid at final plat; and,
 - 2) The developer shall pay cash-in-lieu of land fees in the amount of \$343,970.00 [295 Lots @ \$1,166.00 Per Lot] to be paid at final plat.
 - 3) The developer shall construct a ten (10) foot trail along the entire length of the property adjacent to Discovery Boulevard.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

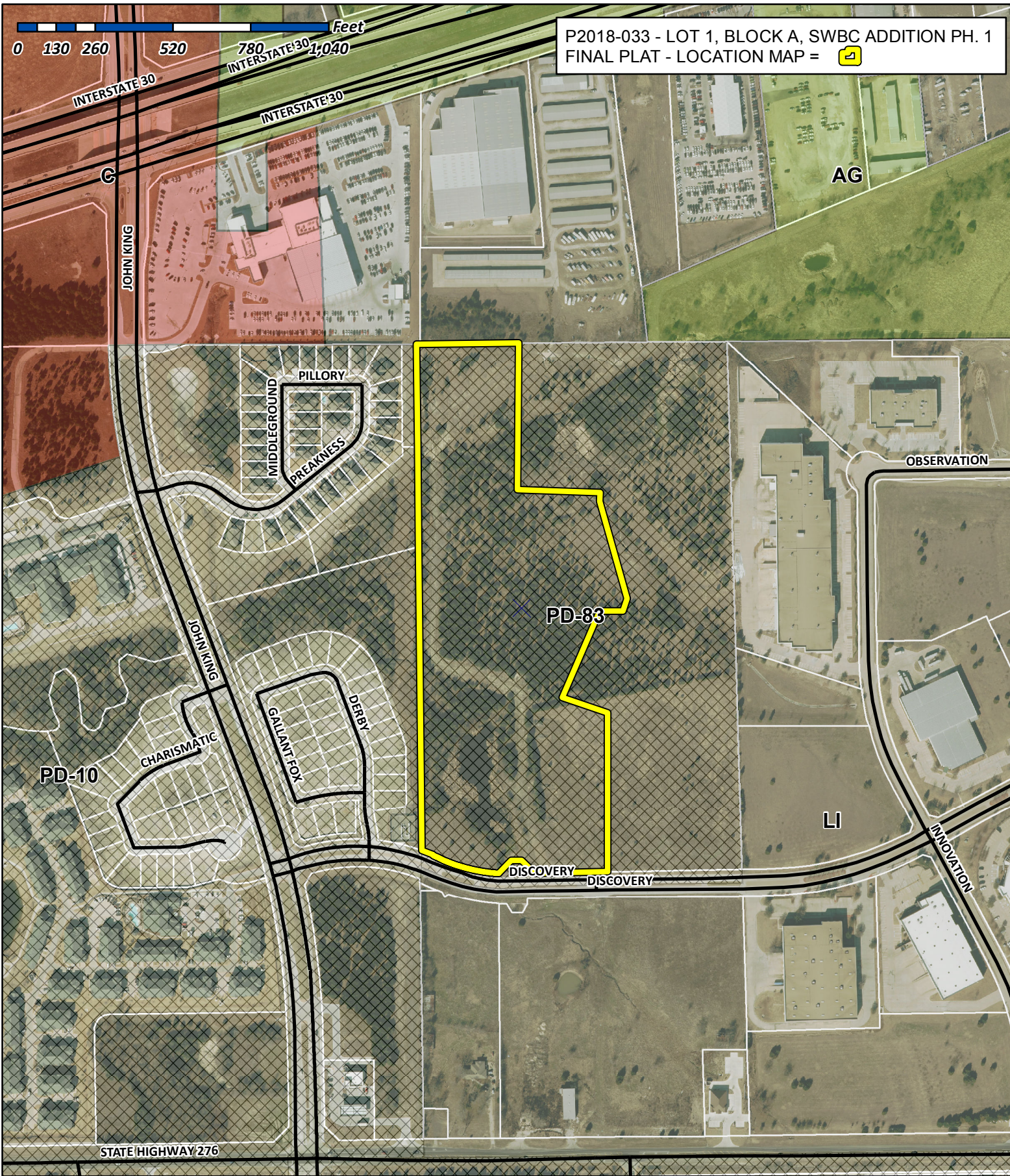
RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for the *SWBC Rockwall Addition, Phase 1*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The *final plat* shall conform to the recommendations made by the Parks Board; and,
- 3) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat for the *SWBC Rockwall Addition, Phase 1* with staff conditions passed by a vote of 6 to 0, with Commissioner Fishman absent.



P2018-033 - LOT 1, BLOCK A, SWBC ADDITION PH. 1
 FINAL PLAT - LOCATION MAP = [yellow square icon]



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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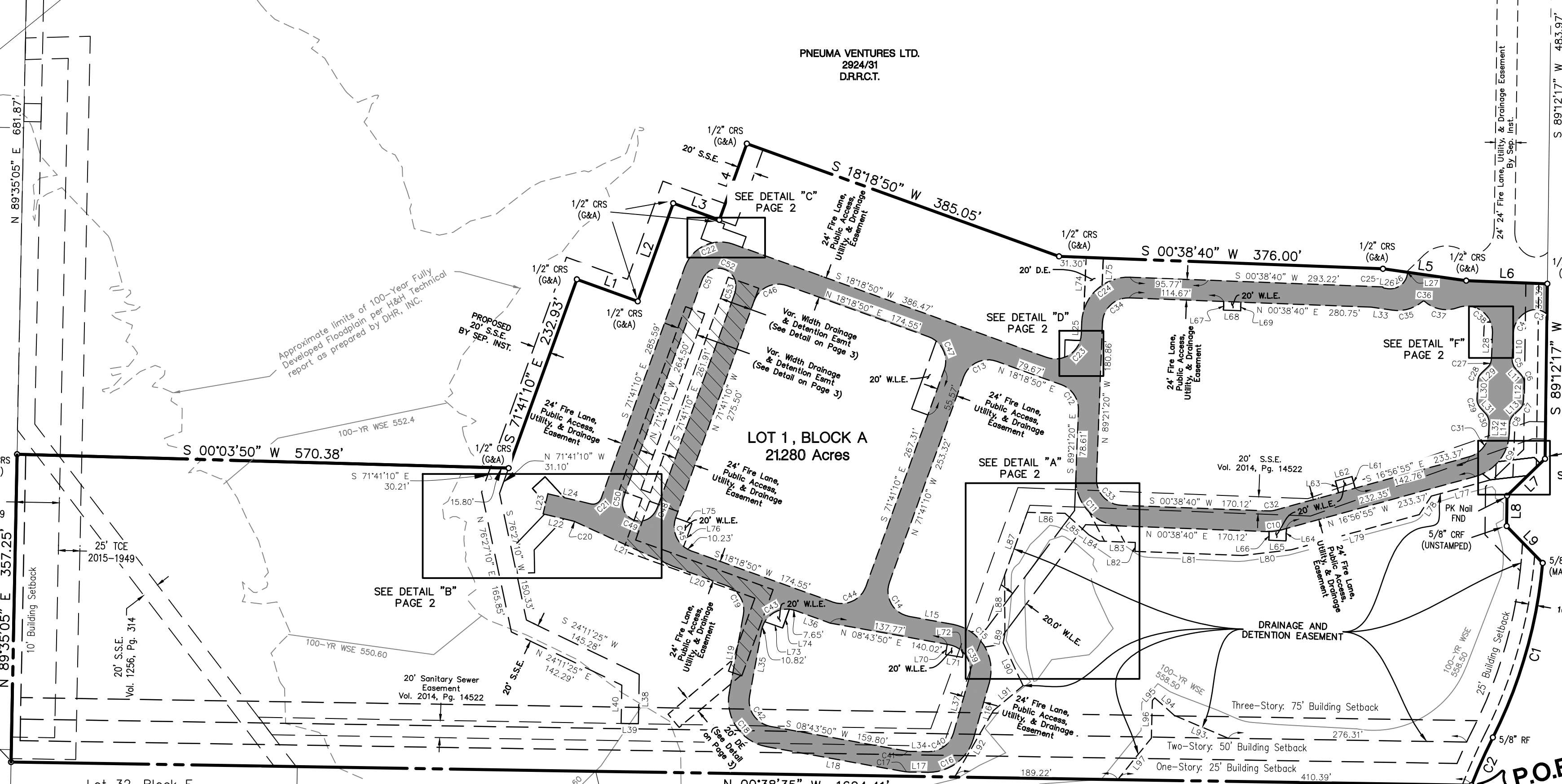


Hitt Family Limited Partnership
Vol. 1875, Pg. 238

PNEUMA VENTURES LTD.
2924/31
D.R.R.C.T.

Mckeown-Belaustegui Addition
Cab. E, Slide 233

DISCOVERY BLVD.
203.10'
(Variable Width E.O.V.)
City of Rockwall - Vol. 6169, Pg. 198



Nissan of Rockwall Addition
Inst. No. 20150000008394

Lot 32, Block E

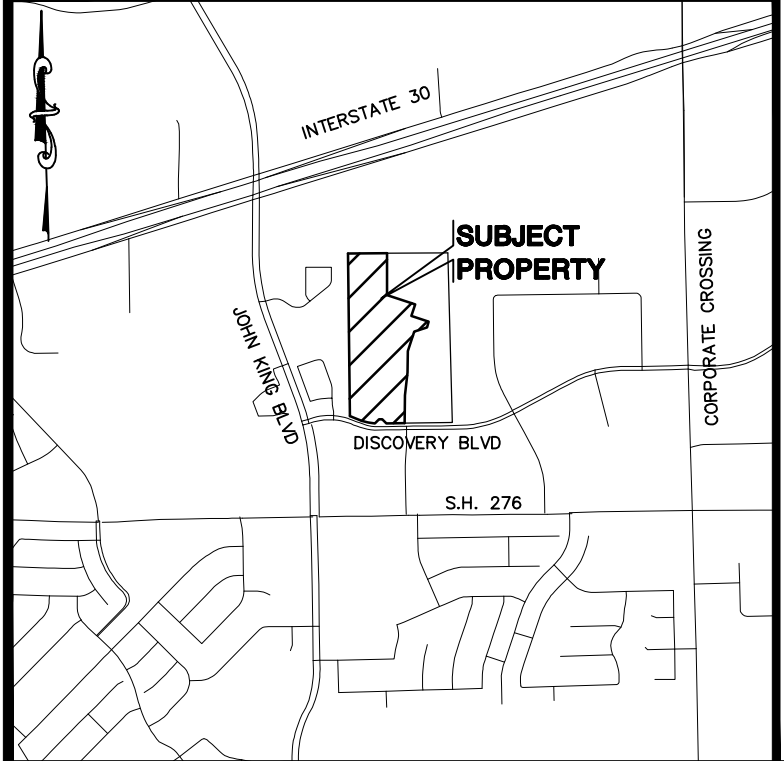
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Rockwall Downes, Phase 1
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The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

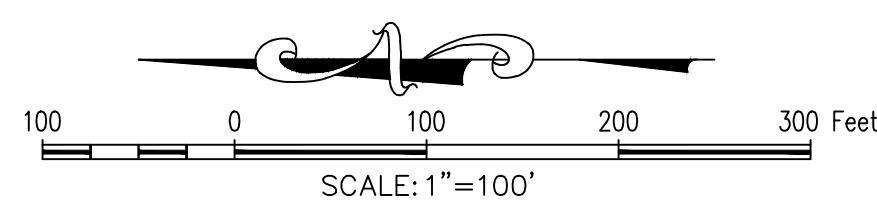
FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VICINITY MAP 1"=2000'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
POB	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
LS	=	LANDSCAPE
PAE	=	PEDESTRIAN ACCESS EASEMENT
	=	Drainage & Detention Esmt
	=	FIRE LANE, UTILITY, & DRAINAGE EASEMENT



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 10/2/18



McADAMS



McADAMS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
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201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57,819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57,819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, Pneuma Ventures, L.T.D., are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public

My commission expires the _____ day of _____, 2018.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Northwest Corner: N 7021767.2'; E 2603747.9'
COR-6: N 7025942.6'; E 2601204.0'
COR-8: N 7018063.1'; E 2609533.7'
COR-9: N 7020550.1'; E 2607463.9'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

RECOMMENDED FOR FINAL APPROVAL

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 this _____ 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 _____.

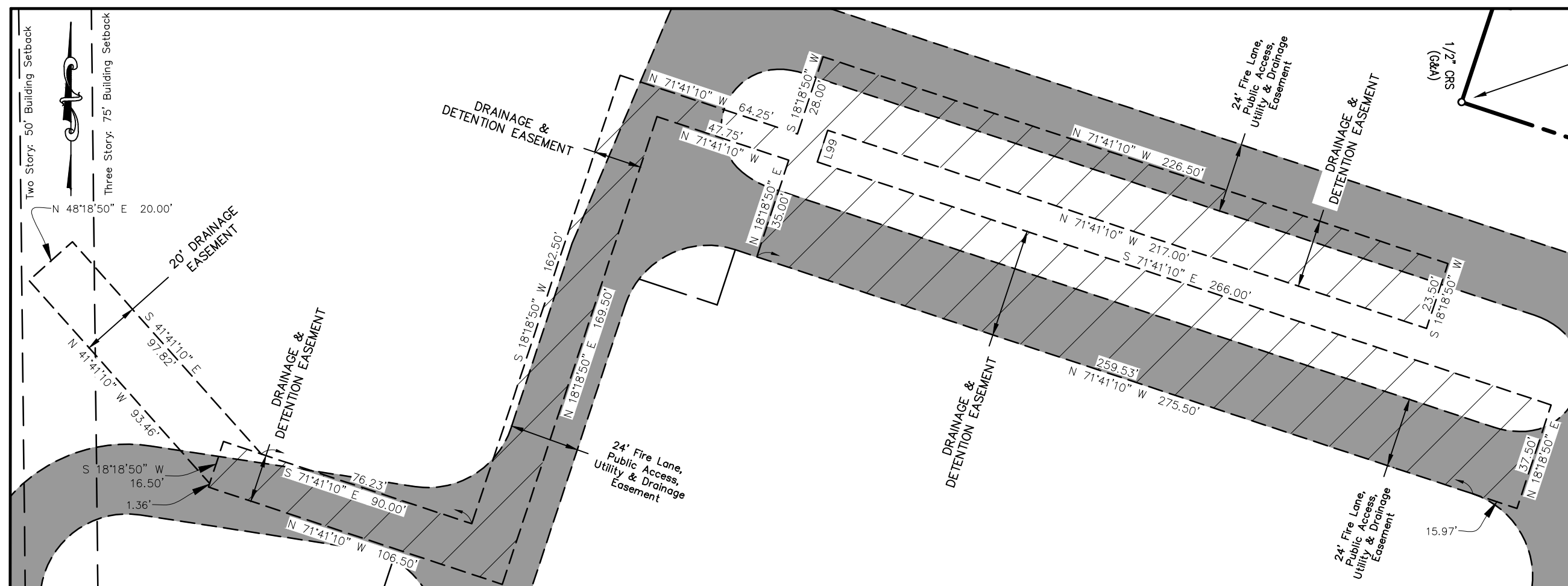
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 10/2/18

W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'

NOTES:

- 1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 2.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
- 3.) No flood zone area analysis has been performed by The John R. McAdams Company, Inc., on the subject property.
- 4.) Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 16 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2'; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'

LEGEND			
RF	= REBAR FOUND	SSE	= SANITARY SEWER EASEMENT
CRS	= CAPPED REBAR SET	WLE	= WATER LINE EASEMENT
BL	= BUILDING LINE	PE	= PIPELINE EASEMENT
UE	= UTILITY EASEMENT	CO	= CLEANOUT
CRF	= CAPPED REBAR FOUND	PP	= POWER POLE
P.O.B.	= POINT OF BEGINNING	LP	= LIGHT POLE
CM	= CONTROLLING MONUMENT	WV	= WATER VALVE
G&A	= G&A CONSULTANTS, INC.	WM	= WATER METER
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS	FH	= FIRE HYDRANT
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS	SSMH	= SANITARY SEWER MANHOLE
MAE	= MUTUAL ACCESS EASEMENT	STMH	= STORM SEWER MANHOLE

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



3/3



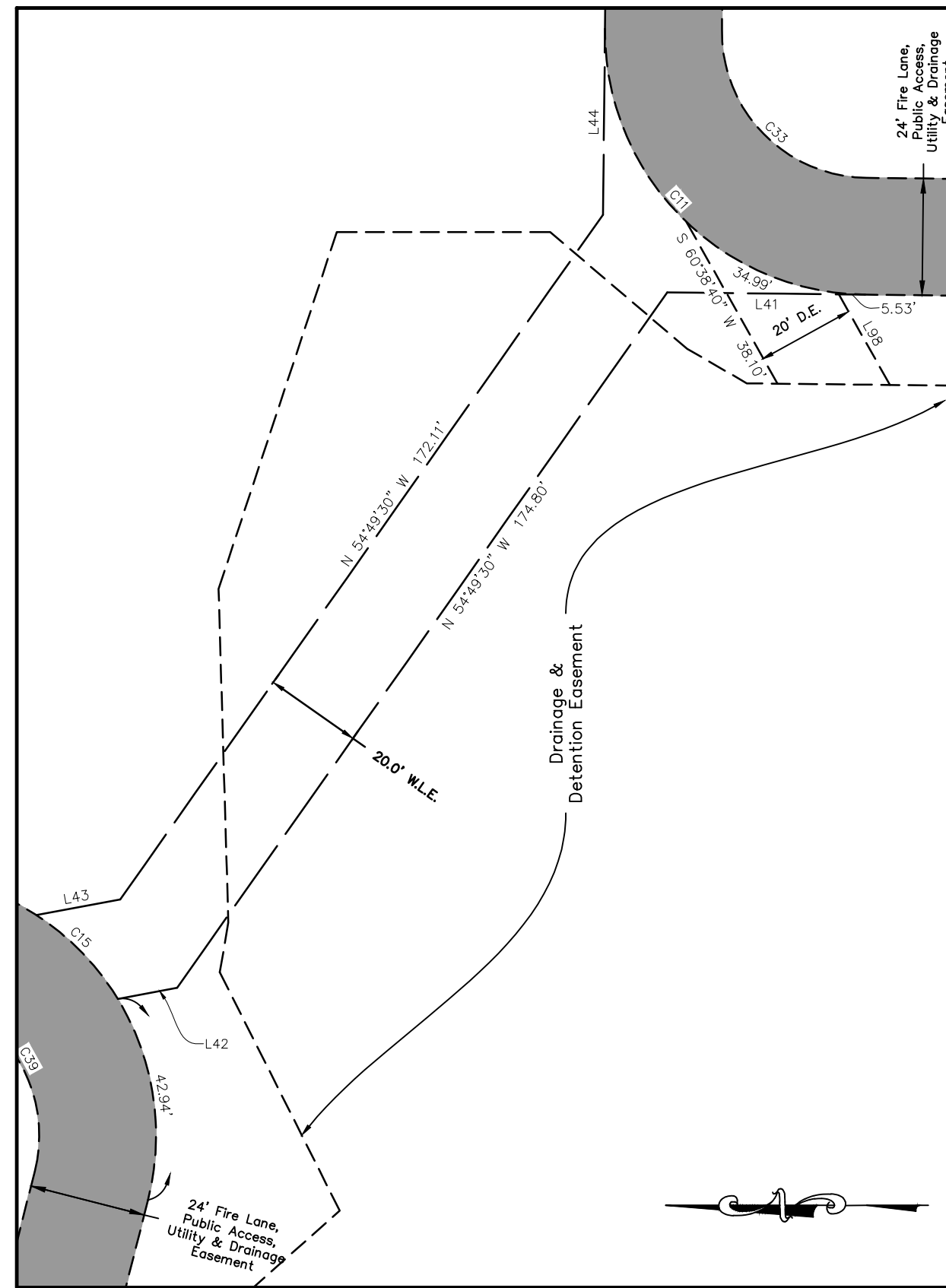
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP: 19762 TBP: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 08/17/17 SCALE: No Scale JOB. No. 17193

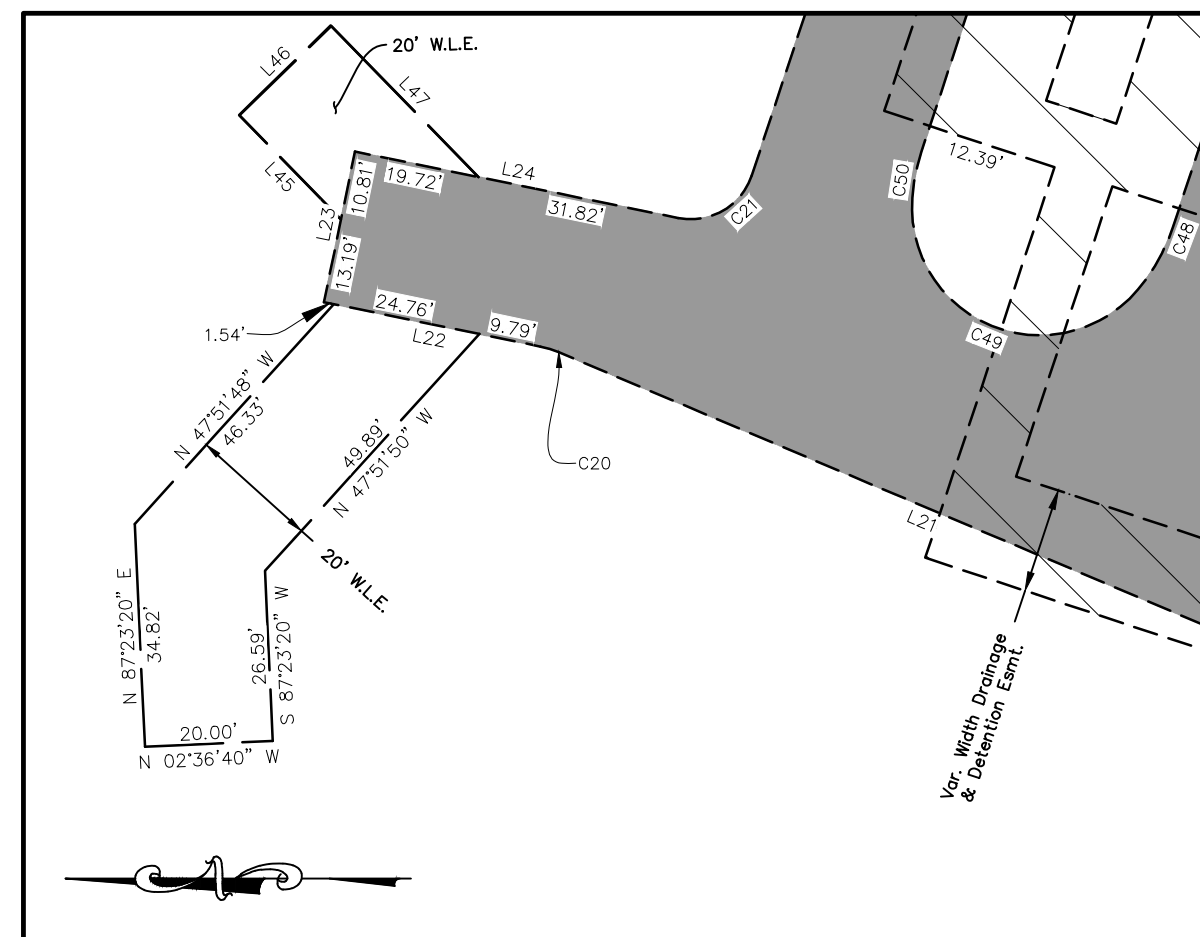
LINE	BEARING	DISTANCE
L1	S 18°18'50" W	75.15'
L2	S 71°41'10" E	121.00'
L3	S 18°18'50" W	56.85'
L4	S 71°41'10" E	94.15'
L5	S 06°34'20" W	97.60'
L6	S 00°38'00" W	94.13'
L7	N 45°47'43" W	61.52'
L8	S 89°12'17" W	35.13'
L9	S 44°12'17" W	59.92'
L10	N 89°21'20" W	30.02'
L11	S 45°38'40" W	8.79'
L12	N 89°21'20" W	20.00'
L13	N 44°21'20" W	8.79'
L14	N 89°21'20" W	11.32'
L15	S 08°43'50" W	51.47'
L16	N 75°44'00" W	67.14'
L17	N 00°38'40" W	21.05'
L18	N 08°43'50" E	159.80'
L19	S 81°16'15" E	91.96'
L20	N 18°18'50" E	66.86'
L21	N 22°54'55" E	124.91'
L22	N 11°36'14" E	34.55'
L23	N 78°23'46" W	24.00'
L24	N 11°36'14" E	51.54'
L25	S 89°21'20" E	14.09'
L26	S 06°34'20" W	3.93'
L27	S 83°25'40" E	2.00'
L28	S 89°21'20" E	29.94'
L29	S 44°21'20" E	8.79'
L30	S 89°21'20" E	20.00'
L31	N 45°38'40" E	8.79'
L32	S 89°21'20" E	11.32'
L33	N 06°34'20" E	24.60'
L34	S 00°38'40" E	21.05'
L35	N 81°16'15" W	77.77'
L36	N 18°18'50" E	42.62'
L37	S 75°44'00" E	67.14'
L38	S 89°25'47" W	57.27'
L39	N 00°34'13" W	20.00'
L40	N 89°25'47" E	44.47'
L41	N 00°38'40" E	40.60'
L42	S 10°36'15" E	12.38'
L43	S 10°36'15" E	17.51'
L44	N 89°21'20" W	38.19'
L45	S 45°41'10" W	22.68'
L46	N 44°18'50" W	20.00'
L47	N 45°41'10" E	32.96'
L48	S 18°18'50" W	13.95'
L49	N 71°41'10" W	25.46'
L50	N 18°18'50" E	20.00'

LINE	BEARING	DISTANCE
L51	S 71°41'10" E	5.46'
L52	N 18°18'50" E	28.50'
L53	S 71°41'10" E	13.16'
L54	S 36°50'55" W	11.39'
L55	S 44°12'17" W	9.98'
L56	S 00°38'40" W	10.00'
L57	N 89°21'20" W	20.00'
L58	S 00°38'40" W	7.39'
L59	S 73°03'05" W	14.00'
L60	S 16°56'55" E	20.00'
L61	S 73°03'05" W	14.00'
L62	S 73°03'05" W	14.00'
L63	N 89°21'20" W	14.38'
L64	N 00°38'40" E	20.00'
L65	S 89°21'20" E	10.45'
L66	N 00°38'40" E	20.00'
L67	S 89°21'33" E	10.00'
L68	S 81°58'10" E	11.91'
L69	N 08°01'50" E	20.00'
L70	N 18°18'50" E	21.88'
L71	N 71°41'10" E	23.27'
L72	N 18°18'50" E	20.00'
L73	N 11°36'14" W	28.28'
L74	S 16°56'55" E	71.05'
L75	S 58°25'00" E	25.53'
L76	S 08°10'00" E	57.02'
L77	N 89°21'20" W	10.32'
L78	S 00°38'40" W	42.00'
L79	S 30°03'20" W	14.15'
L80	S 40°25'15" W	37.00'
L81	S 00°00'00" E	43.84'
L82	S 71°41'05" E	77.25'
L83	N 88°18'55" E	68.59'
L84	S 80°12'00" E	10.33'
L85	N 63°18'55" E	54.84'
L86	S 41°41'05" E	45.10'
L87	S 61°16'00" E	89.23'
L88	S 21°20'00" W	68.32'
L89	N 40°35'00" E	30.41'
L90	N 49°25'00" W	4.12'
L91	N 90°00'00" W	43.71'
L92	N 52°34'10" W	61.99'
L93	S 60°38'40" W	21.69'
L94	S 18°18'50" W	11.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	557.50'	21°45'33"	211.72'	N 75°36'59" W, 210.45'
C2	642.50'	5°25'16"	60.79'	N 67°26'52" W, 60.77'
C3	20.00'	69°24'58"	24.23'	N 06°45'57" E, 22.78'
C4	30.00'	60°58'32"	31.93'	N 58°25'43" W, 30.44'
C5	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C6	15.00'	45°00'00"	11.78'	N 68°08'40" E, 11.48'
C7	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C8	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C9	54.00'	72°24'25"	68.24'	S 53°09'07" E, 63.79'
C10	54.00'	17°35'35"	16.58'	S 08°09'07" E, 16.52'
C11	54.00'	90°00'00"	84.82'	S 45°38'40" W, 76.37'
C12	30.00'	72°19'50"	37.87'	N 54°28'45" E, 35.41'
C13	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C14	30.00'	99°35'00"	52.14'	S 58°31'20" W, 45.82'
C15	54.00'	95°32'10"	90.04'	N 56°29'55" E, 79.97'
C16	54.00'	75°05'20"	70.77'	S 38°11'20" E, 65.81'
C17	54.00'	9°22'30"	8.84'	S 04°02'35" W, 8.83'
C18	54.00'	89°59'55"	84.82'	S 53°43'47" W, 76.37'
C19	30.00'	80°24'55"	42.11'	N 58°31'18" E, 38.73'
C20	15.00'	11°18'40"	2.96'	N 17°15'35" E, 2.96'
C21	10.00'	83°17'24"	14.54'	S 30°02'28" E, 13.29'
C22	44.00'	90°00'00"	69.12'	N 26°41'10" W, 62.23'
C23	30.00'	107°40'10"	56.38'	S 35°31'15" E, 48.44'
C24	54.00'	90°00'00"	84.82'	N 44°21'20" W, 76.37'
C25	3.00'	52°08'54"	2.73'	S 32°38'47" W, 2.64'
C26	20.00'	90°00'00"	31.42'	S 38°25'40" E, 28.28'
C27	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C28	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C29	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C30	15.00'	44°59'52"	11.78'	N 68°08'36" E, 11.48'
C31	30.00'	72°24'25"	37.91'	S 53°09'07" E, 35.44'
C32	30.00'	17°35'35"	9.21'	S 08°09'07" E, 9.18'
C33	30.00'	90°00'00"	47.12'	S 45°38'40" W, 42.43'
C34	30.00'	90°00'00"	47.12'	N 44°21'20" W, 42.43'
C35	45.00'	48°12'23"	37.86'	S 17°31'52" E, 36.75'
C36	2.00'	82°13'52"	2.87'	N 00°31'07" W, 2.63'
C37	37.00'	62°49'34"	40.57'	S 09°10'54" W, 38.57'
C38	30.00'	112°31'32"	58.92'	N 34°01'53" E, 49.90'
C39	30.00'	95°32'10"	50.02'	N 56°29'55" E, 44.43'
C40	30.00'	75°05'20"	39.32'	S 38°11'20" E, 36.56'
C41	30.00'	9°22'30"	4.91'	S 04°02'35" W, 4.90'
C42	30.00'	89°59'55"	47.12'	S 53°43'47" W, 42.43'
C43	30.00'	99°35'05"	52.14'	N 31°28'42" W, 45.82'
C44	30.00'	90°00'00"	47.12'	S 26°41'10" E, 42.43'
C45	30.00'	90°00'00"	47.12'	S 63°18'50" W, 42.43'
C46	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C47	30.00'	89°59'50"	47.12'	N 63°18'52" E, 42.43'
C48	30.00'	21°38'10"	11.33'	S 60°52'05" E, 11.26'
C49	20.00'	144°24'07"	50.41'	S 22°09'04" W, 38.09'
C50	30.00'	13°57'44"	7.31'	N 78°40'01" W, 7.29'
C51	30.00'	13°49'13"	7.24'	N 64°46'34" W, 7.22'
C52	20.00'	144°27'06"	50.42'	N 14°21'35" E, 38.09'
C53	30.00'	21°43'44"	11.38'	S 82°33'00" E, 11.31'



DETAIL "A"
Scale: 1"=30'



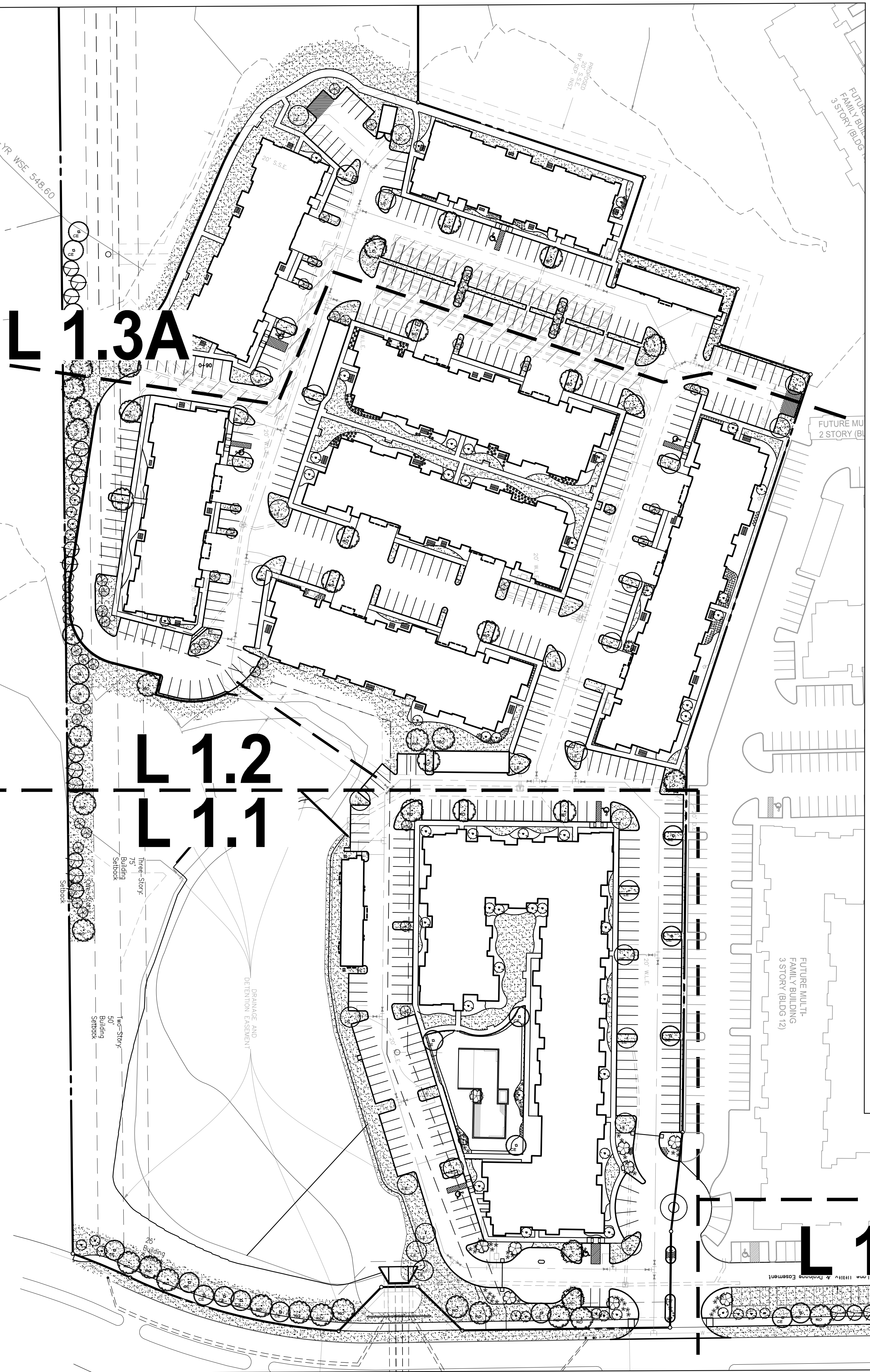
DETAIL "B"
Scale: 1"=30'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
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Lewisville, Texas 75057
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201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
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PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>
	(RO) RED OAK <i>Quercus shumardii</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(DW) DESERT WILLOW <i>Chilopsis linearis</i>
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>
	(CM) GRAPEMYRTLE <i>Lagerstromia indica</i>
	(SPP) SPINELESS PRICKLY PEAR <i>Opuntia ellisiana</i>
	(DL) DWARF LOROPETALUM <i>Loropetalum chinense 'danum dwarf'</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(DWM) DWARF WAX MYRTLE <i>Myrica pusilla</i>
	(PM) PINK MUHLY <i>Muhlenbergia capillaris</i>
	(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Lyn Lourey's Dwarf'</i>
	(DH) DWARF FOUNTAIN GRASS <i>Fennisetum alopecuroides 'Hamein'</i>
	(DAM) DAMIANITA <i>Chrysactinia mexicana</i>
	(BD) BLACKFOOT DAISY <i>Melanopodium leucanthum</i>
	(BG) BLUE GRAMMA <i>Bouteloua gracilis</i>

NOTE: NO TREES LOCATED WITHIN 5' OF UTILITIES.

PLANT LEGEND

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	S.FACE	REMARKS
37	RED OAK	<i>Quercus shumardii</i>	4" cal.	10'-12'	Per Plan	Single Trunk
11	LIVE OAK	<i>Quercus virginiana</i>	4" cal.	10'-12'	Per Plan	Single Trunk
33	LACEBARK ELM	<i>Ulmus parvifolia</i>	4" cal.	10'-12'	Per Plan	Single Trunk
26	CEDAR ELM	<i>Ulmus crassifolia</i>	4" cal.	10'-12'	Per Plan	Single Trunk
8	DESERT WILLOW	<i>Chilopsis linearis</i>	30gal.	7'-8'	Per Plan	Full
21	RED BUD	<i>Cercis canadensis</i>	30gal.	7'-8'	Per Plan	Full
51	GRAPEMYRTLE	<i>Lagerstromia indica</i>	30gal.	7'-8'	Per Plan	Full
65	CHASTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Full
119	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica</i>	5gal.	24"	2'-0"	Full
179	DWARF TEXAS SAGE	<i>Leucophyllum frutescens 'Bartstar'</i>	5gal.	30"	2'-0"	Full
264	PINK MUHLY	<i>Muhlenbergia capillaris</i>	5gal.	24"	2'-0"	Full
127	DWARF LOROPETALUM	<i>Loropetalum chinense</i>	5gal.	30"	2'-0"	Full
351	DWARF WAX MYRTLE	<i>Morella cerifera</i>	3gal.	30"	2'-0"	Full
170	DWARF FOUNTAIN GRASS	<i>Fennisetum alopecuroides 'Hamein'</i>	5gal.	30"	2'-0"	Full
49	FRICKLY PEAR (SPINELESS)	<i>Opuntia ellisiana</i>	3gal.	30"	2'-0"	Full
460	BLACKFOOT DAISY	<i>Melanopodium leucanthum</i>	1 gal.	12"	12"	Full
966	BLUE GRAMA GRASS	<i>Bouteloua gracilis</i>	1 gal.	12"	12"	Full
410	DAMIANITA	<i>Chrysactinia mexicana</i>	1 gal.	24"	2'-0"	Full

LANDSCAPE ORDINANCE

CITY OF ROCKWALL
Final landscape plan will meet all City of Rockwall development ordinances. All landscapes will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches.
REQUIRED: A minimum of 20% (8.9 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 14% Landscaped area = 24% Open Space

XERISCAPE LANDSCAPE MATERIAL PROVIDED AND OVERALL LANDSCAPE REDUCED BY 2.5% PER THE REQUIREMENTS IN SECTION 5.1

BUFFER LANDSCAPE REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.
PROVIDED: 20' landscape buffer

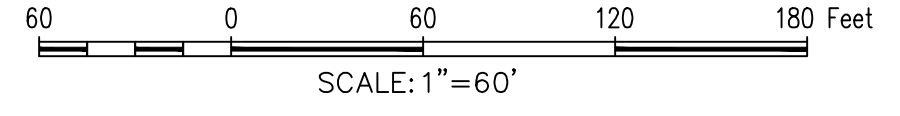
REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discovery Boulevard : 969 l.f. of street frontage / 100 l.f. = 29 canopy trees and 19 ornamental trees.
PROVIDED: 29 canopy trees + 21 ornamental trees

PARKING LANDSCAPE REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering spaces exceeds 20,000 SF, one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 20' from a canopy tree. Phase I parking = 465 parking spaces or 47 canopy trees required.
PROVIDED: (204) 3" canopy trees and (20) ornamental trees.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

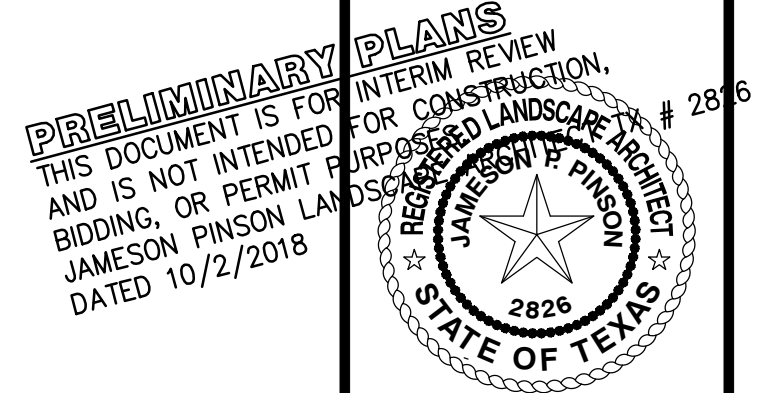


The John R. McAdams Company, Inc.
(DBA GSA McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8776
291 Oakleaf Parkway
Rockwall, Texas 75087
940-240-1012
TBP#E: 19762 TBP#S: 10194440
www.mcadamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN



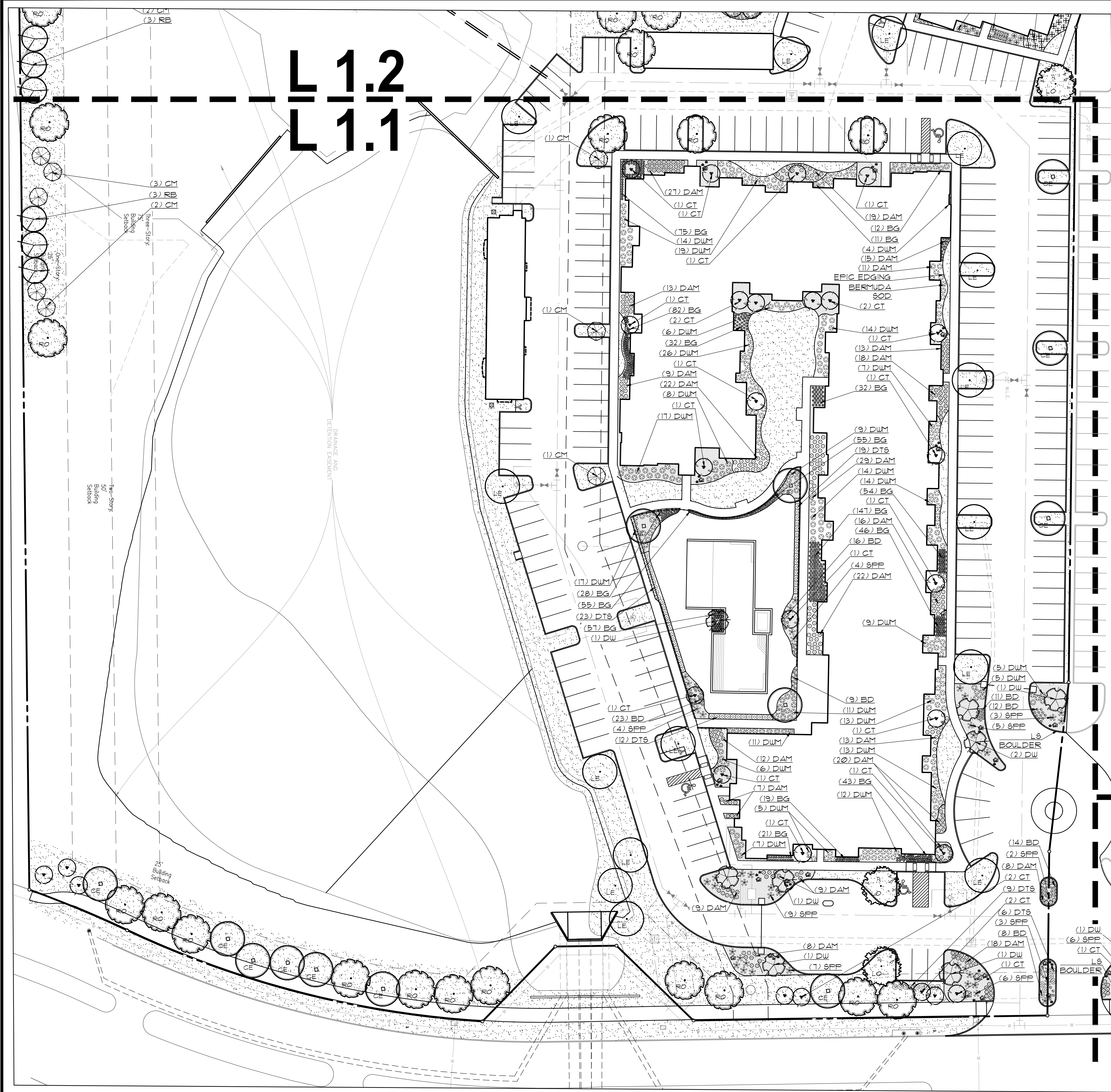
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Date: 12/19/2017
Scale: 1"=60'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L1.0

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

File: J:\17193\17193.dwg Plot: 10/2/2018 11:58 AM Plt: 17193.dwg Scale: 1/24/2018 4:00 PM by 989



PLANT LEGEND

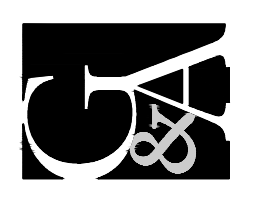
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Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Cercis canadensis
- (DW) DESERT WILLOW
Chilopsis linearis
- (CT) CHASTE TREE
Vitex agnus-castus
- (CM) CRAWFMYRTLE
Lagerstromia indica
- (SFP) SPINELESS FRICKLY PEAR
Opuntia ellisiana
- (DL) DWARF LOROPETALUM
Loropetalum chinense 'daruma dwarf'
- (DIH) DWARF INDIAN HAWTHORN
Raphiolepis indica
- (DWM) DWARF WAX MYRTLE
Myrica pusilla
- (FM) PINK MUHLY
Muhlenbergia capillaris
- (DTS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Lyn Lourey's Dwarf'
- (DH) DWARF FOUNTAIN GRASS
Pennisetum alopecuroides 'Hameln'
- (DAM) DAMIANITA
Chrysactinia mexicana
- (BD) BLACKFOOT DAISY
Melanopolium leucanthum
- (BG) BLUE GRAMMA
Bouteloua gracilis

NOTE: NO TREES LOCATED WITHIN 5' OF UTILITIES.



SCALE: 1" = 30'

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
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291 Old Country Road
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940-240-1012
TBP#E: 19762 TBP#L: 10194440
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21280 Acres
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE PLAN # 2816
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018
STATE OF TEXAS
2826

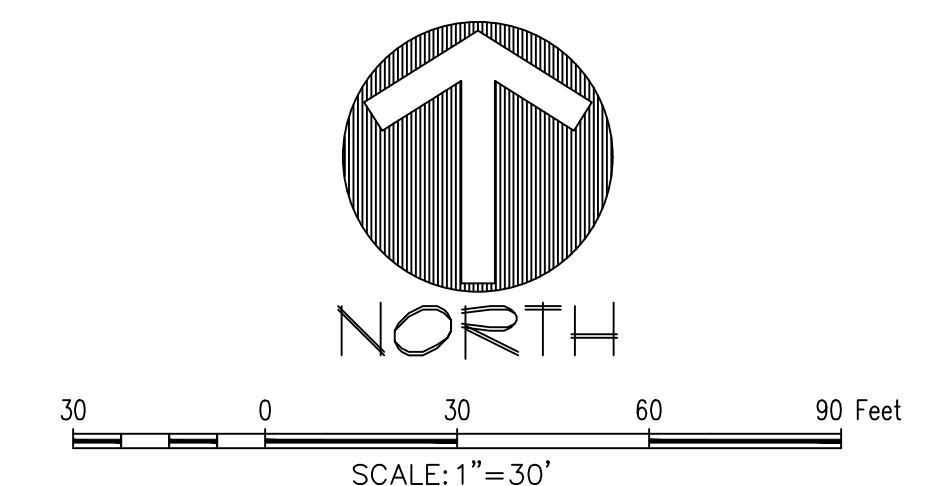
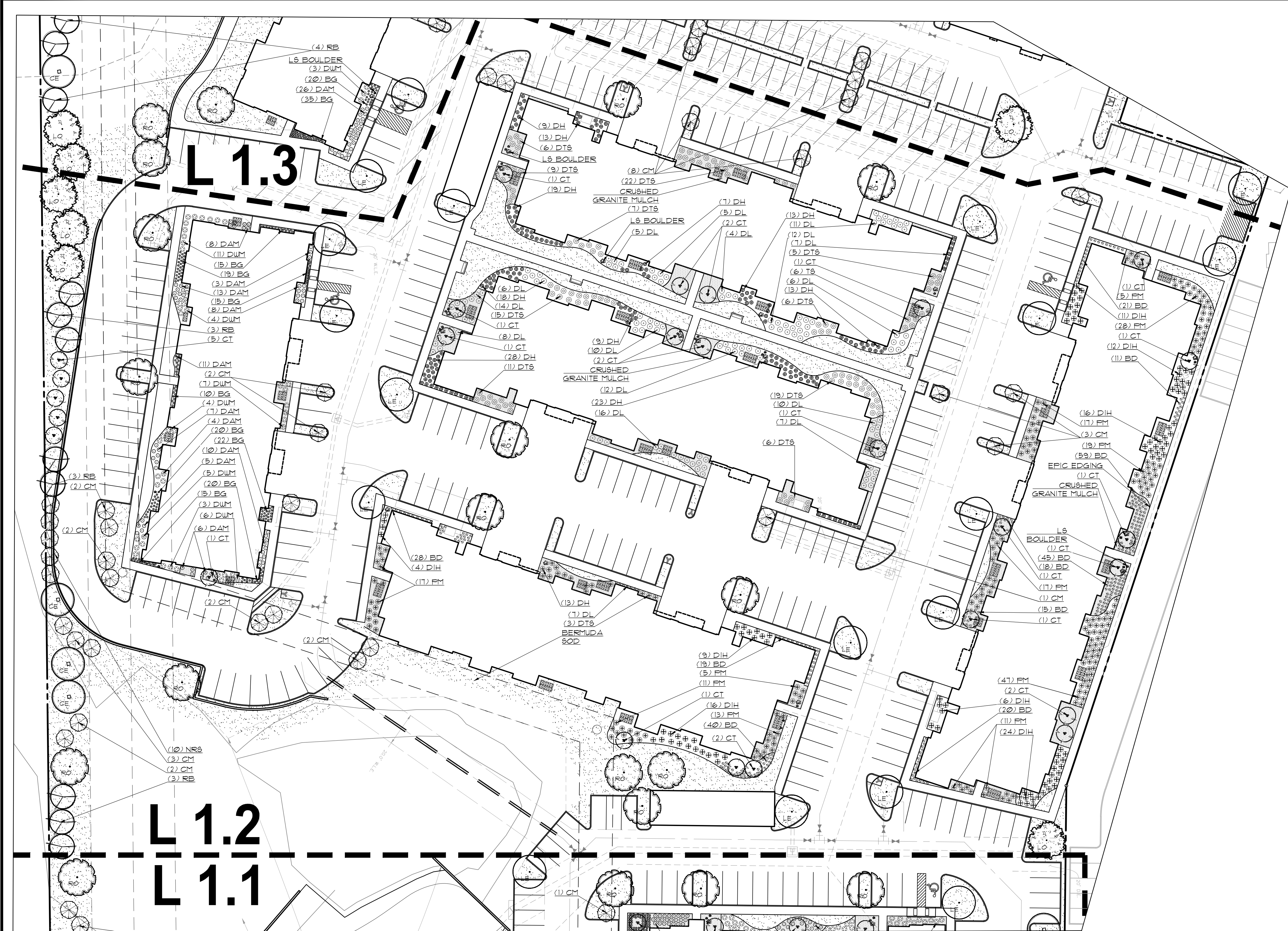
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Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6377
Contact: SPENCER BYINGTON

L.1.1

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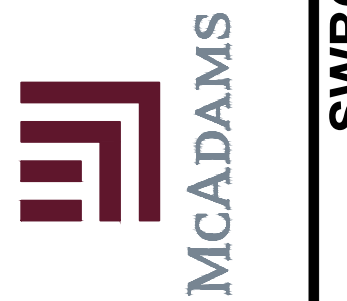


PLANT LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Cercis canadensis
- (DW) DESERT WILLOW
Chilopsis linearis
- (CT) CHASTE TREE
Vitex agnus-castus
- (CM) Crape Myrtle
Lagerstromia indica
- (SFF) SPINELLOSS FRICKLY FEAR
Opuntia ellisiana
- (DL) DWARF LOROPETALUM
Loropetalum chinense 'dwarfum dwarf'
- (DIH) DWARF INDIAN HAWTHORN
Raphiolepis indica
- (DWM) DWARF WAX MYRTLE
Myrica pusilla
- (FM) PINK MUHLY
Muhlenbergia capillaris
- (DTS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Lynn Lowrey's Dwarf'
- (DF) DWARF FOUNTAIN GRASS
Pennisetum alopecuroides 'Hamelin'
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Chrysactinia mexicana
- (BD) BLACKFOOT DAISY
Melampodium leucanthum
- (BG) BLUE GRAMMA
Bouteloua gracilis

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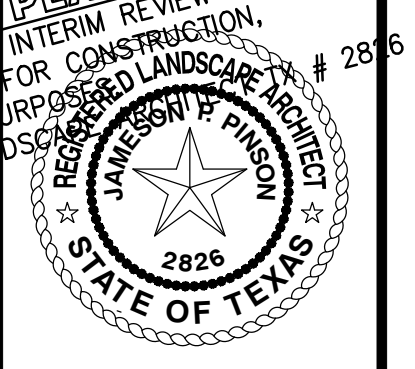
The John R. McAdams Company, Inc.
(DBA: GSA | McAdams)
111 Hillside Drive
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201 Community East 7292
Rockwall, Texas 75087
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ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

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JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018



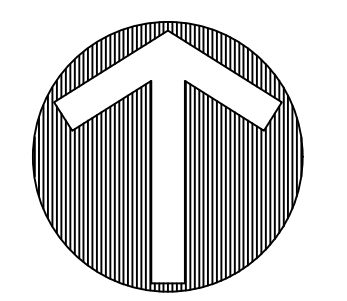
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Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph (214) 987-6317
Contact: SPENCER BYINGTON

L.1.2

File: 17193.dwg, 10/2/2018 11:59 AM, 7/1/2018 4:00 PM, by 999



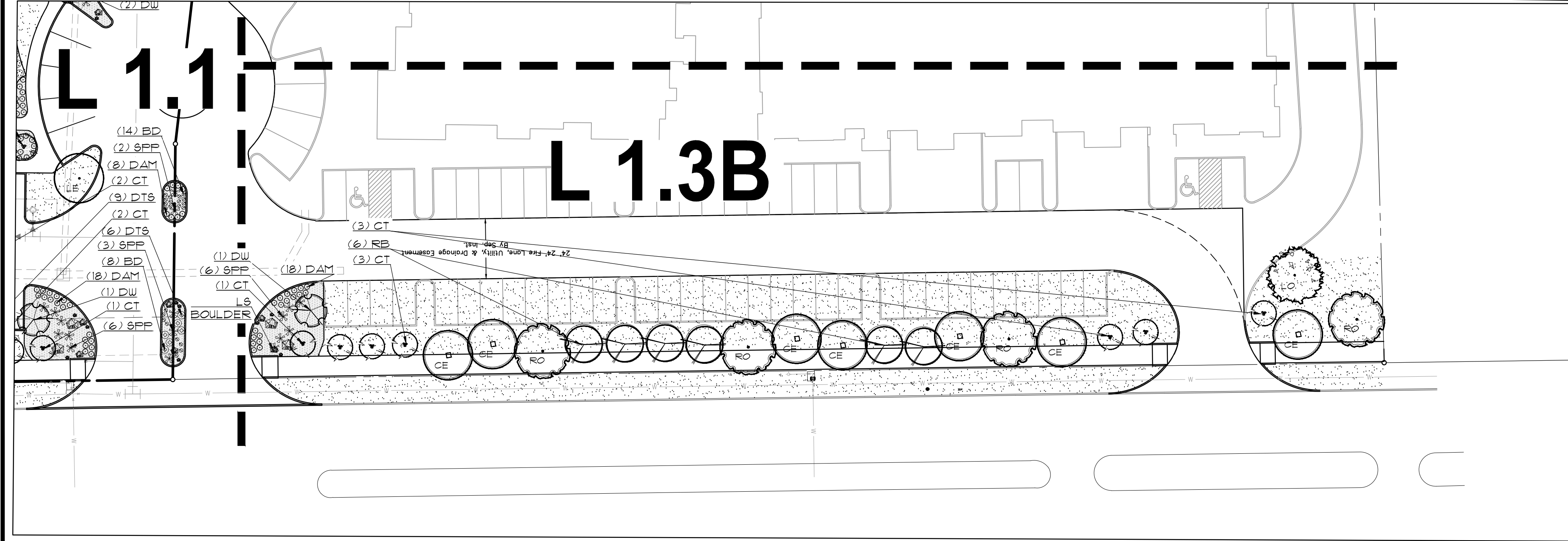
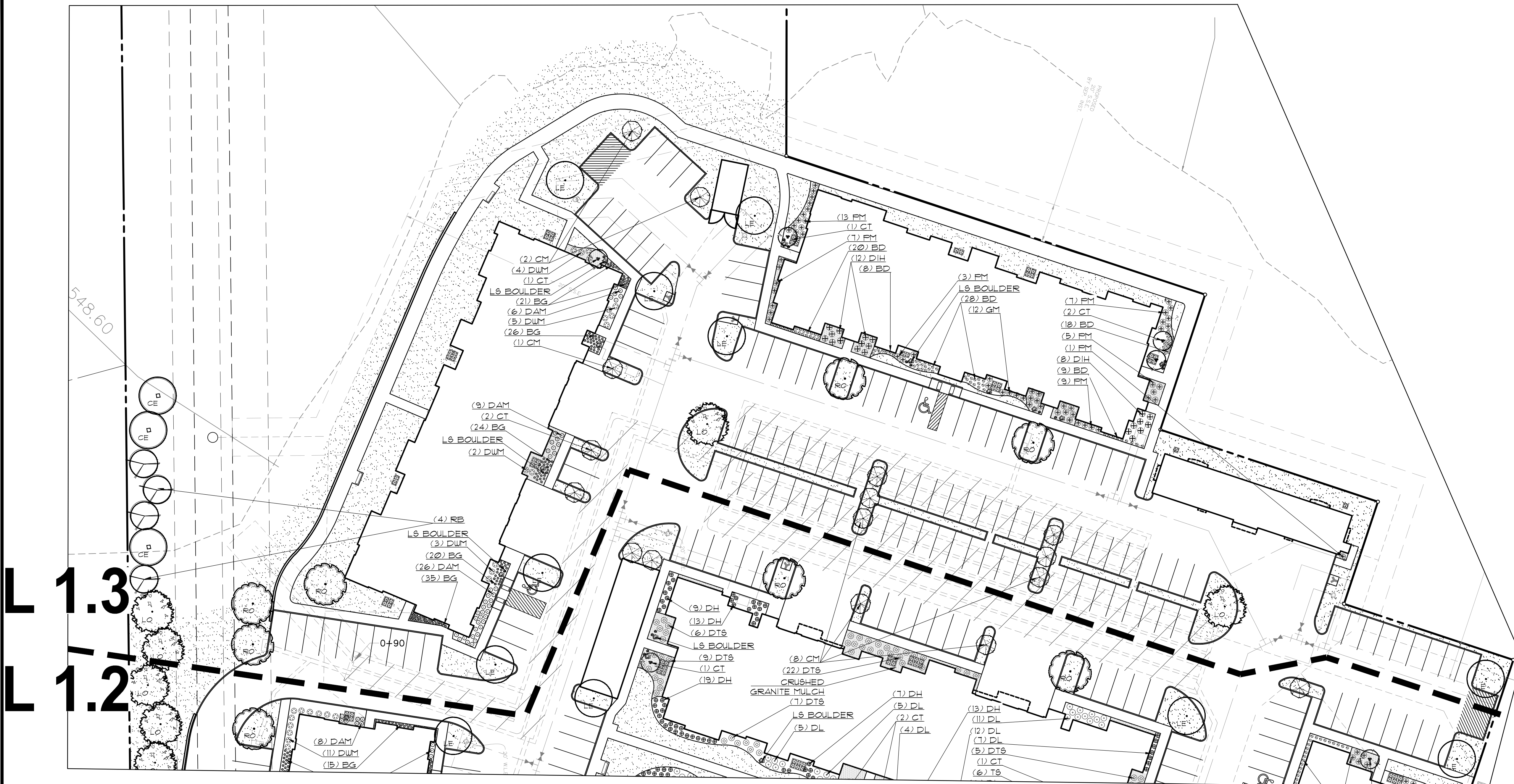
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PLANT LEGEND

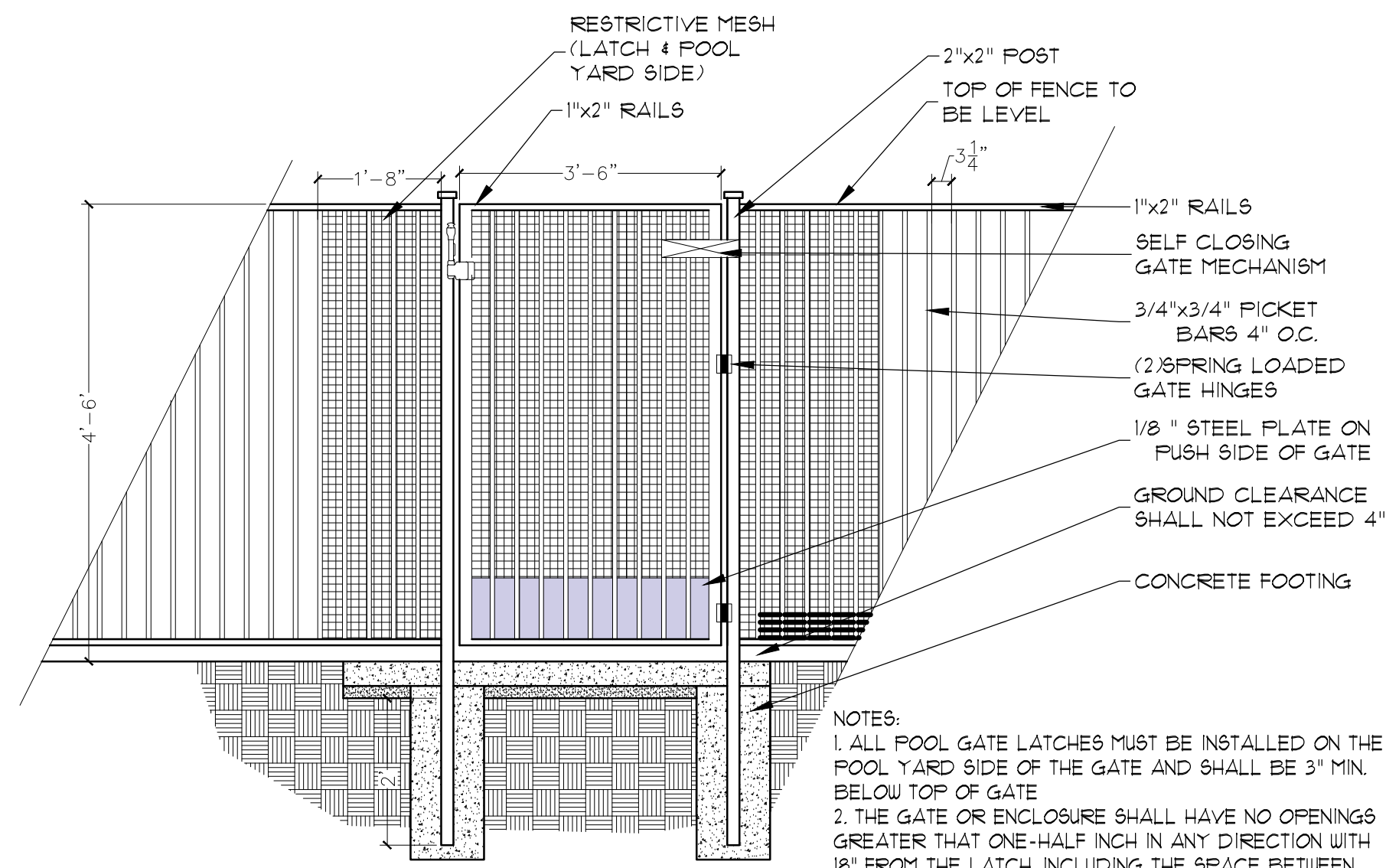
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Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (RB) RED BUD
Garcia canadensis
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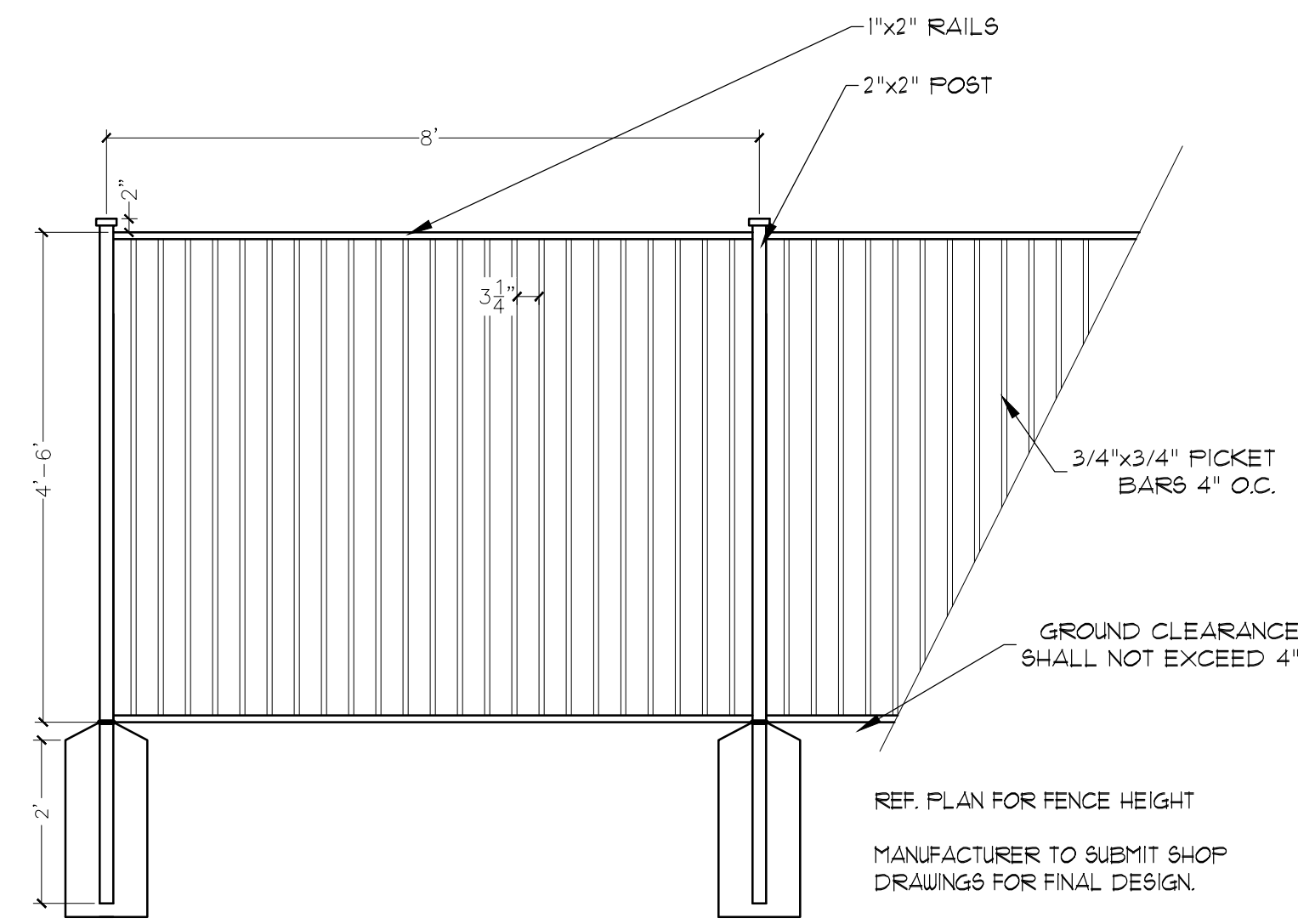


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 Plot: 10/2/2018 11:59 AM, by LD
 Scale: 1/28/2018 4:00 PM, by LD



NOTES:
 1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE.
 2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENINGS GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITH 18" FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
 3. OPERATION OF GATE TO COMPLY WITH ADA REQUIREMENTS, INCLUDING OPERABLE WITH ONE HAND, USING 5 LBF MAX PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

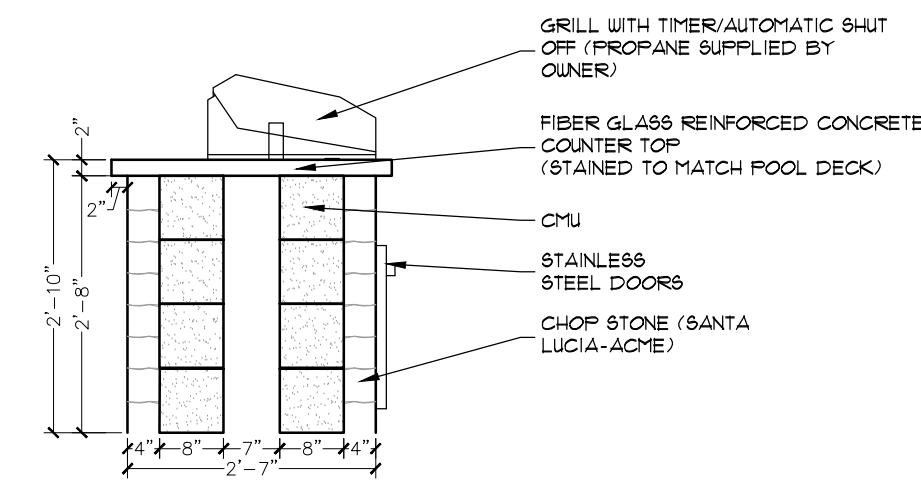
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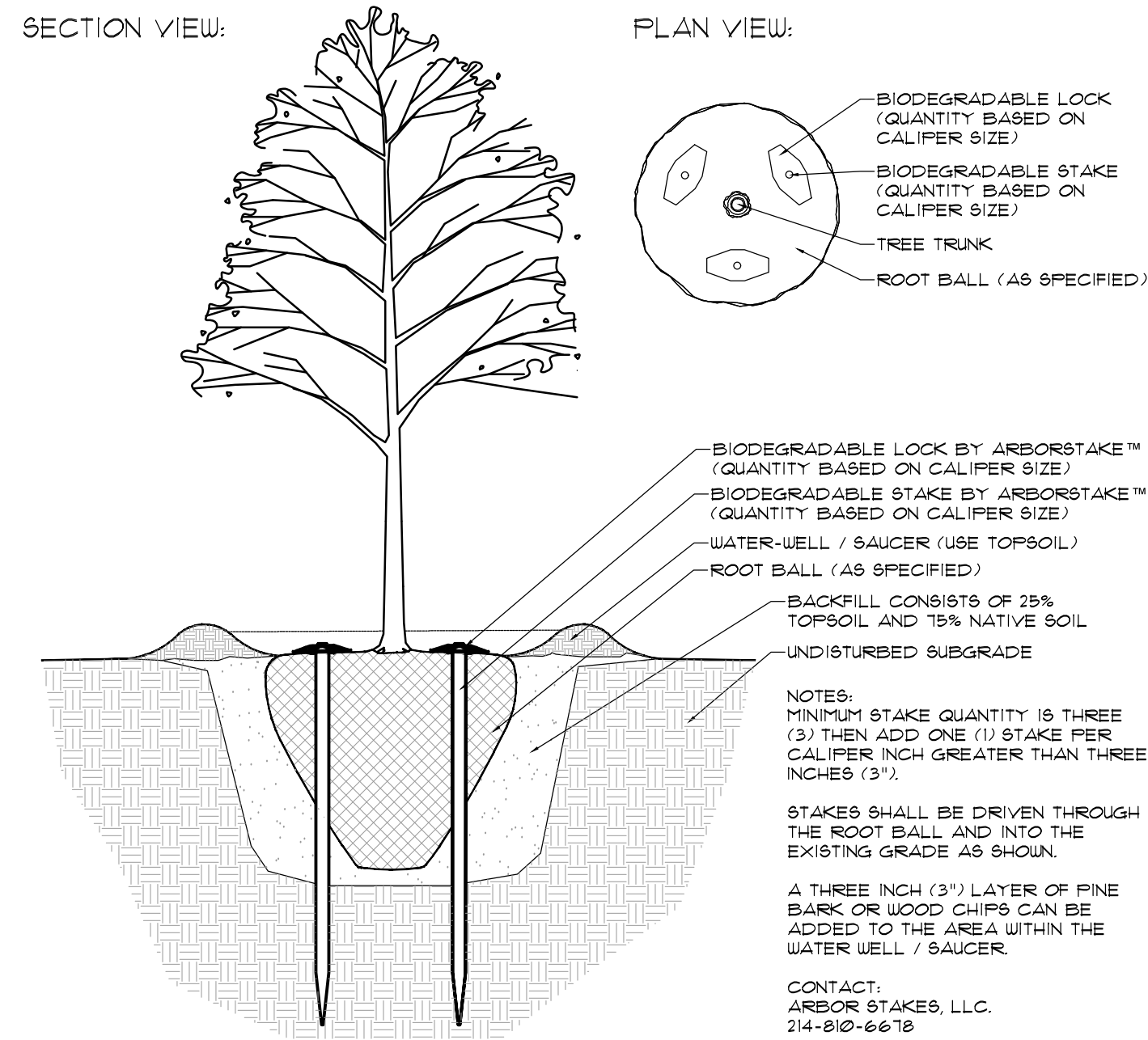
REF. PLAN FOR FENCE HEIGHT
 MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR FINAL DESIGN.

WELD NOTES: ALL WROUGHT IRON AND FIELD WELDS TO BE PRIMED AND PAINTED.

2. POOL FENCE DETAIL
1/2"=1'



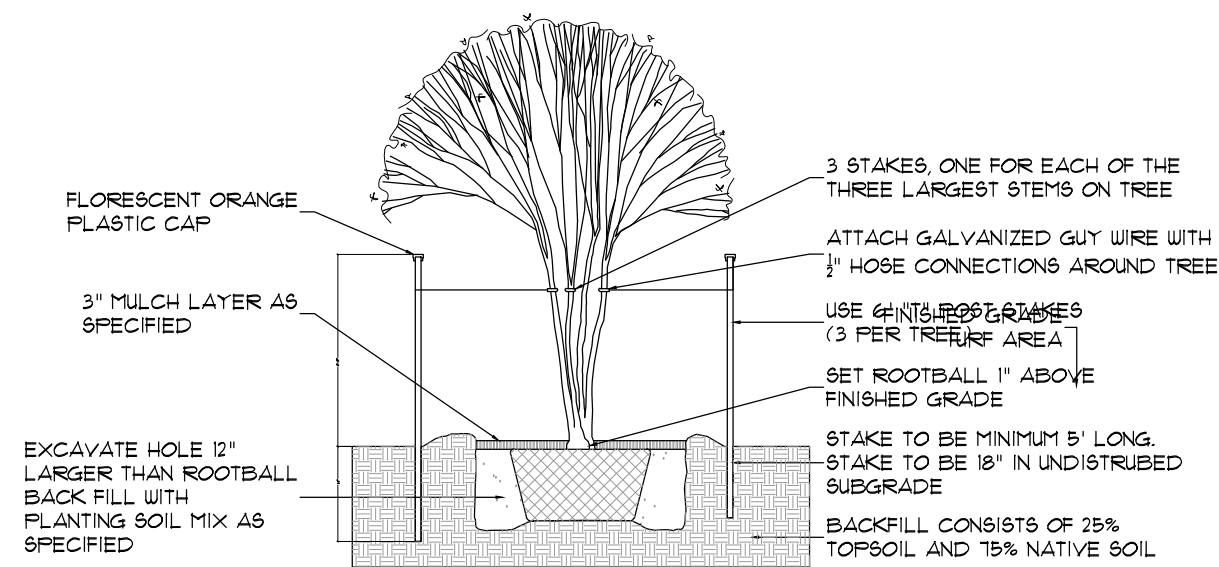
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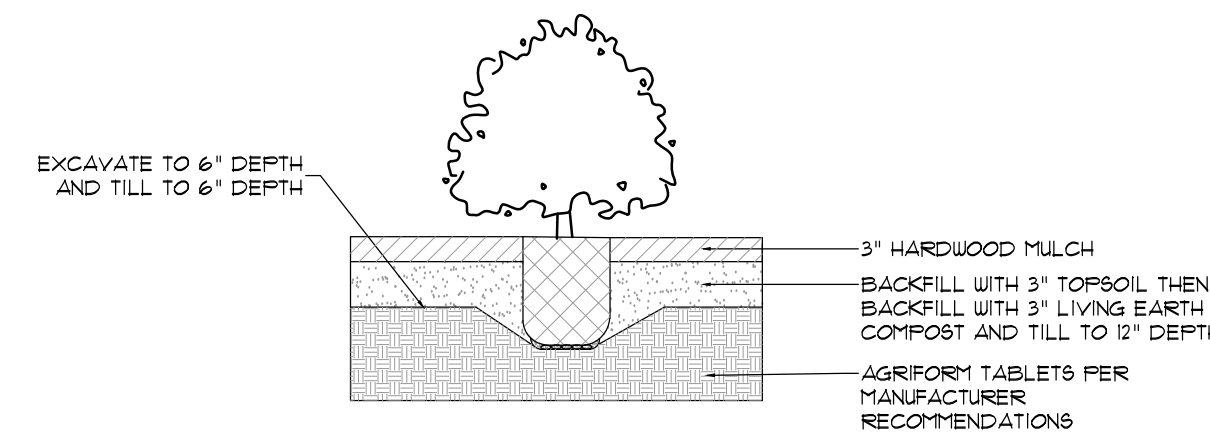
NOTES:
 MINIMUM STAKE QUANTITY IS THREE (3) THEN ADD ONE (1) STAKE PER CALIFER INCH GREATER THAN THREE INCHES (3").
 STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AND INTO THE EXISTING GRADE AS SHOWN.
 A THREE INCH (3") LAYER OF PINE BARK OR WOOD CHIPS CAN BE ADDED TO THE AREA WITHIN THE WATER WELL / SAUGER.

CONTACT:
 ARBOR STAKES, LLC.
 214-810-6618

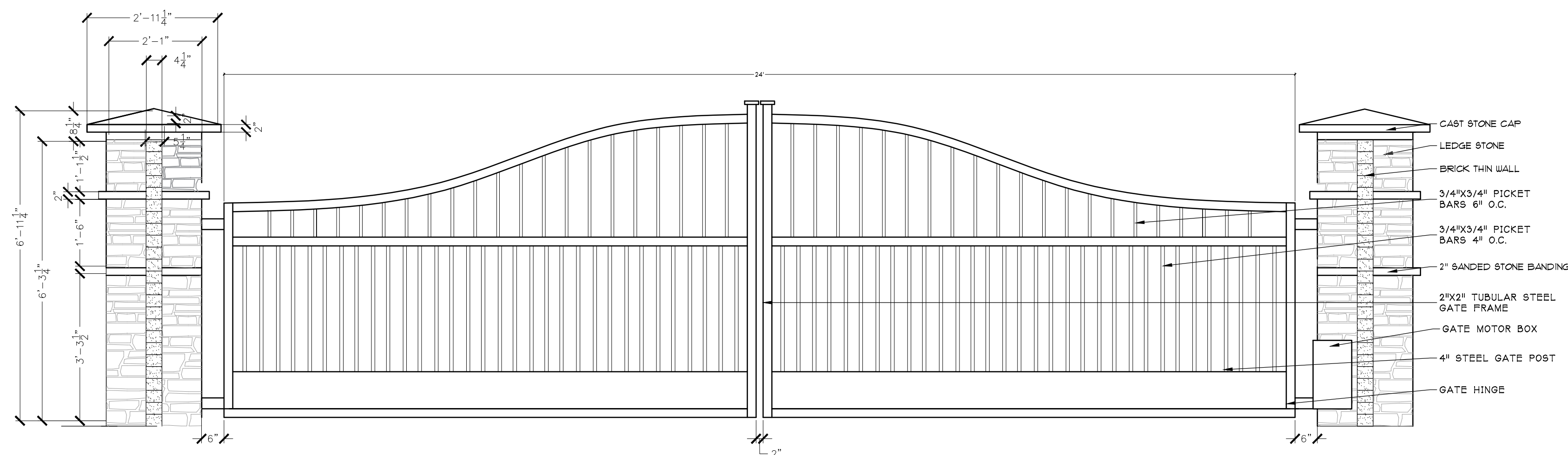
4. TREE STABILIZER KIT
1/4"=1'



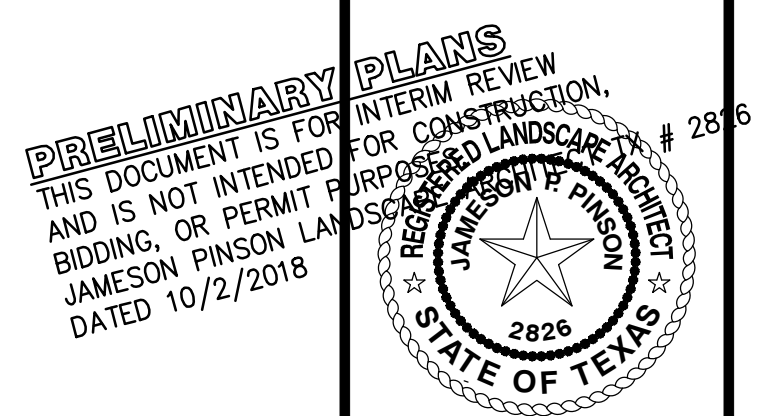
5. MULTI TRUNK TREE STAKING
1/4"=1'



6. SHRUB PLANTING DETAIL
1/2"=1'



7. AUTO DOUBLE SWING GATE
1/2"=1'



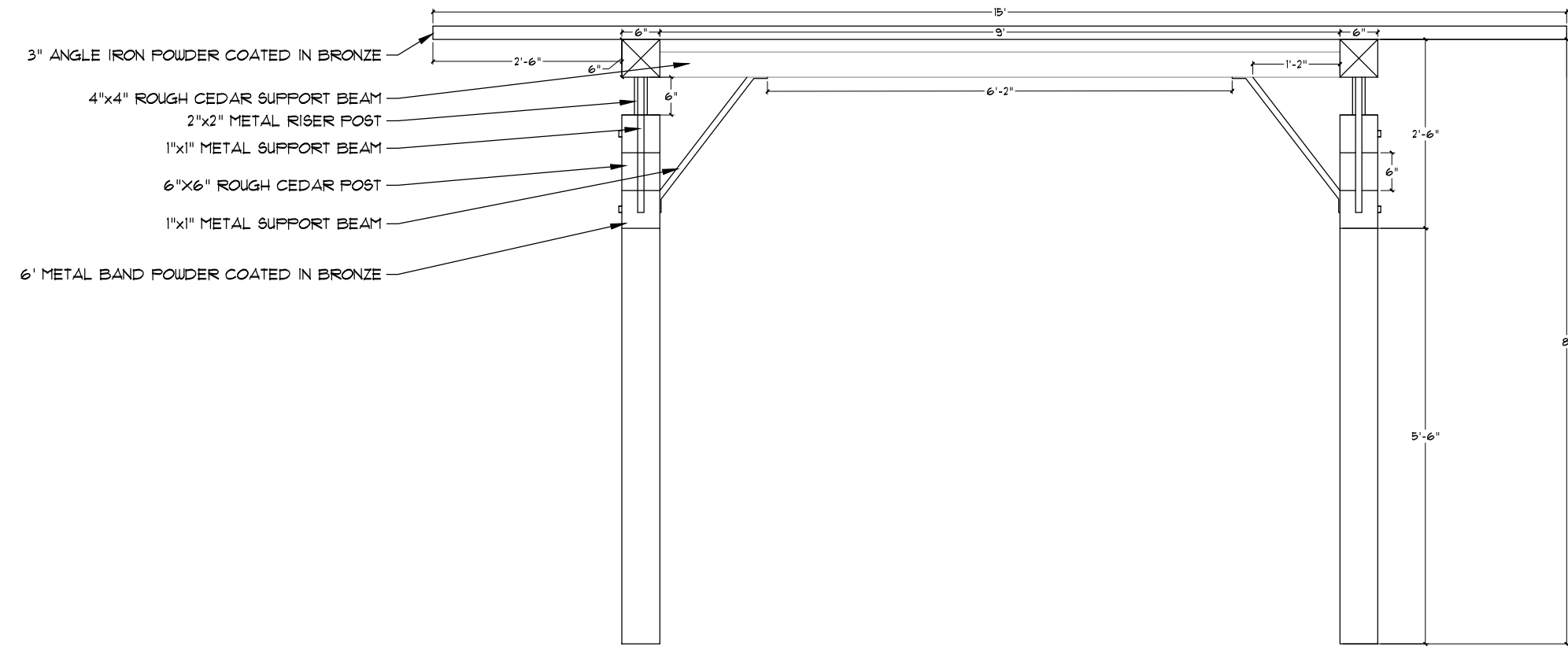
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Date: 12/19/2017
Scale: #####
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

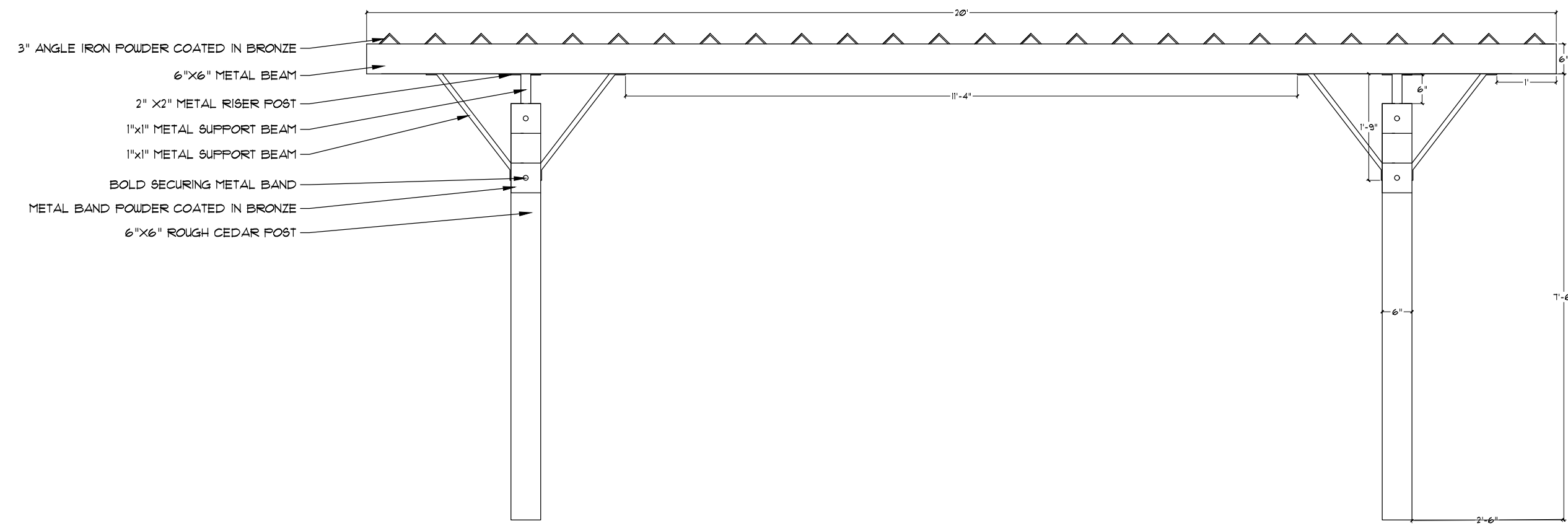
OWNER/DEVELOPER
 SWBC BUILDERS
 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph (214) 987-6317
 Contact: SPENCER BYINGTON

L3.1

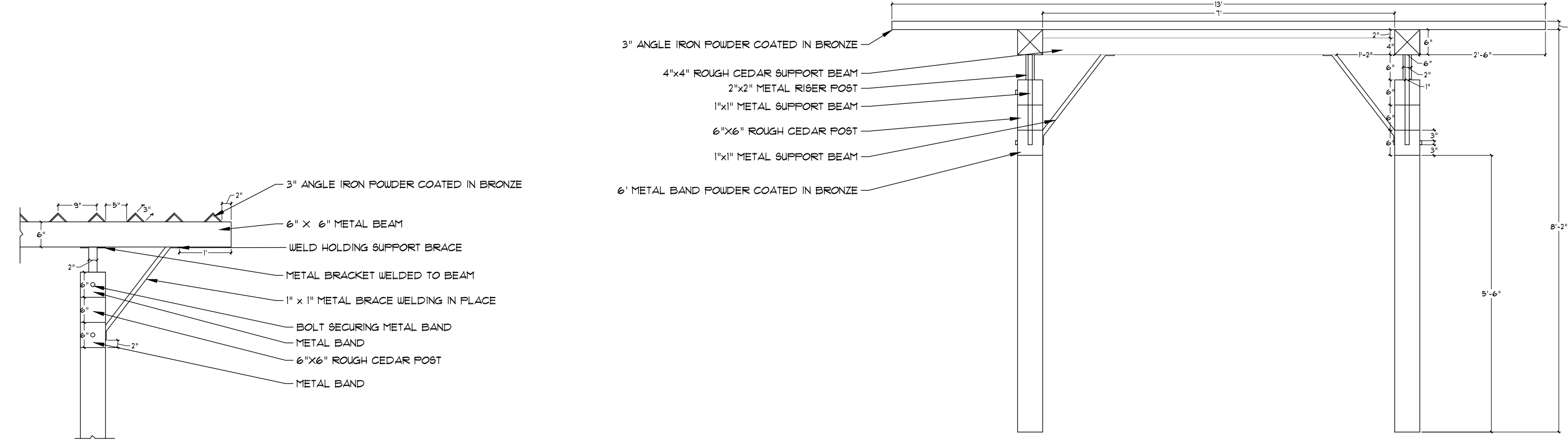
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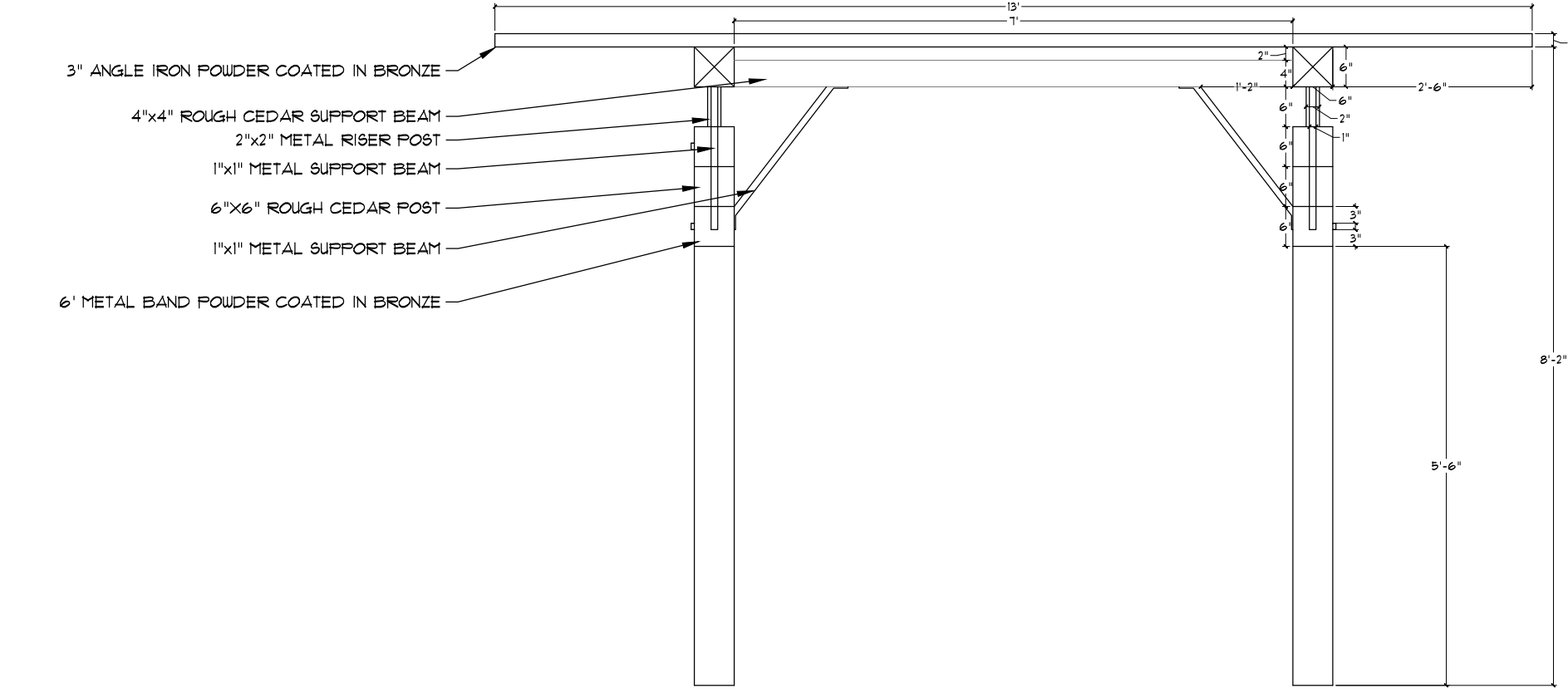
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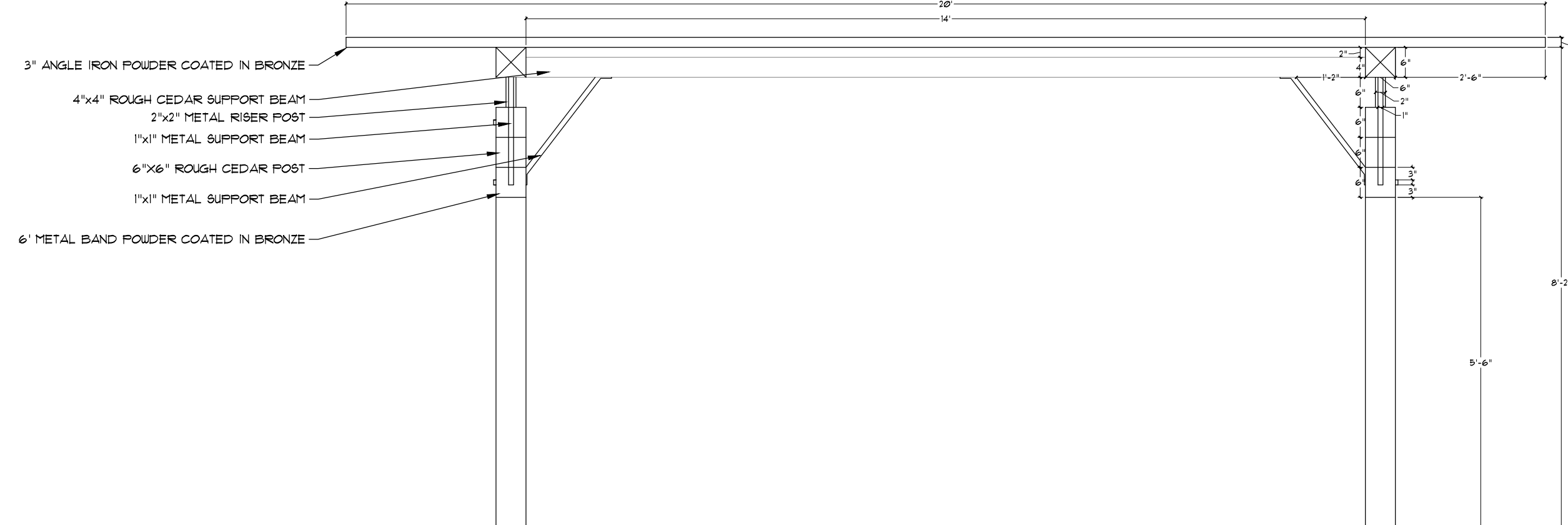
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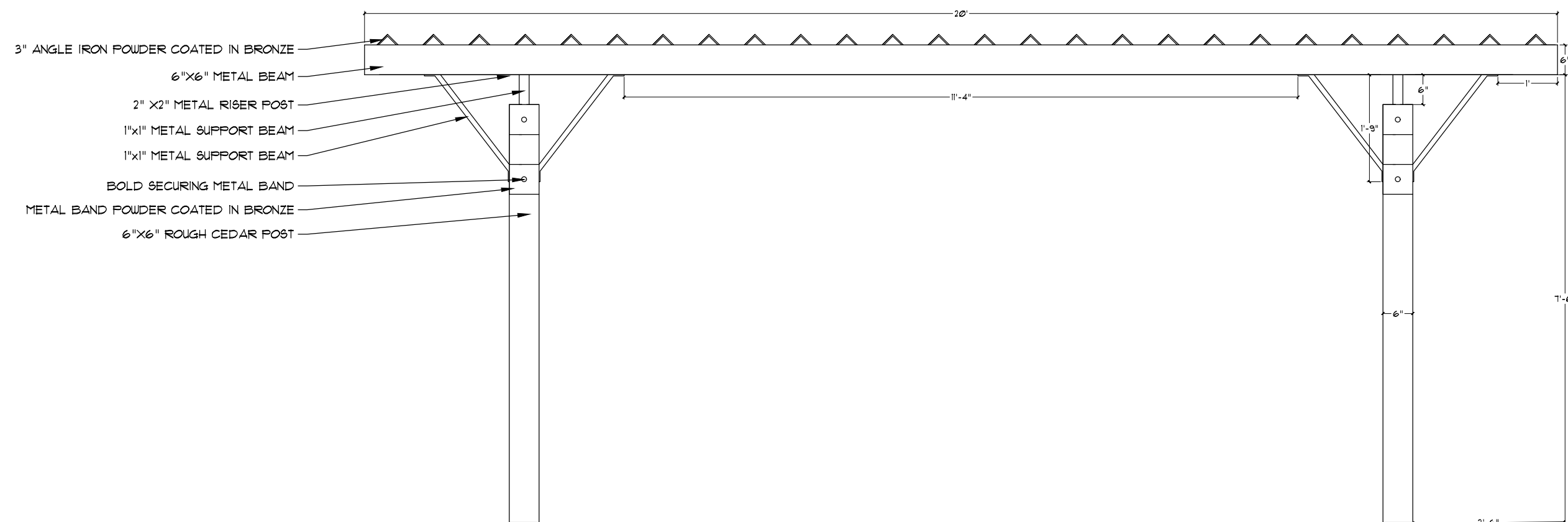
3. ARBOR DETAIL
 1/2"=1'



4. SOUTH ARBOR
 1/2"=1'



5. SOUTH ARBOR
 1/2"=1'



6. SOUTH ARBOR
 1/2"=1'

The John R. McAdams Company, Inc.
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SWBC ROCKWALL
 SWBC ROCKWALL ADDITION, PHASE I
 Lot 1, Block A
 21280 Acres
 in the
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

PRELIMINARY PLANS
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 AND IS NOT INTENDED FOR PROPOSED LANDSCAPE PERMIT
 BIDDING, OR PERMIT PURPOSES
 JAMESON PINSON LANDSCAPE ARCHITECT
 DATED 10/2/2018

Drawn By: --
Date: 12/19/2017
Scale: #####
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

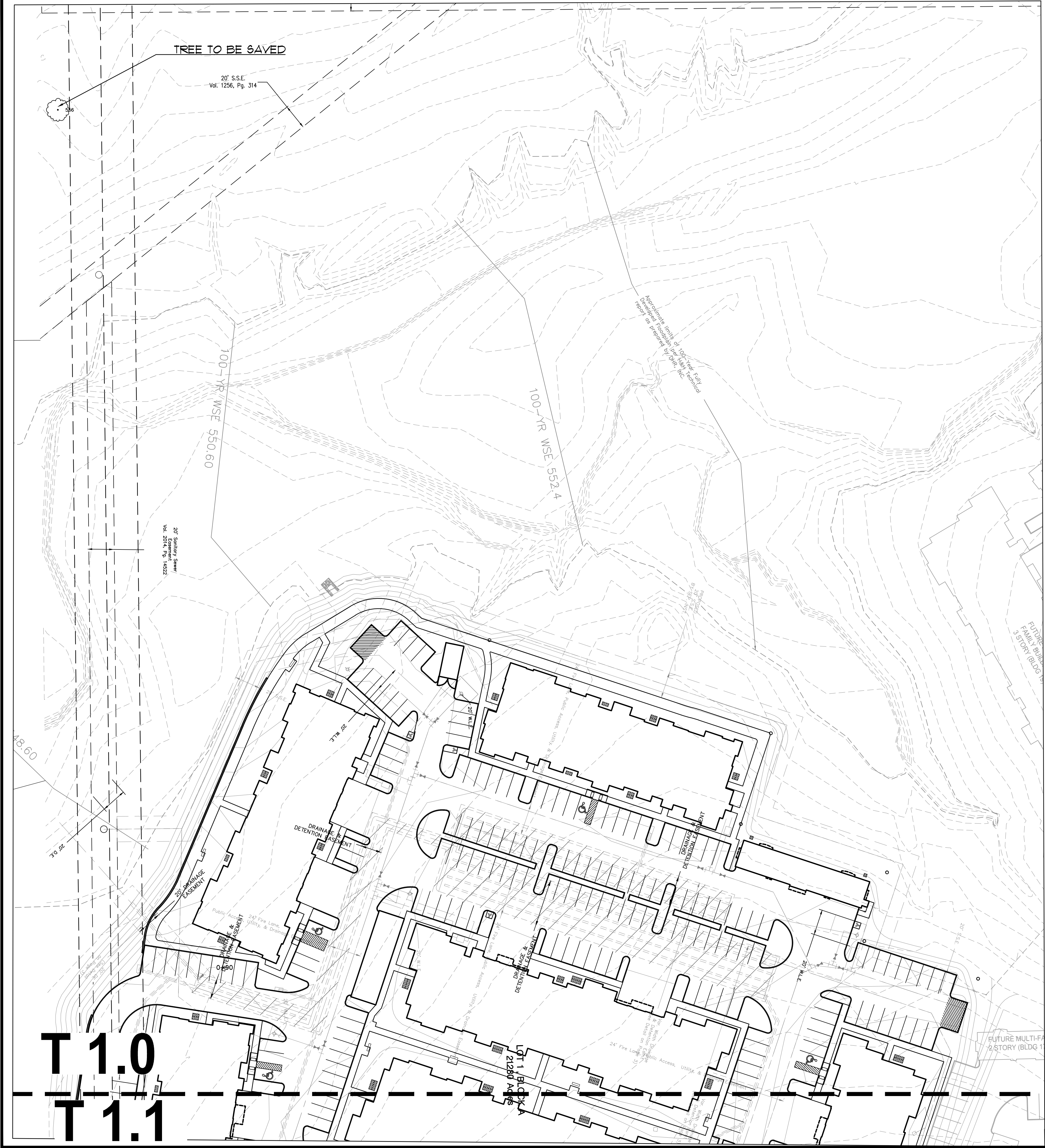
17193

L3.2

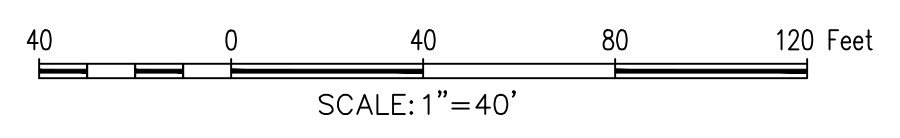
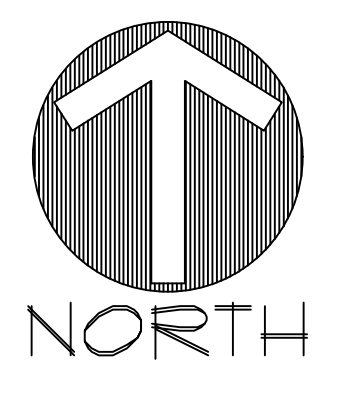
OWNER/DEVELOPER
 SWBC BUILDERS
 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph (214) 987-6317
 Contact: SPENCER BYINGTON

File: 3/10/17/17193.dwg (P) & (S) Date: 10/2/2018 10:00 AM by JRM:MSL, Spent: 9/17/2018 10:02 AM, by msh

SWBC ROCKWALL



LEGEND



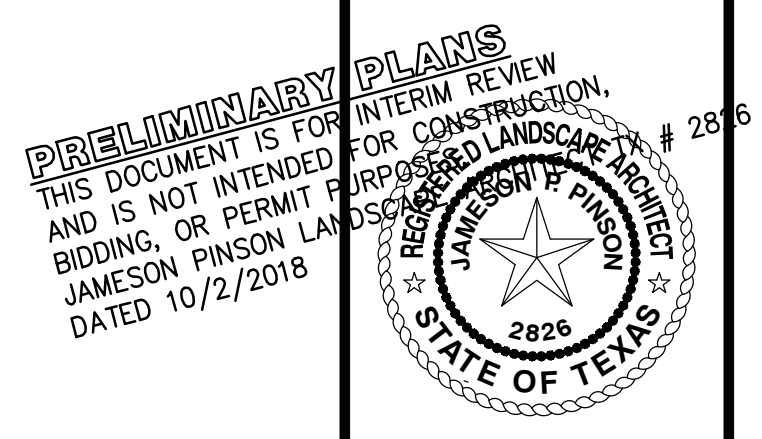
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3	548	11	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	
4	556	12	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	

The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-436-8775
 201 Commerce Center
 Rockwall, Texas 75082
 940-240-1012
 TBP#: 19762 TBPIS: 0194440
 www.mcadamsco.com



SWBC ROCKWALL
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 Lot 1, Block A
 21280 Acres
 in the
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

TREE SURVEY



Drawn By: LD
 Date: 12/19/2017
 Scale: 1" = 40'
 Revisions:
 03/23/2018
 05/16/2018
 07/16/2018
 08/13/2018

17193

T1.0

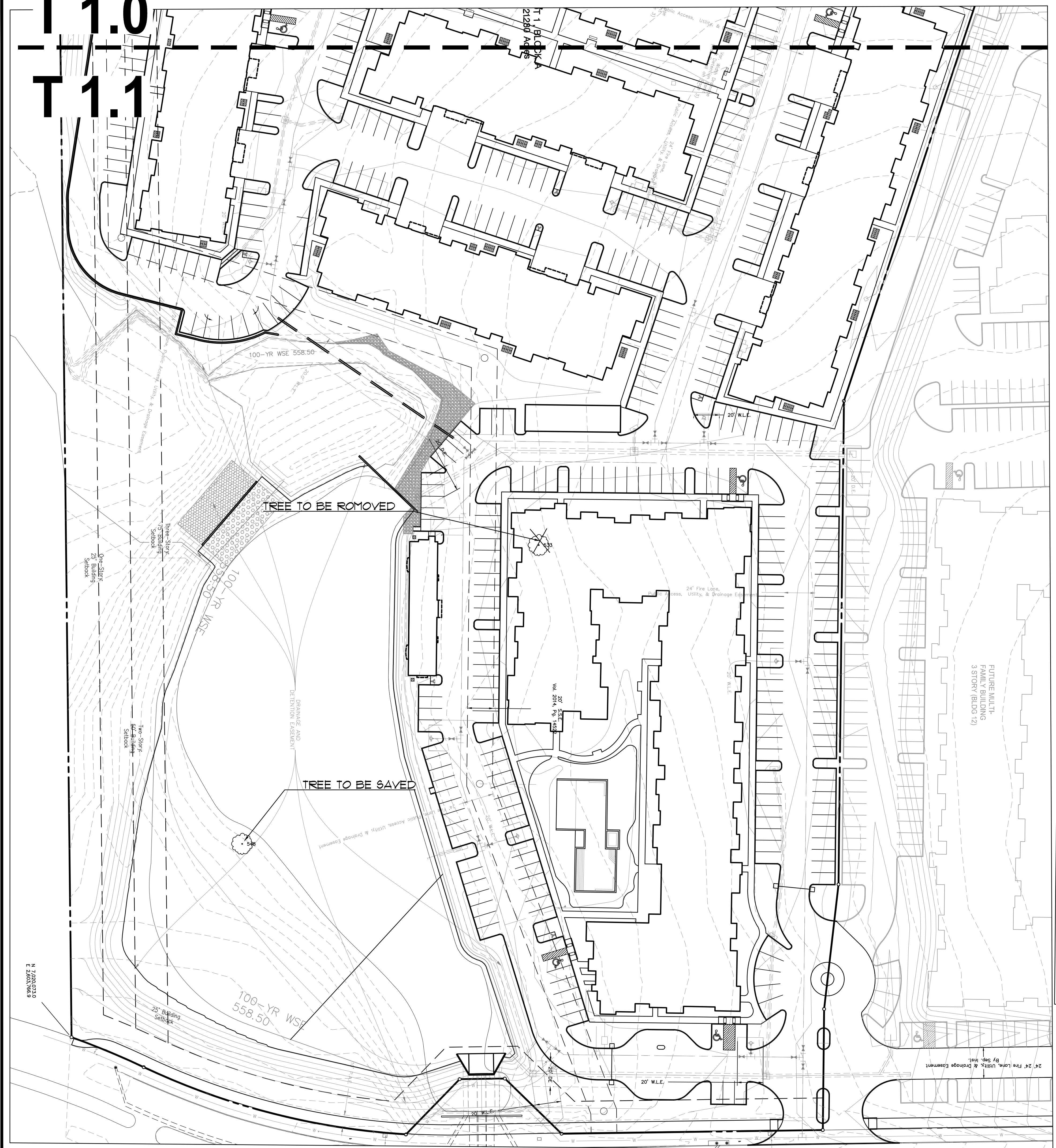
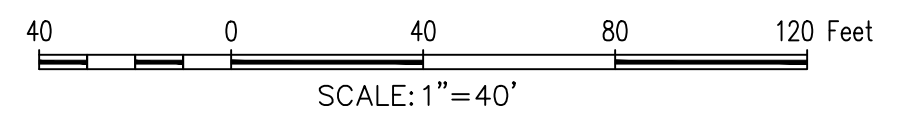
OWNER/DEVELOPER
SWBC BUILDERS
 5949 SHERRY LANE #750
 DALLAS, TX 75225
 Ph (214) 987-6317
 Contact: SPENCER BYINGTON

T 1.0
T 1.1

File: T:\17193\17193.dwg & Acad Plot: AcadPlot.dwt (17193) Plt
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T 1.0
T 1.1

T 1.1 BLOCK A
21280 ACRES



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE - CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter.
 - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" "T" stakes and orange web fence material. All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-456-8776
201 Commerce Center
Rockwall, Texas 75082
940-240-1012
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com



SWBC ROCKWALL
SWBC ROCKWALL ADDITION, PHASE I
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY



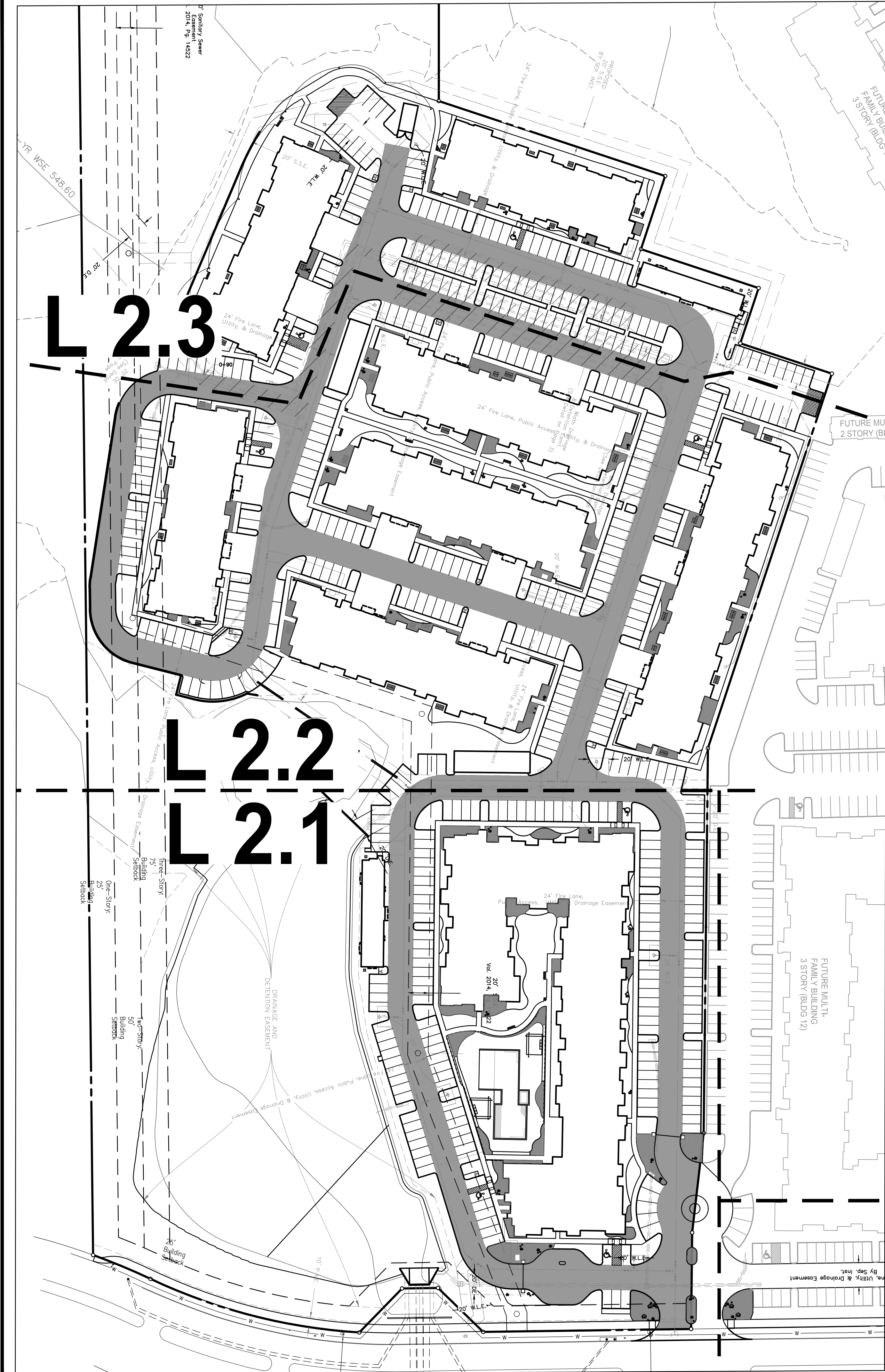
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Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

OWNER/DEVELOPER
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5949 SHERRY LANE #750
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17193

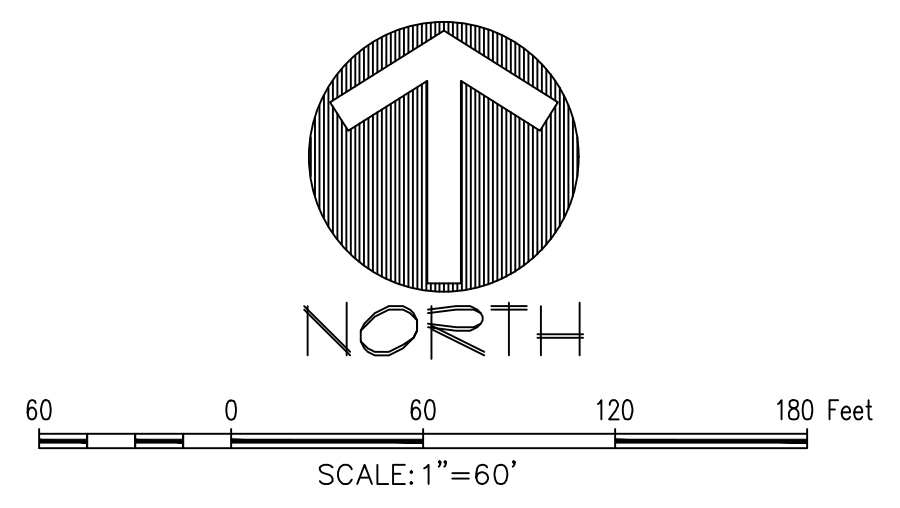
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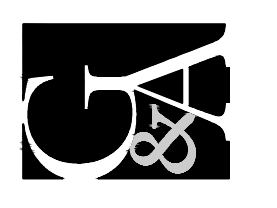


L 2.3

L 2.2
L 2.1



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111 Hillside Drive
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972-436-8775
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TBPE: 19762 TBPLS: 0194440
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HARDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
PROPOSED LANDSCAPE ARCHITECT # 2816
BIDDING, OR PERMIT LANDSCAPE ARCHITECT # 2826
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 10/2/2018
STATE OF TEXAS

Drawn By: LD
Date: 12/19/2017
Scale: 1"=60'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

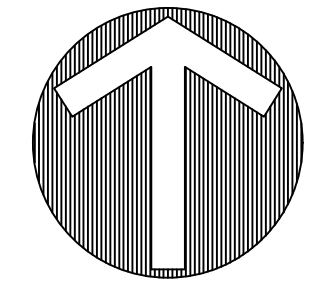
L.2.0

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L 2.2

L 2.1



NORTH

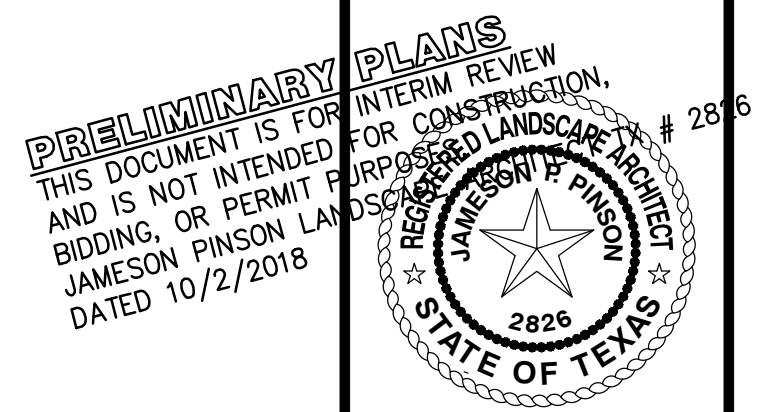
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SCALE: 1" = 30'

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201 Oak Lawn Plaza
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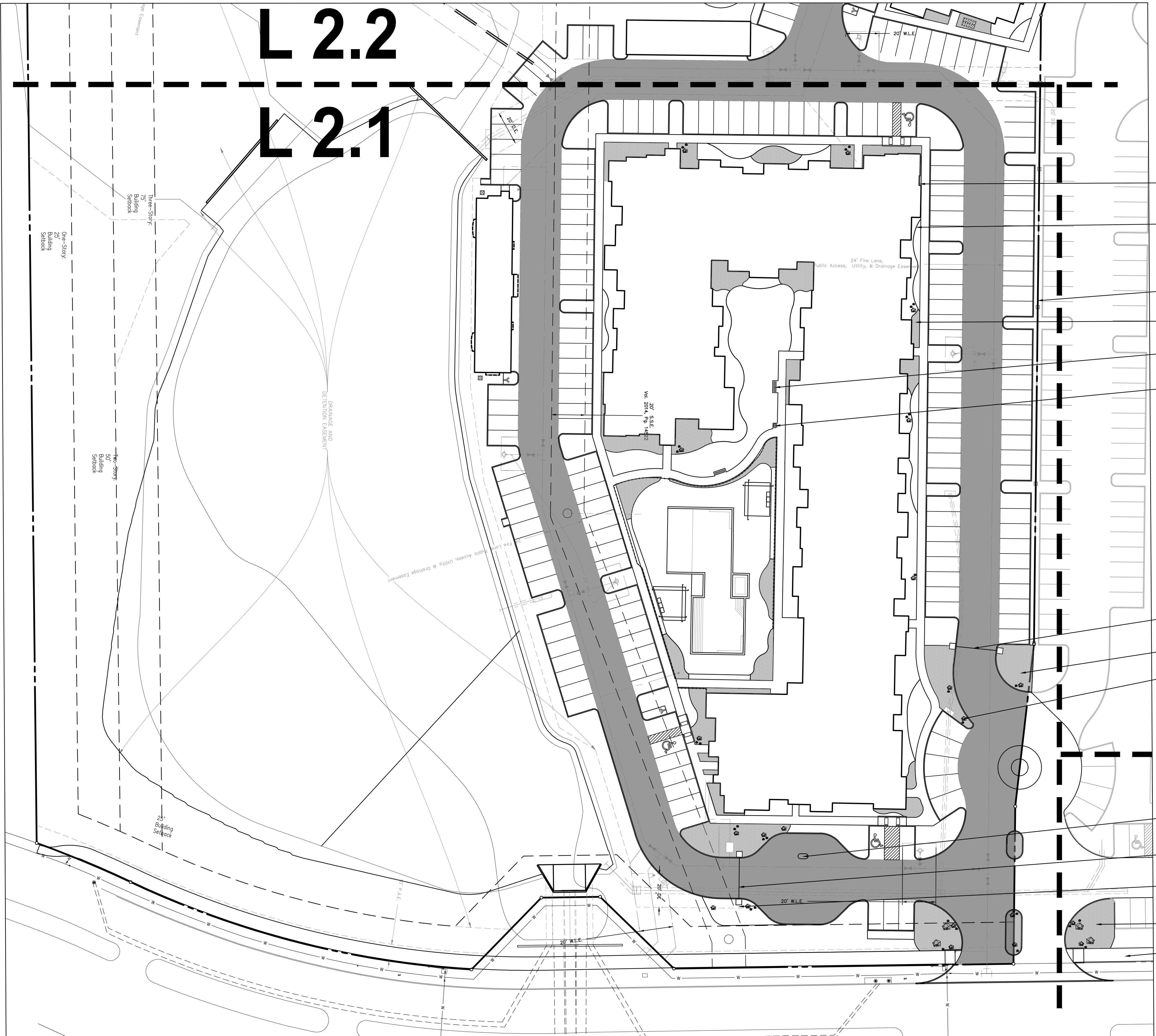


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Date: 12/19/2017
Scale: 1" = 30'
Revisions:
03/23/2018
05/16/2018
07/16/2018
08/13/2018

17193

L.2.1

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CRUSHED GRANITE MULCH (L3.0 5)

EPIC EDGING (L3.0 4)

STONE COLUMN AND ORNAMENTAL METAL FENCE (L3.0 6)

CRUSHED GRANITE MULCH (L3.0 5)

BENCH (L3.0 1)

TRASH RECEPTACLE (L3.0 4)

AUTO DOUBLE SWING GATE (L3.1 7)

CRUSHED GRANITE MULCH (L3.0 5)

LANDSCAPE BOULDER

KEY PAD

AUTO DOUBLE SWING GATE (L3.1 7)

GATE COLUMN (L3.1 7)

CRUSHED GRANITE MULCH (L3.0 5)

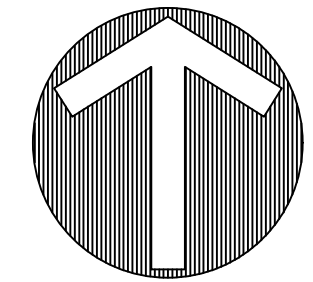
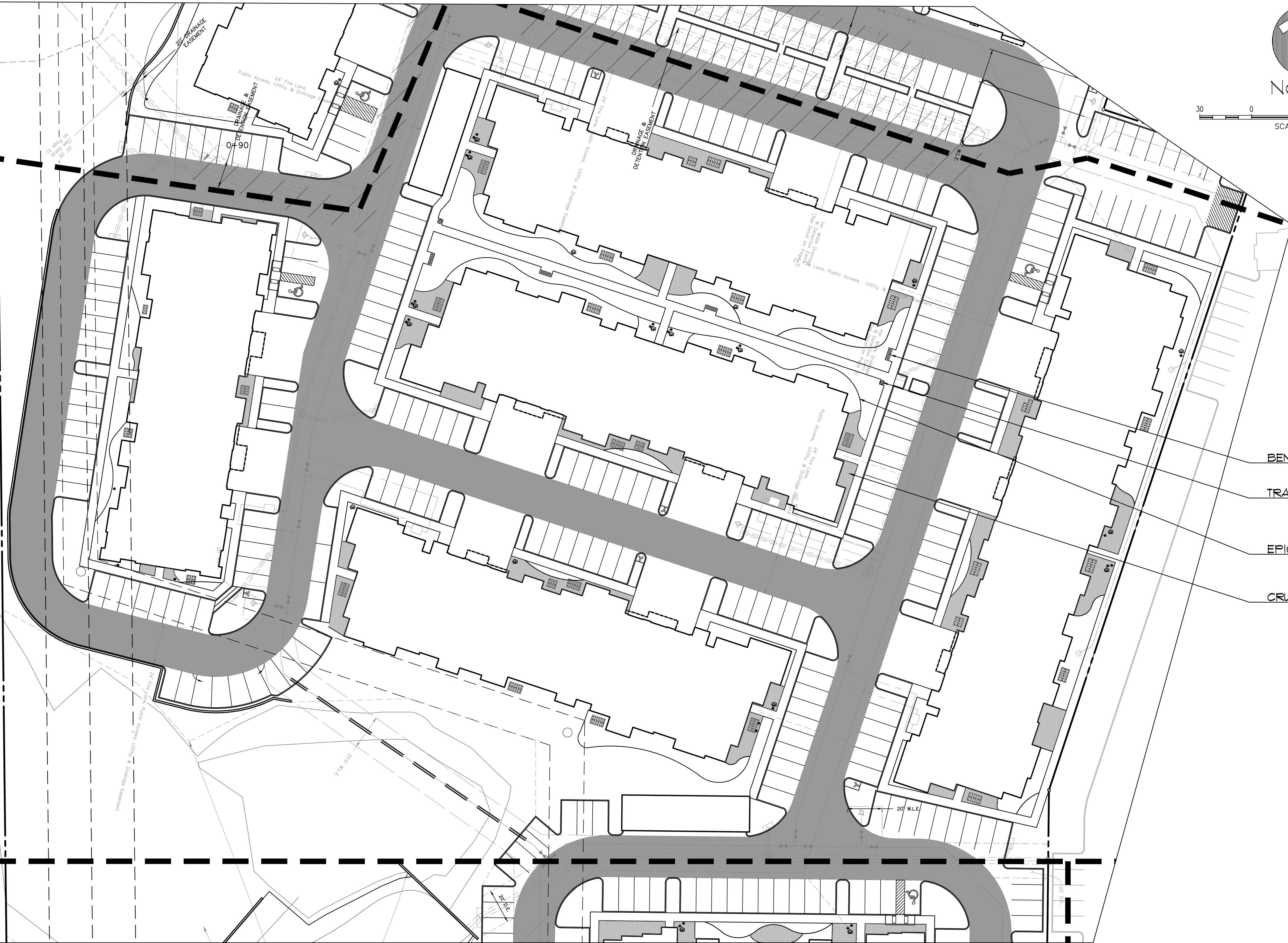
CONCRETE TRAIL

STAMPED AND STAINED CONCRETE. COLOR AND PATTERN TO BE SELECTED BY OWNER

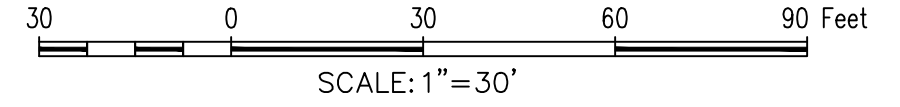
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L 2.3

L 2.2
L 2.1



NORTH



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L.2.2

File: J:\17193\17193.dwg Plot: 10/2/2018 12:00 PM by User: JMB, Sheet: 9/27/2018 4:18 PM, by 999



October 16, 2018

ATTN: MATHEW ST. MARIE
G & A MCADAMS
111 HILSIDE DRIVE,
Lewisville, TX 75067

RE: FINAL PLAT (P2018-033), Lot 1, Block A, SWBC Rockwall Addition, Phase 1

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 10/15/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for the SWBC Rockwall Addition, Phase 1, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) The final plat shall conform to the recommendations made by the Parks Board; and,*
- 3) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 9, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat for the SWBC Rockwall Addition, Phase 1 with staff conditions passed by a vote of 6 to 0, with Commissioner Fishman absent.

CITY COUNCIL:

On October 15, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 5 to 2, with Councilmembers Macalik and Trowbridge dissenting.

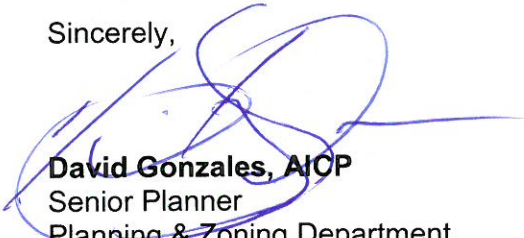
Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

Sincerely,



David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX