



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805 CORDOBA LANE		
SUBDIVISION	LADERA ROCKWALL	LOT	N/A
GENERAL LOCATION	805 CORDOBA LANE	BLOCK	A

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-85	CURRENT USE	Single Family Residential
PROPOSED ZONING	PD-85	PROPOSED USE	Single Family Residential
ACREAGE	37.8	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	RW Ladera, LLC
CONTACT PERSON	CONTACT PERSON	AMY BROWN
ADDRESS	ADDRESS	361 W. Byron Nelson Blvd.
CITY, STATE & ZIP	CITY, STATE & ZIP	Roanoke, TX. 76262
PHONE	PHONE	817-252-4295
E-MAIL	E-MAIL	amyb@integritygroups.com

## NOTARY VERIFICATION [REQUIRED]

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

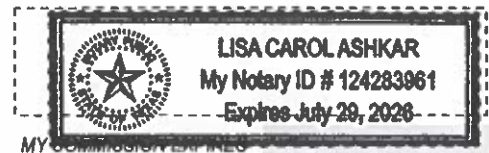
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26 DAY OF OCTOBER, 2023 BY SIGNING THIS APPLICATION, 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."

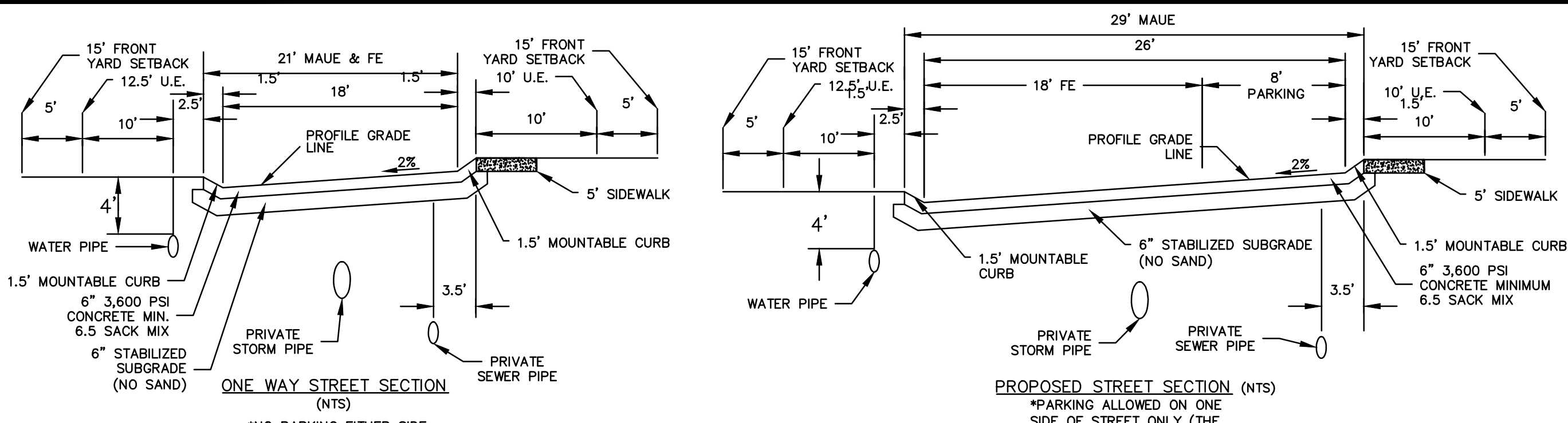
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26th DAY OF October, 2023

OWNER'S SIGNATURE

*[Handwritten Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

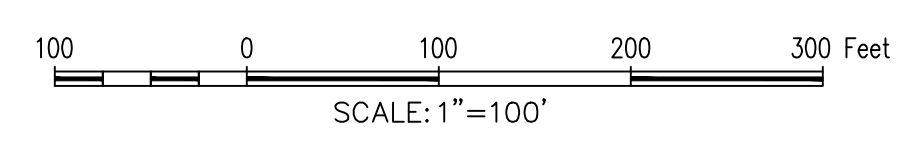




**Site Data Summary**

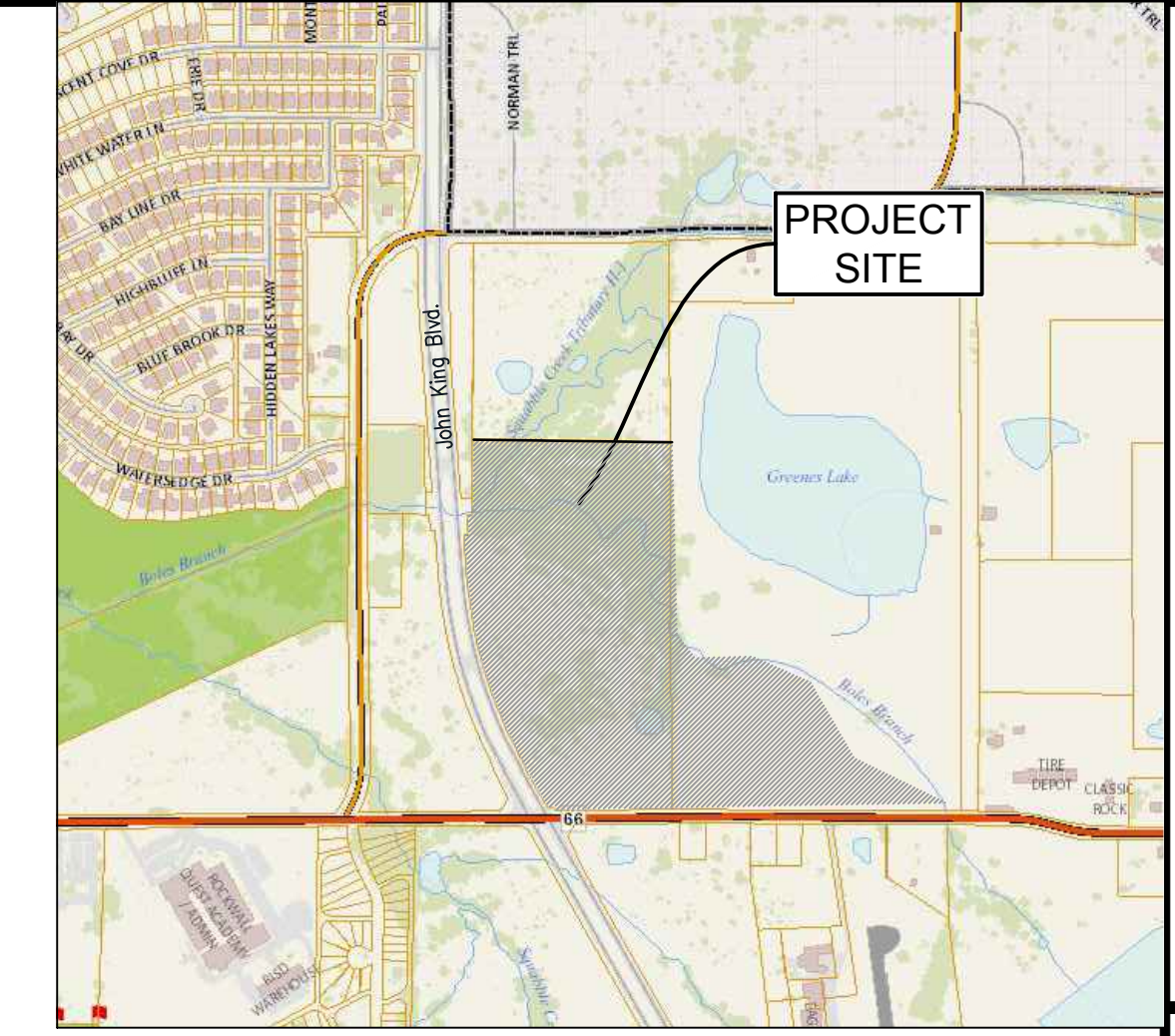
Item	Total	% of Total
Acreage of Proposed Site	37.800 Acres	100%
Flood Plain Acreage	7.12	18.84%
Open Space Acreage	19.73*	52.19%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5x80'	11	
Unit 2: 42x77'	27	
Unit 3: 42x72'	3	
Unit 4: 42x70'	33	
Unit 5: 54x60'	20	
Unit 6: 64x50'	6	
Unit 7: 36x59'	17	
Total Units***	117	
Minimum Dwelling Unit Size:	1,325 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

\* Excludes 50% of the total Flood Plain Area  
 \*\* Unit breakdown subject to change in accordance with the lot variations identifies in the Planned Development District ordinance  
 \*\*\* Total units may increase but not more than maximum density allows



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED ELEV. = 523.56  
 BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10. MEASURED ELEV. = 529.37

- GENERAL NOTES**
- LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
  - THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
  - ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP.
  - TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W.
  - FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.



Vicinity Map Not To Scale

**LEGAL DESCRIPTION**

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. Peoples, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING #1068/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 863.73 feet, whose chord bears N 17°37'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

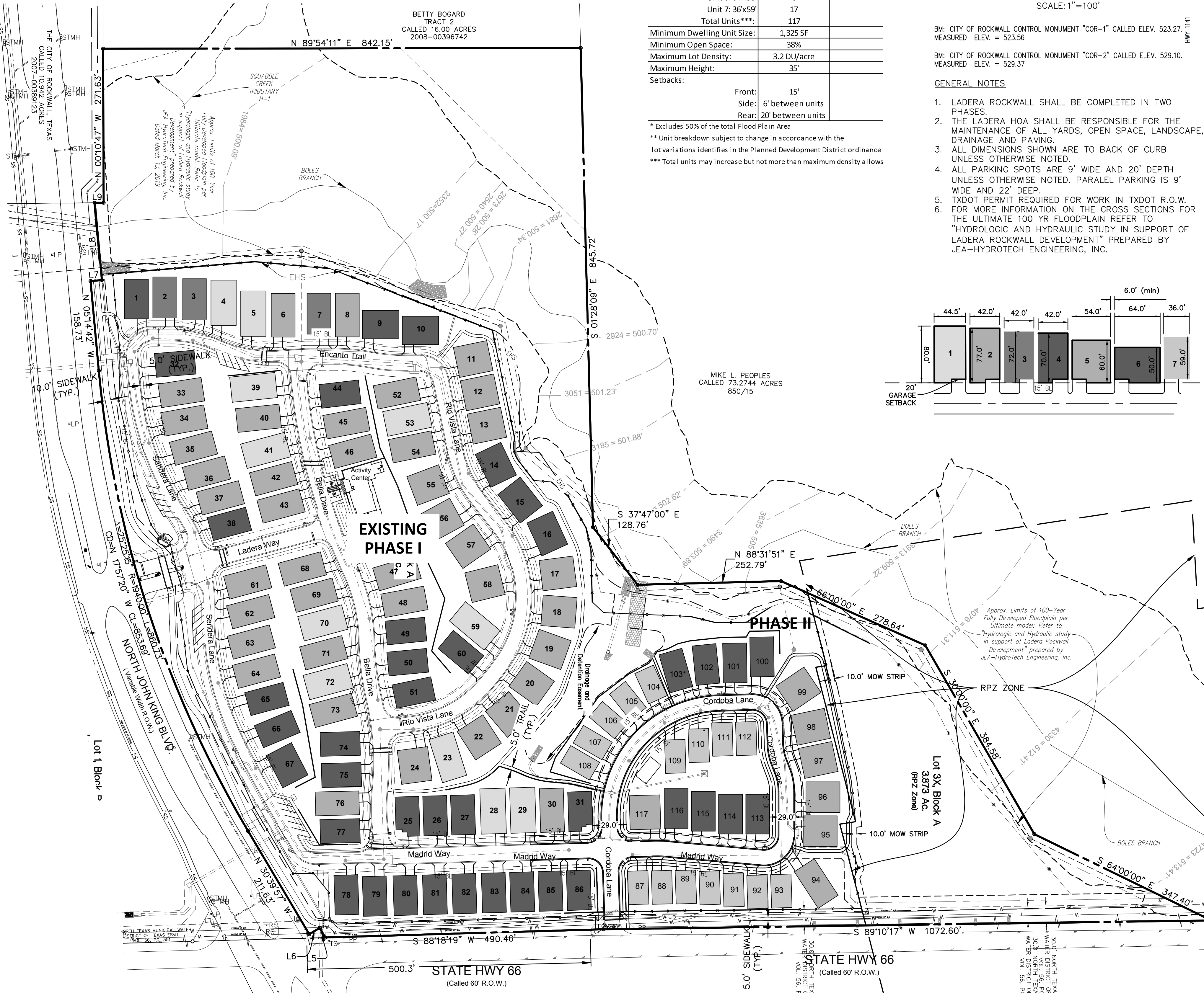
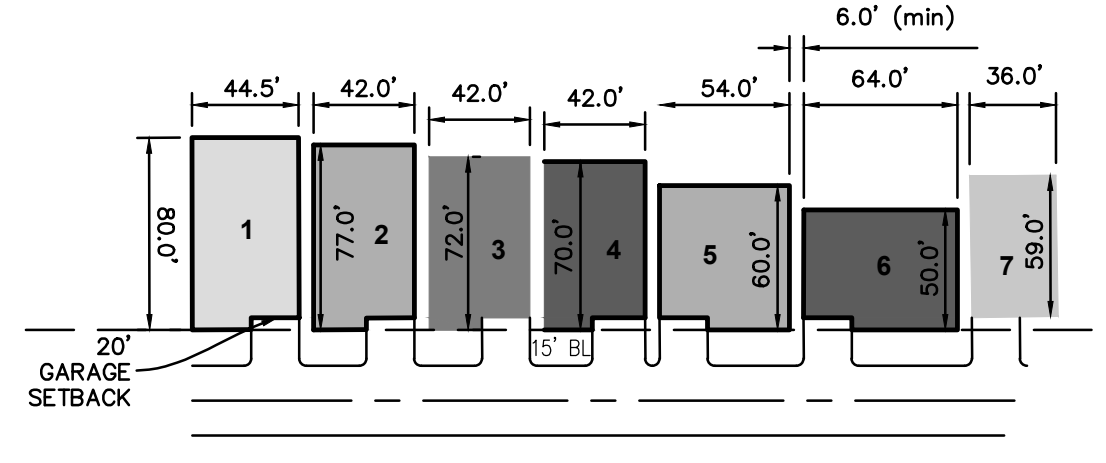
N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.



**CASE #: Z2021-056**

**OWNER/DEVELOPER**  
 RW LADERA, LLC  
 361 W. BYRON NELSON BLVD, STE 104  
 ROANOK, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Rockwall, Texas 75087  
 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.mcadams.com

**MCADAMS**

**LADERA ROCKWALL PHASE II**

**LADERA ROCKWALL PHASE II**  
 Lot 2, Block A & Lot 1, Block B  
 LADERA ROCKWALL  
 37,800 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**SITE & DIMENSIONAL CONTROL PLAN (PHI-PIII)**

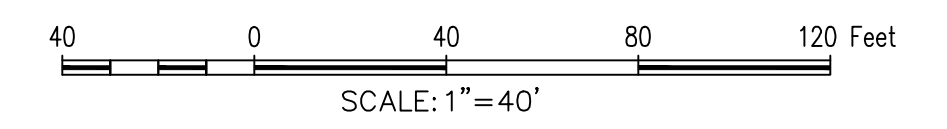
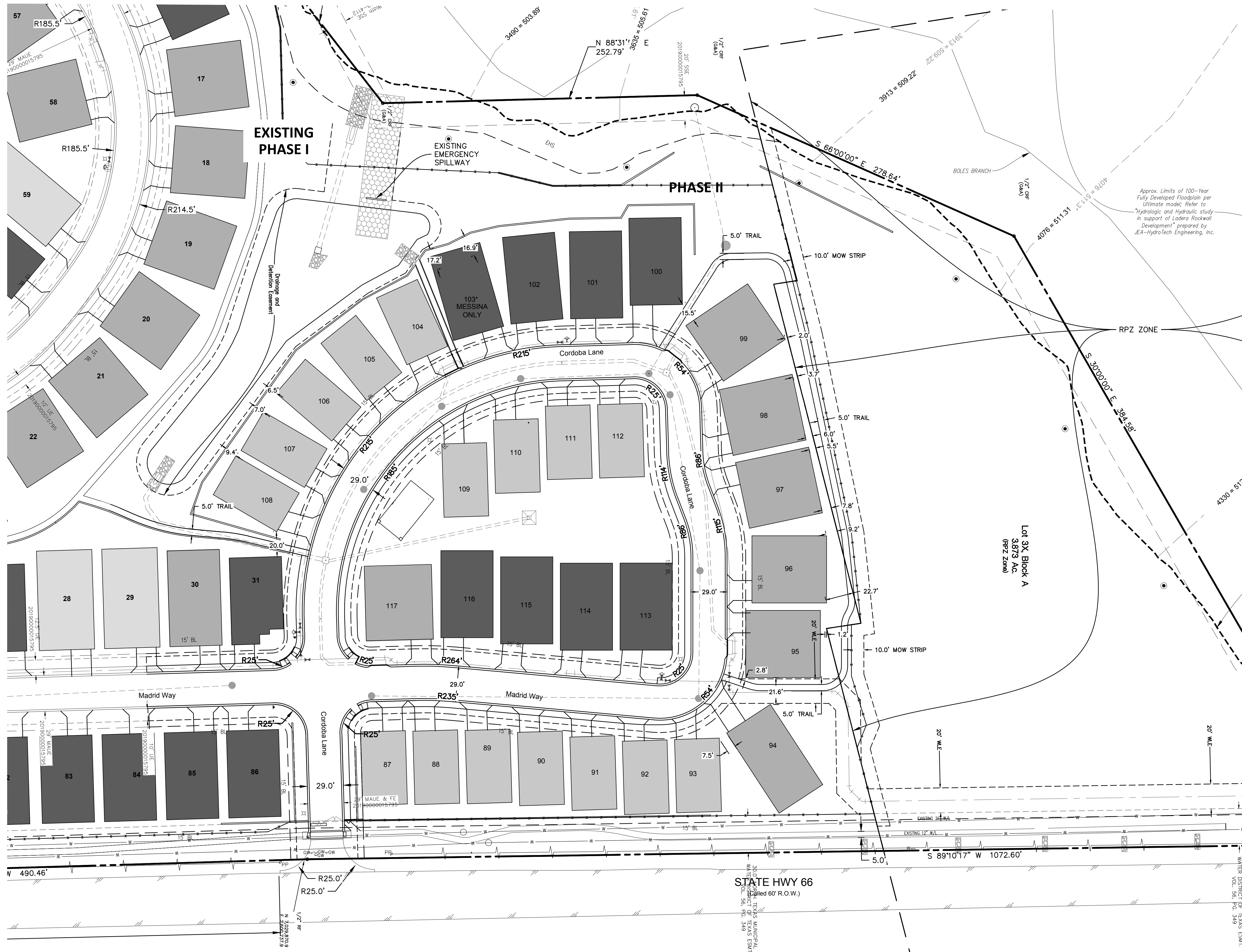
STATE OF TEXAS  
 JUSTIN L. LANSLOWNE  
 121990  
 LICENSED PROFESSIONAL ENGINEER  
 4/2/22  
 MCADAMS  
 TBPE: 19762

Drawn By: AB  
 Date: 12/17/2021  
 Scale: 1" = 100'  
 Revisions:

**17191**

**C6**

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 Plotted: 3/7/2022 5:01 PM by Aec-Bledsoe; Sheet: 3/7/2022 4:39 PM, by abledsoe



BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.  
MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.  
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**GENERAL NOTES**

1. LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP. TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W.
5. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

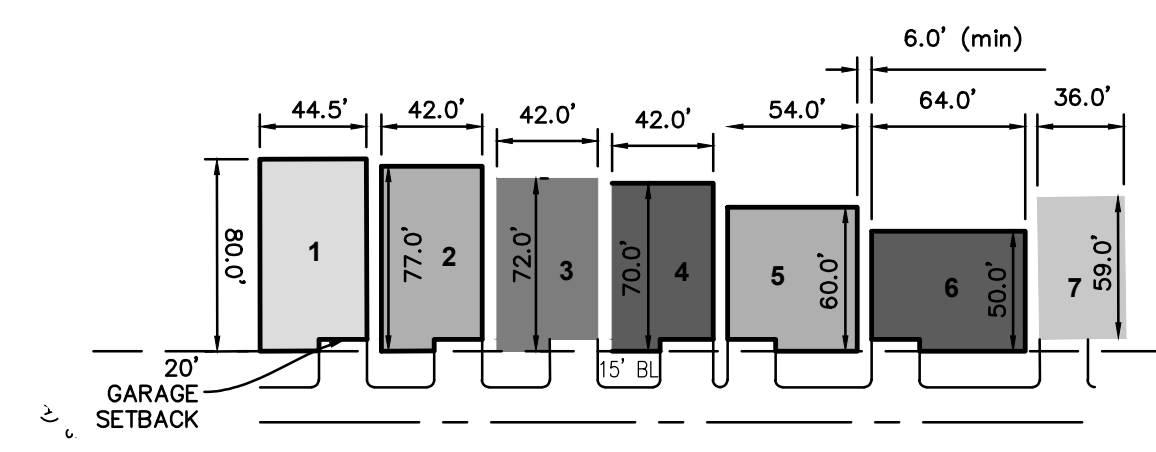
**Site Data Summary**

Item	Total	% of Total
Acres of Proposed Site	37.800 Acres	100%
Flood Plain Acreage	7.12	18.84%
Open Space Acreage	19.73*	52.19%
Total Number of Dwelling Units by Type**		
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\* Excludes 50% of the total Flood Plain Area

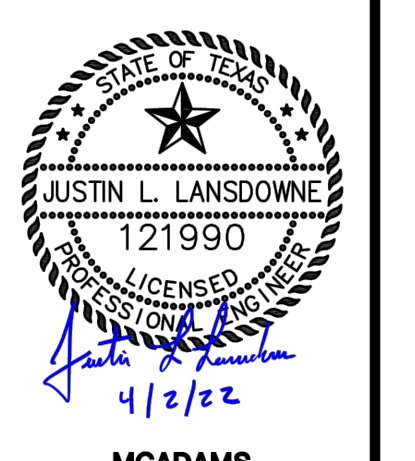
\*\* Unit breakdown subject to change in accordance with the lot variations identifies in the Planned Development District ordinance

\*\*\* Total units may increase but not more than maximum density allows



**LADERA ROCKWALL PHASE II**  
Lot 2, Block A & Lot 1, Block B  
**LADERA ROCKWALL**  
37,800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**SITE & DIMENSIONAL CONTROL PLAN**



MCADAMS  
TBPE: 19762

Drawn By: AB
Date: 03/01/2022
Scale: 1" = 40'
Revisions:
03/23/2022
03/30/2022
04/02/2022 SIGNED

**CASE #: Z2021-056**

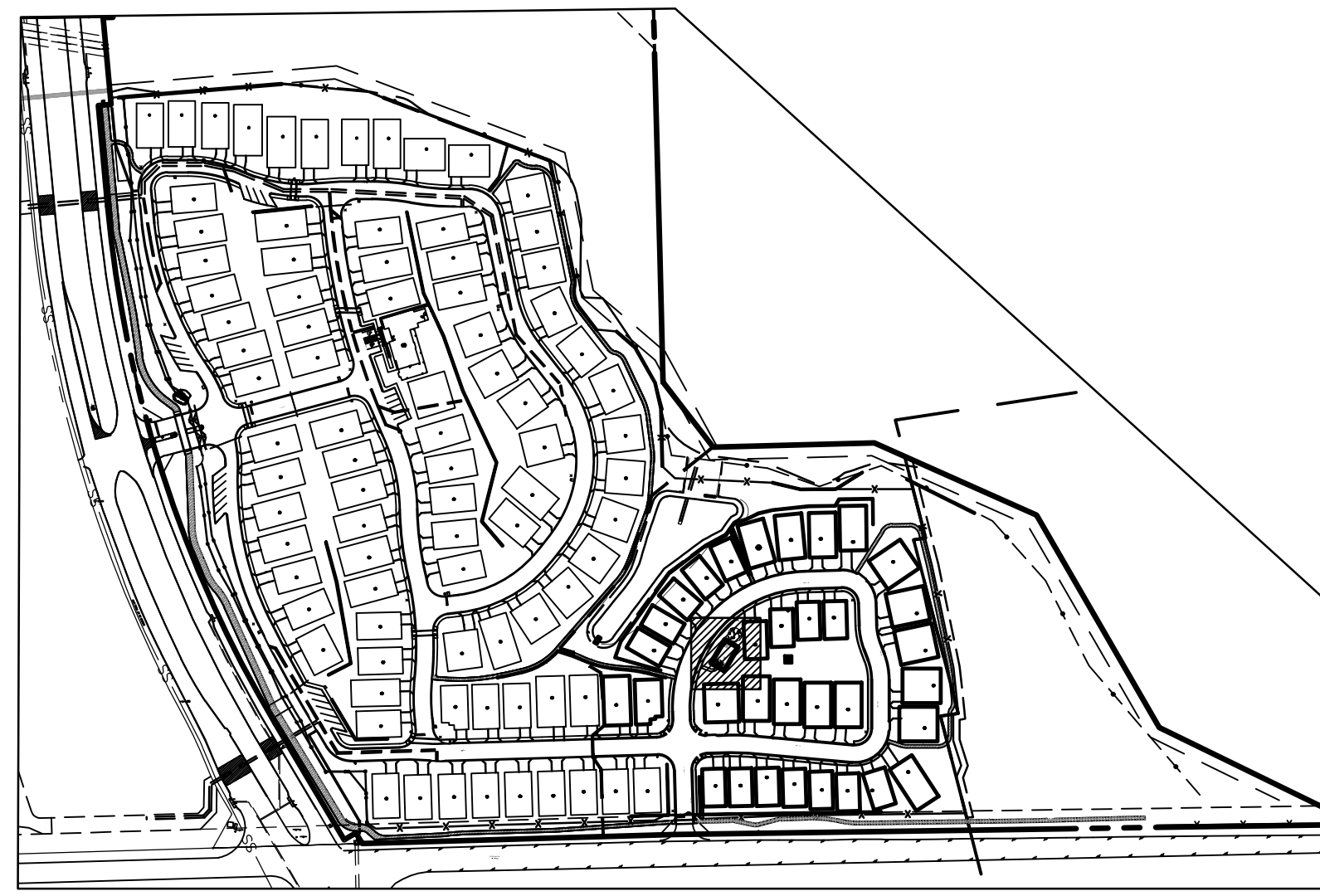
**OWNER/DEVELOPER**  
RW LADERA LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Delin

**17191**

**C7**

File: Z:\2021\17191\Drawings\p & c\rcd - plan\Draw17191.dwg  
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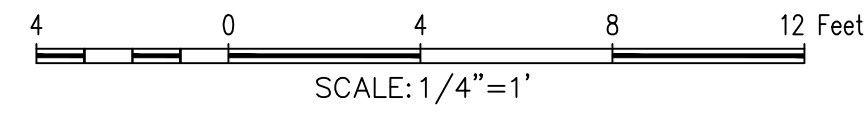
CONTEXT MAP



SCALE: 1"=250'

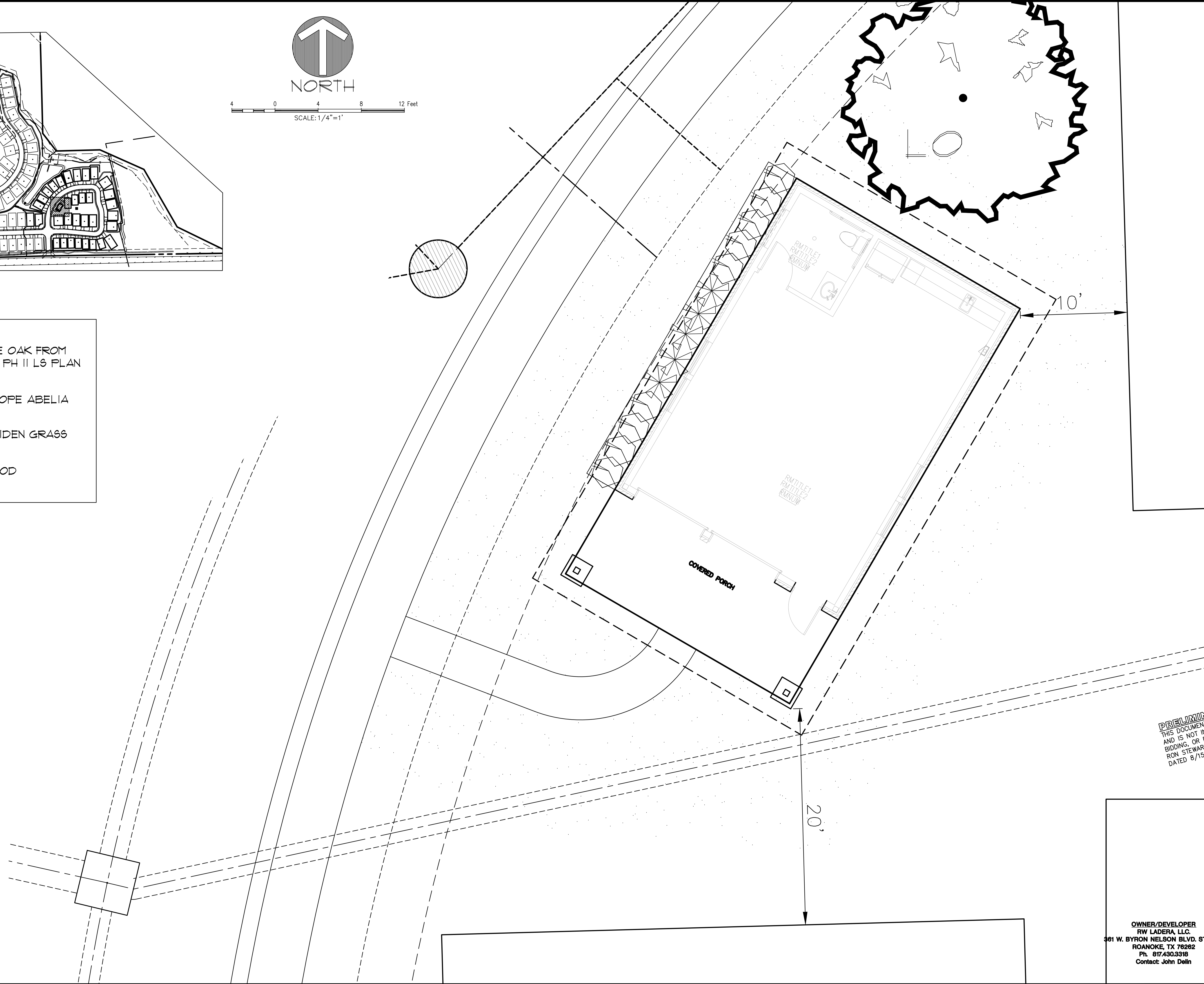


NORTH



LEGEND

- 5" CAL. LIVE OAK FROM APPROVED PH II LS PLAN
- KALEIDOSCOPE ABELIA
- ADAGIO MAIDEN GRASS
- BERMUDA SOD



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  
 TSP# 18762 TBS# 1019440  
 www.mcadamsco.com

**MCADAMS**

**LADERA ROCKWALL**  
 LADERA ROCKWALL  
 Lot 1, Block A  
 37.905 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**PHASE II SHACK CONCEPT  
 LANDSCAPE PLAN**

**PRELIMINARY PLANS**  
 INTERIM REVIEW  
 THIS DOCUMENT IS FOR  
 AND IS NOT INTENDED  
 BIDDING, OR PERMIT F  
 RON STEWART LANDS  
 DATED 8/15/2023

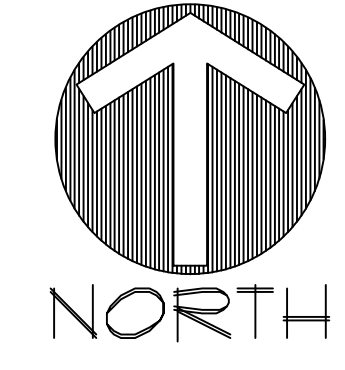
Drawn By: VC
Date: 08/15/2023
Scale: 1/4"=1'
Revisions:

OWNER/DEVELOPER  
 RW LADERA, L.L.C.  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

**18193**

CL.1.0

File: Z:\2023\18193\Drawings\Concept\PH II SHACK\PH II SHACK CONCEPT A  
 Plotfile: 8/15/2023 4:08 PM, by: jerry.bark, Sheet: 18/2023 3.02 (A, 17) rock



0 40 80 120 Feet  
 SCALE: 1"=40'

**LEGEND**

- (LO) LIVE OAK  
Quercus virginiana
- (RO) RED OAK  
Quercus shumardii
- (LE) LACEBARK ELM  
Ulmus parvifolia
- (CE) CEDAR ELM  
Ulmus crassifolia
- (BC) BALD CYPRESS  
Taxodium distichum
- (MO) MONTERREY OAK  
Quercus polymorpha
- (PEC) PECAN  
Carya illinoensis
- (RB) RED BUD  
Cercis canadensis
- (CM) CRAPEMYRTLE  
Lagerstroemia indica
- (CT) CHASTETREE  
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY  
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.1)
- BERMUDA SOD
- BERMUDA SEED
- NATIVE AMERICAN SEED
- COMPANY DRAINFIELD SEED

**LANDSCAPE ORDINANCE**  
 CITY OF ROCKWALL

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

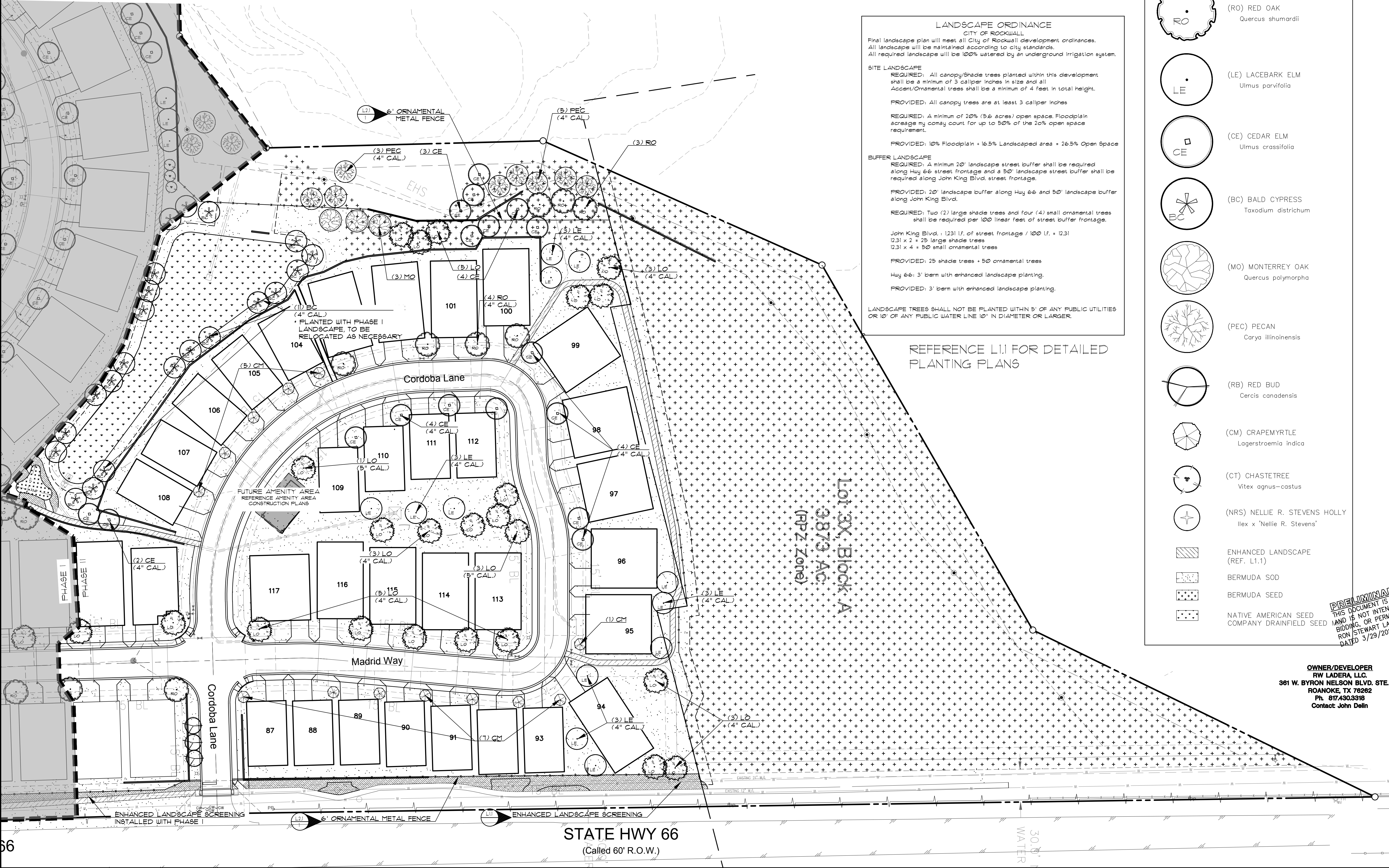
**SITE LANDSCAPE**  
**REQUIRED:** All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.  
**PROVIDED:** All canopy trees are at least 3 caliper inches

**REQUIRED:** A minimum of 20% (5¢/acre) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.  
**PROVIDED:** 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

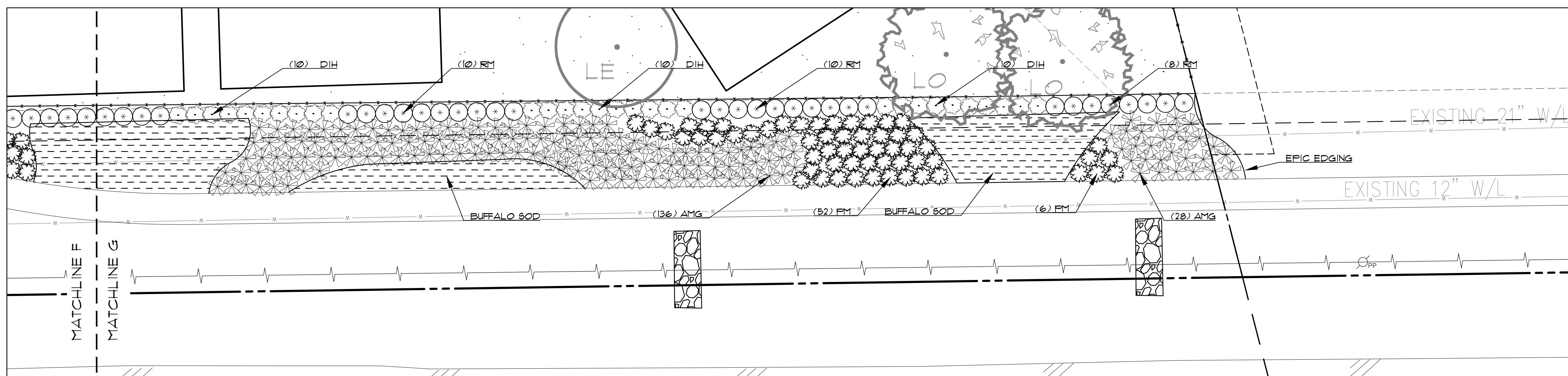
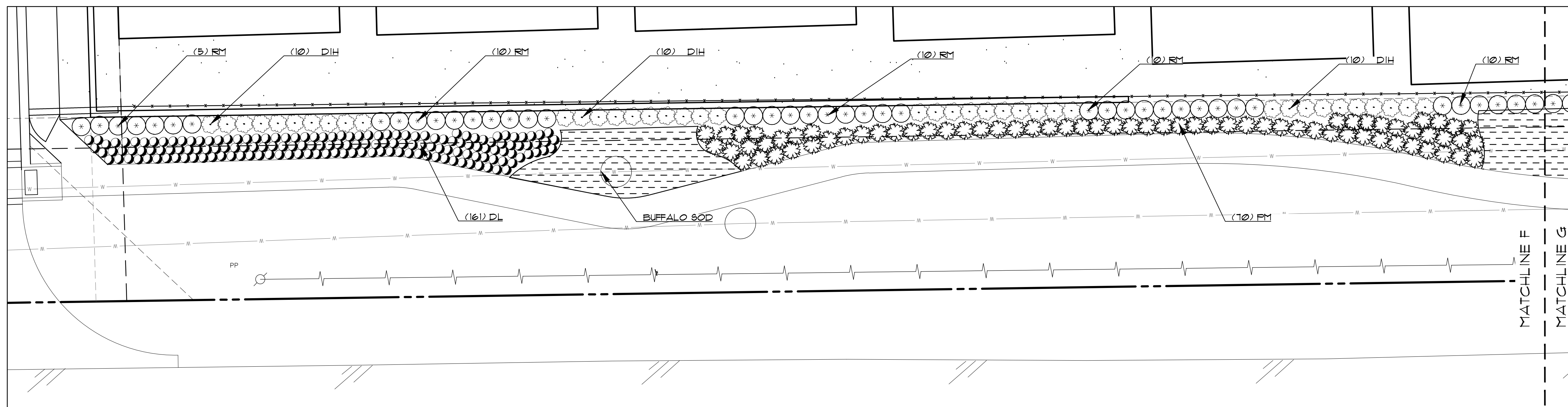
**BUFFER LANDSCAPE**  
**REQUIRED:** A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.  
**PROVIDED:** 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.  
**REQUIRED:** Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.  
 John King Blvd. = 1231 l.f. of street frontage / 100 l.f. = 12.31  
 12.31 x 2 = 25 large shade trees  
 12.31 x 4 = 50 small ornamental trees  
**PROVIDED:** 25 shade trees + 50 ornamental trees  
 Hwy 66: 3' berm with enhanced landscape planting.  
**PROVIDED:** 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES OR 10' OF ANY PUBLIC WATER LINE 10" IN DIAMETER OR LARGER.

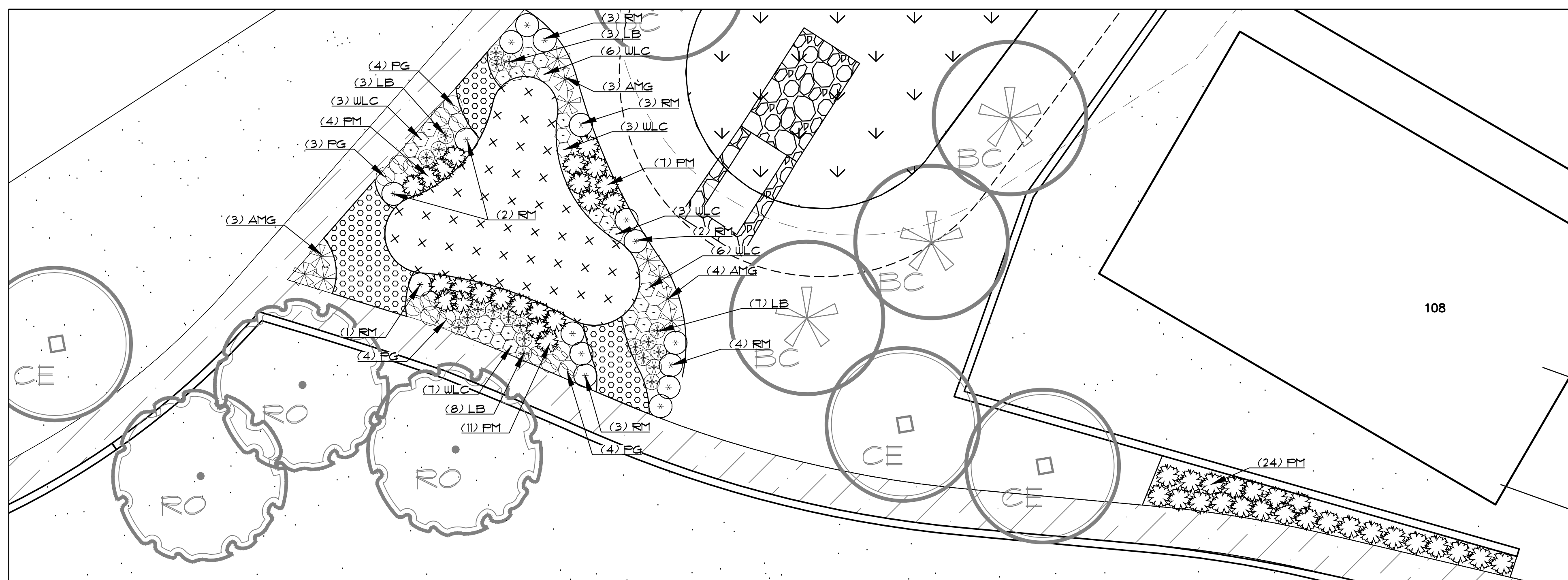
REFERENCE L1.1 FOR DETAILED PLANTING PLANS



File: L:\2022\17191\17191\_Landscape\17191\_Landscape.dwg  
 Plot: 3/29/2022 11:17 AM by Terry Bink  
 Sheet: 17191.L1.0 of 1



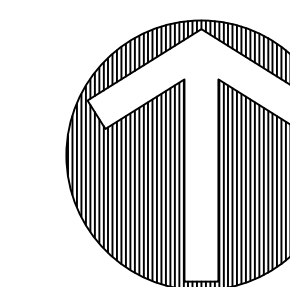
1. DETAIL A  
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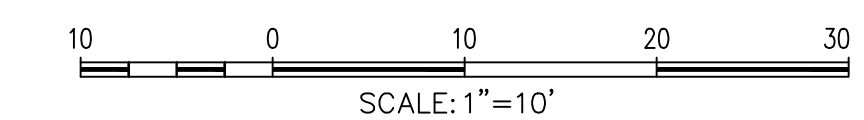
2. DETAIL B  
SCALE: 1"=10'

LEGEND

	(YH) YAUPON HOLLY <i>Ilex vomitoria</i>
	(TS) DESPERADO TEXAS SAGE <i>Leucophyllum frutescens 'Greedo'</i>
	(RM) ROSEMARY <i>Rosmarinus officinalis</i>
	(DIH) DWARF INDIAN HAWTHORN <i>Rhaphiolepis indica</i>
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>
	(PM) PINK MUHLY <i>Muhlenbergi capillaris</i>
	(RY) RED YUCCA <i>Hesperaloe parvifolia</i>
	(WLC) WALKER'S LOW CATMINT <i>Nepeta x faassenii 'Walker's Low'</i>
	(PG) PINK GAURA <i>Gaura lindheimeri 'Siskiyou Pink'</i>
	(LB) LITTLE BLUESTEM <i>Schizachyrium scoparium 'Prairie Blues'</i>
	(LIR) PURPLE EXPLOSION LIRIOPE <i>Liriope muscari 'EXC 051' PP21352</i>
	SEASONAL COLOR
	BERMUDA SOD
	BUFFALO SOD
	RIVER ROCK MULCH
	DECOMPOSED CRUSHED GRANITE
	ARTIFICIAL TURF



NORTH



SCALE: 1"=10'

The John R. McAdams Company, Inc.  
(DBA: G&A McAdams)  
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McADAMS

LADERA ROCKWALL PHASE II  
LADERA ROCKWALL  
Lot 2, Block A  
37,800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

PHASE II LANDSCAPE  
DETAILS

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
RON STEWART LANDSCAPE ARCHITECT  
DATED 3/29/2022

Drawn By: VC  
Date: 03/01/2022  
Scale: 1"=10'  
Revisions:  
03/23/2022  
03/29/2022

OWNER/DEVELOPER  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD, STE 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

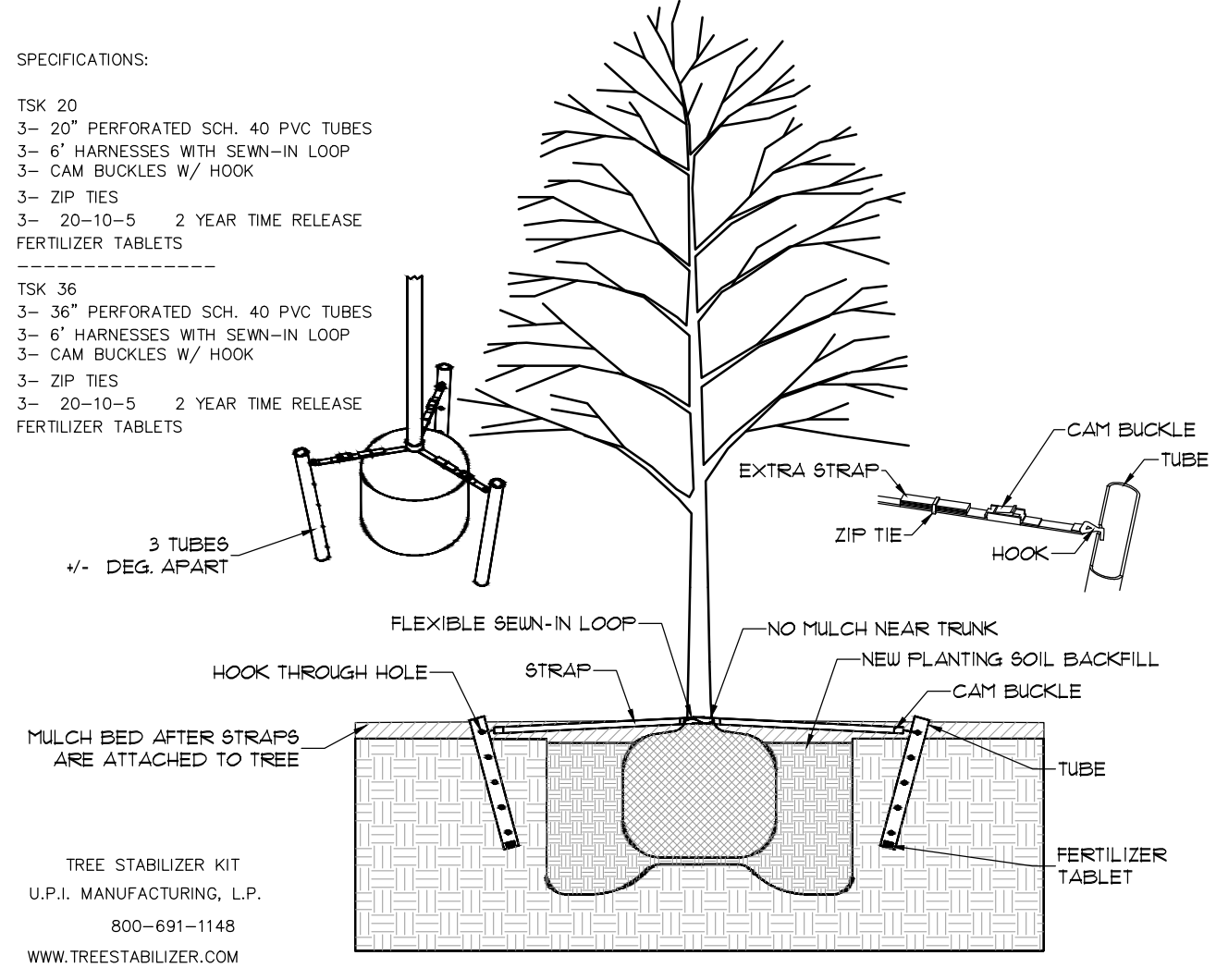
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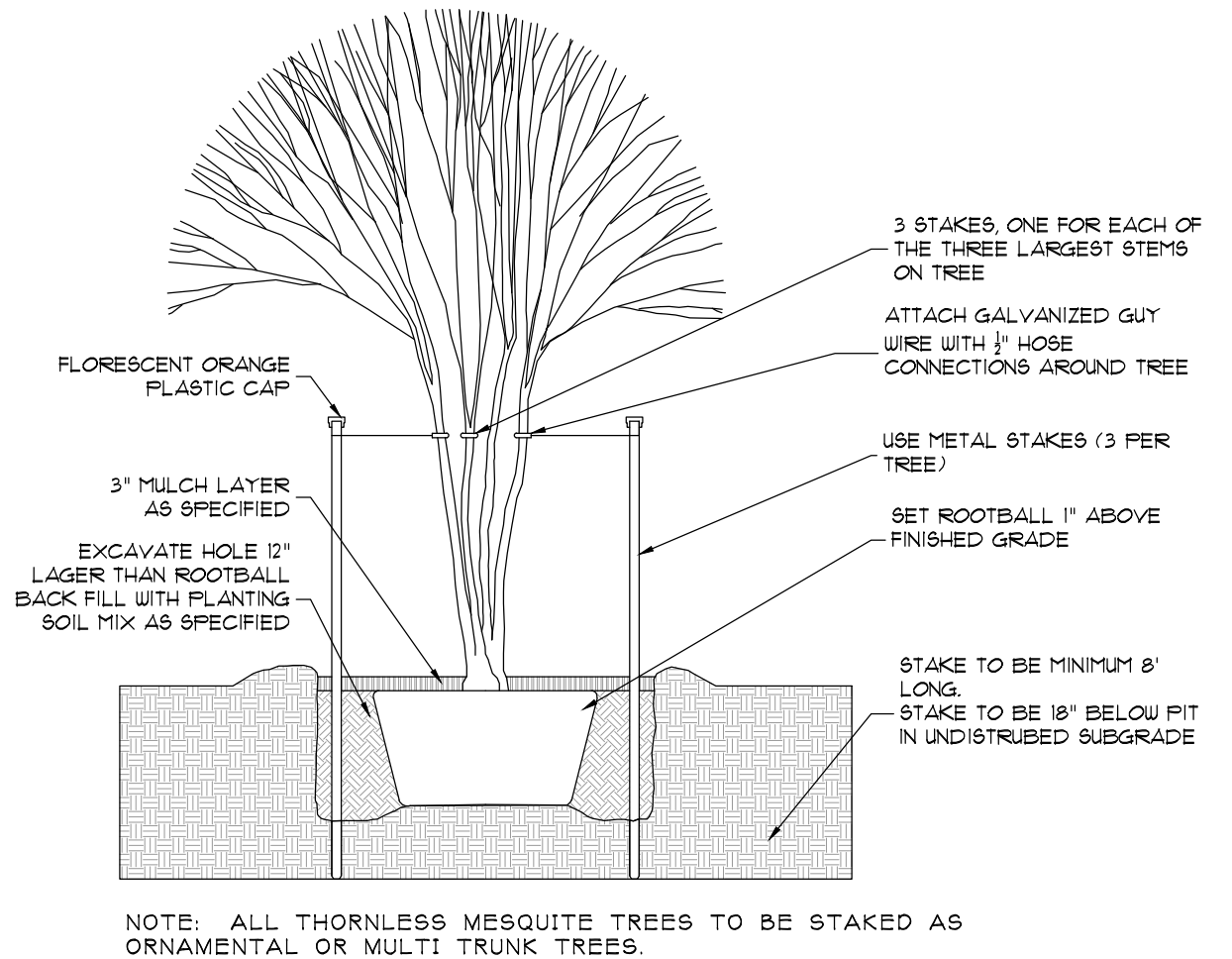
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# PLANT LIST

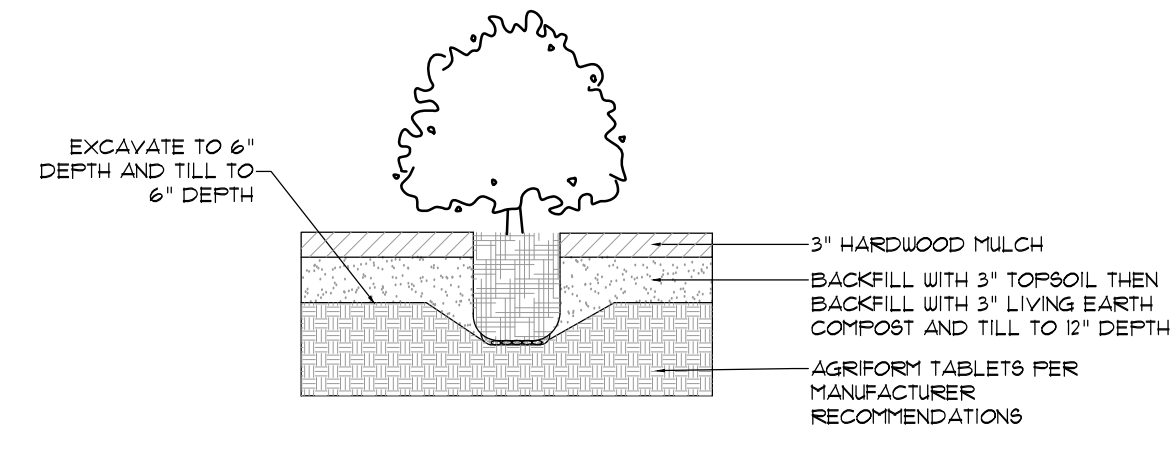
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	5" cal.	12'-14'	Per Plan	Single Trunk
14	LIVE OAK	Quercus virginiana	4" cal.	11'-13'	Per Plan	Single Trunk
4	RED OAK	Quercus shumardii	4" cal.	11'-13'	Per Plan	Single Trunk
12	LACEBARK ELM	Ulmus parvifolia	4" cal.	11'-13'	Per Plan	Single Trunk
10	CEDAR ELM	Ulmus crassifolia	4" cal.	11'-13'	Per Plan	Single Trunk
8	PECAN	Carya illinoensis	4" cal.	11'-13'	Per Plan	Single Trunk
3	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
7	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
3	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED BUD	Cercis canadensis	3" cal.	7'-8'	Per Plan	Single Trunk
13	GRAPEMYRTLE	Lagerstroemia indica	3" cal.	7'-8'	Per Plan	Single Trunk
75	ROSEMARY	Rosmarinus officinalis	5gal.	30"		Full
16	ROSEMARY	Rosmarinus officinalis	3gal.	24"		Full
70	DWARF INDIAN HAWTHORN	Raphiolepis indica	3gal.	24"		Full
223	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"		Full
125	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"		Full
28	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"		Full
14	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"		Full
21	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"		Full
161	PURPLE EXPLOSION LIRIOPE	Liriope muscari 'EXC 051' PP21352	1 gal.	12"		Evergreen
90 lbs	DRAINFIELD SEED MIX					



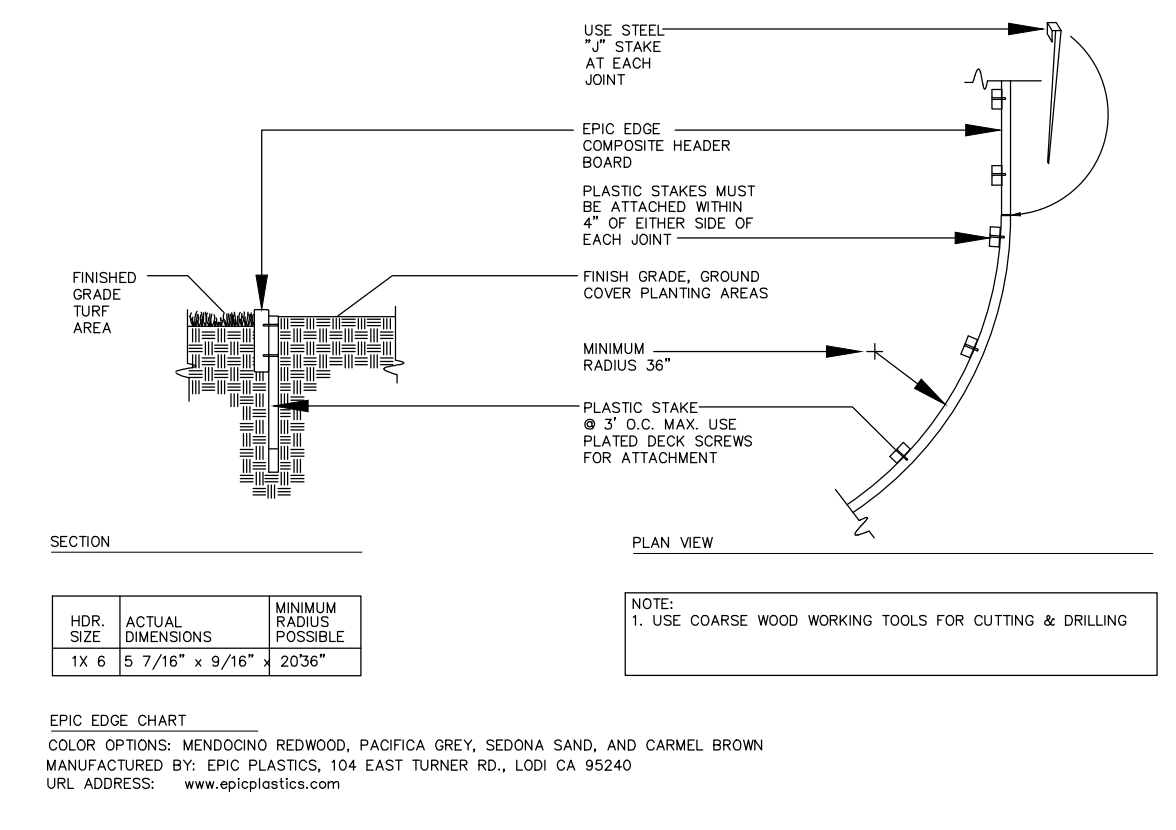
1. TREE STAKING NOT TO SCALE



2. ORNAMENTAL TREE STAKING NOT TO SCALE



3. SHRUB DETAIL NOT TO SCALE



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210 NOT TO SCALE

Total Mitigation Required\*: 1357.75 in  
 Total Mitigation Provided: Varies as approved by City of Rockwall  
 \*Ref. TI.0 TREE SURVEY

### 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.

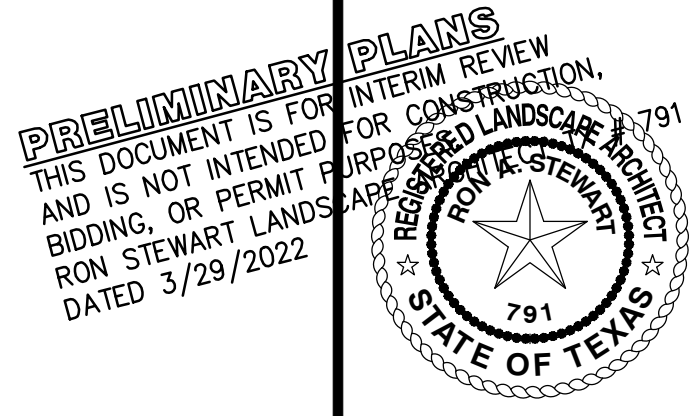
### HOW TO GROW NATIVE SEEDS

- General Information
  - Most annual spring blooming wildflowers are cool season plants. They sprout and grow during the fall-winter. They bloom, go to seed, and then die back in late spring-summer. Plant these types of wildflower seeds in early fall. August through November are the best dates, the earlier the better.
  - The perennial wildflowers can be planted in spring or fall. Many perennials develop strong, deep tuberous roots the first year before producing blooms. Exotic cool season grasses and clovers are not compatible with wildflowers.
  - Warm season native grass seeds germinate when soil temps are above 65 degrees Fahrenheit. Regarding the best time to plant native grasses it is true that late spring gives the best chances of success in normal rainfall years. However, successful planting may be made up until 90 days before frost. The trade off is the daily passing of this year's growing season which translates into lighter top growth.
  - Sprouting is triggered by soil temperature, moisture, and daylight hours. However, there are always exceptions.
- Bed Preparation
  - If you have existing warm season grass, mow short, then remove thatch. Small sites can be hand raked or tilled no more than 1" deep to expose bare soil. Almost all soils contain dormant weed seeds, which will be awakened by excessive tilling.
  - A "weedy" site may signal that special attention be required. Reduce invasive perennial weeds such as Bermuda, KR bluestem, buffel, vasey and johnsongrass prior to planting native grass. Till and remove roots if possible. For small plots, consider using black plastic to solarize and kill weeds during hot summer months. For large areas, consider plowing with a tractor and various implements several times before seeding to expose, freeze or dry unwanted roots. If you choose chemical weed killers, get advice from your county extension agent.
  - Least amount of soil disturbance will have the most favorable results, unless other objectives such as breaking hard clay sub-soils or incorporating organic matter and minerals are desired.
- The Act of Seeding
  - Achieve good seed to soil contact. Spread seed by hand, like "feeding the chickens." A broadcast spreader or a seed drill is good for larger areas. Heavier seeding rates will work to your benefit. In comparing lost time maintaining weed control in a thin planting, the value of native seeds is very economical.
  - Mix fluffy or small seeds with a "carrier" for even distribution. Carriers such as coarse sand, perlite, rice hulls or other extenders aid in keeping seeds in suspension. This weed-carrier mix creates a "free flowing" characteristic as needed to broadcast the seed. Take half the seed mixture and spread it evenly over the whole area. Then cross back in opposite directions and spread the rest.
  - Most seeds should never be buried more than twice their diameter. Do not bury small seeds at all. One of the most common reasons that seeds fail to come up is that they have been planted too deeply. Some seeds will be visible on the ground.
  - Try using the sweeping motion of a tree branch or a leaf rake followed by a rollerpacker or the boots of a big foot. A diligent effort should be made to press the seeds into the soil. A firm seed-to-soil contact is very important.
- Water Application
  - Nature allows seeds to lie dormant in the soil until rain falls. If you choose to irrigate, keep up with your watering until plants are established. For germination, water lightly and frequently to prevent top of soil from drying out. Rain gauges placed throughout the seeded areas can help to monitor daily waterings.
  - When wildflower seedlings around about 1 inch tall or grass seedlings have 3-5 blades per sprout, reduce the frequency of waterings to 2-3 times weekly. Increase water per application to achieve greater soaking depths for development of healthy root systems. Alternate soil moisture from good deep soakings to moderately dry in between waterings. Roots need a balance of oxygen.
  - Reduce frequency of waterings over time as plants become established. Supplemental water may be discontinued as seasonal rains return. Help young budding plants by pulling out exotic grasses and broadleaf weeds. Reduce these weeds year by year by limiting the seeds they make. Do not mow wildflowers too early - seed production for next year should be encouraged. Most of the seeds must be allowed to mature before mowing.

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 201 Country View Drive  
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 940.240.1012  
 TBE#: 19922 TBEPLS: 10194440  
 www.mcadamsco.com

LADERA ROCKWALL PHASE II  
 LADERA ROCKWALL  
 Lot 2, Block A  
 37,800 Acres  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PHASE II LANDSCAPE  
 DETAILS



Drawn By: VC  
 Date: 03/01/2022  
 Scale:  
 Revisions:  
 03/29/2022

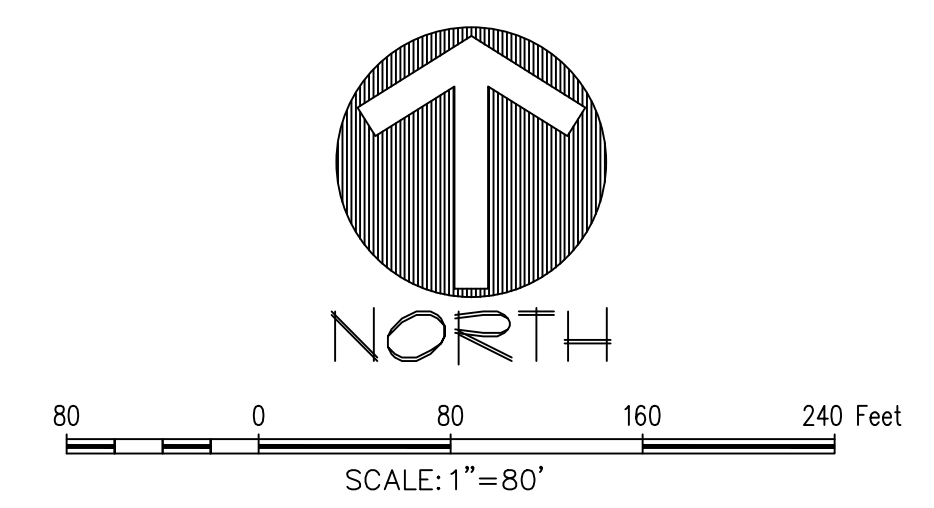
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OWNER/DEVELOPER  
 RW LADERA, LLC  
 361 W. BYRON NELSON BLVD, STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

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940.240.1012  
TBP#: 19922 TBP#: 10194440  
www.mcadamsco.com

**LADERA ROCKWALL PHASE II**  
LADERA ROCKWALL  
Lot 2, Block A  
37,800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**PHASE II HARDSCAPE PLAN**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
RON STEWART LAND ARCHITECTS, P.C.  
791  
STATE OF TEXAS  
DATED 3/29/2022

NOTE:  
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.  
2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

Drawn By: VC
Date: 03/01/2022
Scale: 1"=80'
Revisions:

OWNER/DEVELOPER  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD, STE 104  
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Ph. 817.430.3318  
Contact: John Dellin

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LANDSCAPE SPECIFICATIONS

PART I - GENERAL CONDITIONS

QUALITY ASSURANCE

- A. Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
B. Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
C. Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
D. Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z601, "American Standard for Nursery Stock".
E. Measurements: Take caliper measurements 6" above ground for trees. Measure main body of trees or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
F. Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

JOB CONDITIONS

- A. Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
B. In order to minimize conflict, secure location of all underground utility lines and other structures.

LANDSCAPE WARRANTY

- A. Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
B. At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
C. Damage to lawns or planting during the replacement shall be repaired without cost to owner.

PART II - PRODUCTS:

GENERAL

- A. Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
B. Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
C. Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z601 for kind and type of plant material required.

BALLED AND BURLAPPED STOCK

- A. Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
B. Provide ball size of not less than diameter and depth recommended by ANSI Z601 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practice.

CONTAINER GROWN STOCK

- A. Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
B. Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
C. Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z601 for kind, type and size of plant material required.

SOIL UPGRADE

- A. Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
B. Topsoil:
-Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
-Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
-Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH

Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING

Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

PART 3 - EXECUTION:

EXCAVATION

- A. Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
C. If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

SHRUB INSTALLATION

- A. Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
B. Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
C. Top dress with 3" double shredded hardwood mulch

TREES

- A. Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
B. Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
C. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
D. Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

PRUNING

- A. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice.
B. Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
C. Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING

Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

SODDING

- A. General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
B. Tillage: The areas to be sodded shall be thoroughly tilled adding and 20-10-5 fertilizer at the rate of 1 lb/100 sq. ft. to a depth of at least 4 inches by plowing, discing, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
C. Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
D. Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

CLEAN UP

- A. Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
B. Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

The John R. McAdams Company, Inc. (DBA: GSA McAdams) 111 Hillside Drive Lenox, TX 76242 940.240.1012 www.mcadamsco.com



LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II

LADERA ROCKWALL

Lot 2, Block A

37.800 Acres

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

LANDSCAPE SPECIFICATIONS



3/29/2022

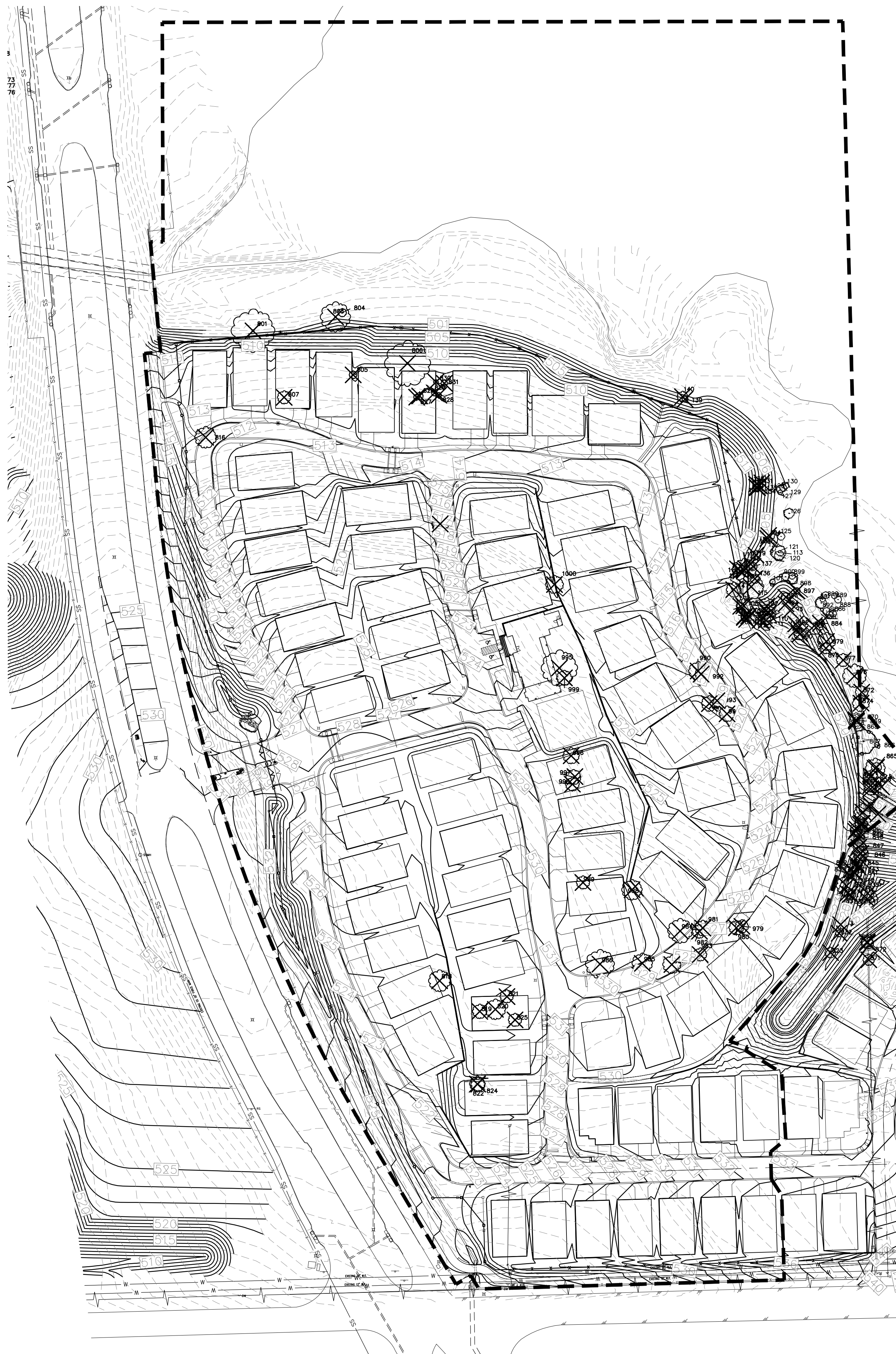
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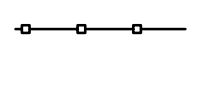
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OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD, STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Dellin

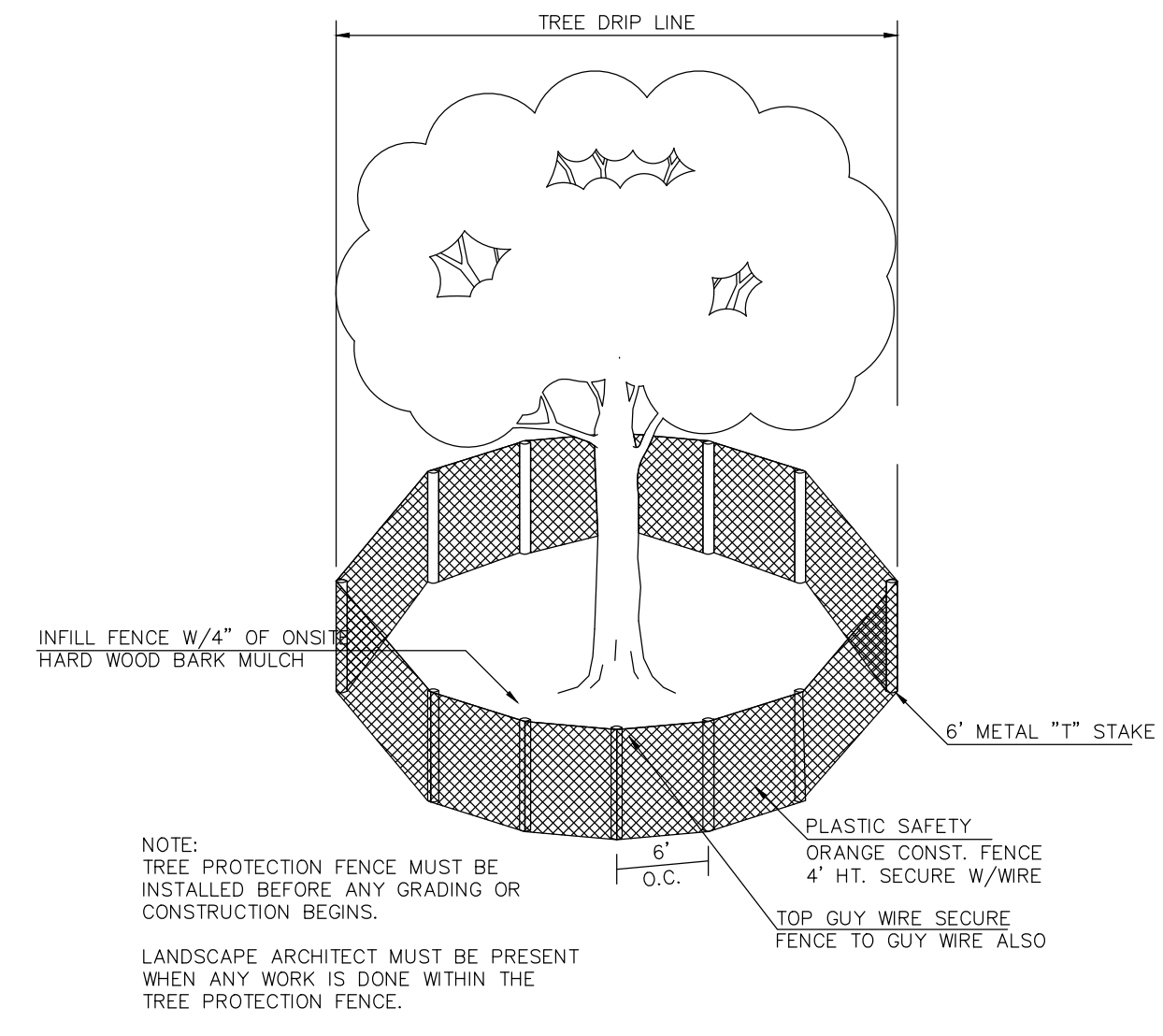
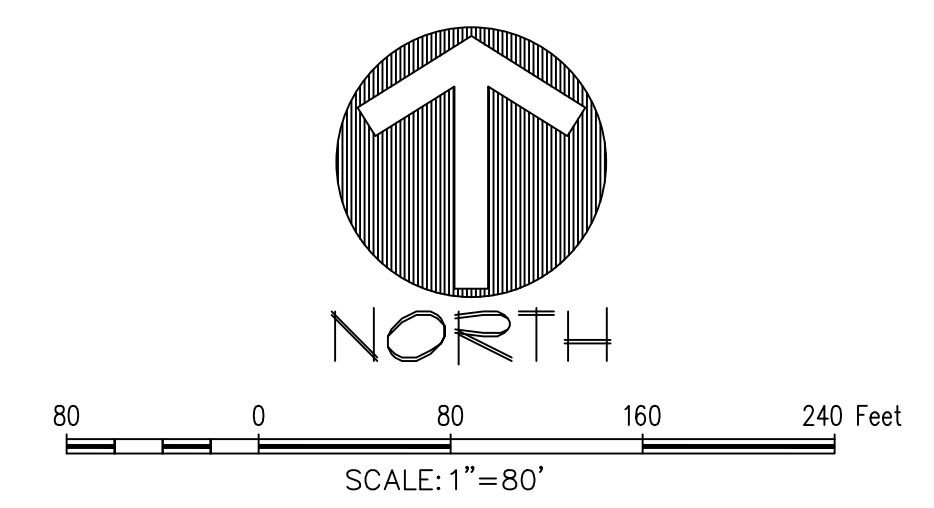
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### LEGEND

-  PROTECTED TREE TO REMAIN
-  PROTECTED TREE TO BE REMOVED
-  TREE PROTECTION FENCING (TPF)

- #### 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 and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of 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 Standards. 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) Tree 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 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 of 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.
  - 3) 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" metal stakes and orange web fence material.
  - 4) 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.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) 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 "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may 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).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) 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.
  - 9) 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.



### TREE PROTECTION


MITIGATION TOTALS:

NORTHWEST: 472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST: 53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL: 12.30	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST: 0	

TOTAL INCHES REMOVED:	1756.25 inches
TOTAL OFF-SITE SEWER:	398.5 inches (mitigated under separate agreement)
TOTAL REQUIRED MITIGATION:	1,357.75 inches
PROPOSED MITIGATION:	1,359 inches

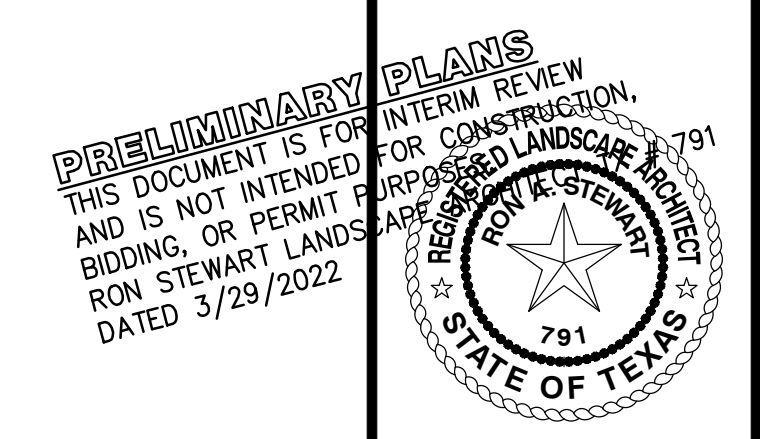
The John R. McAdams Company, Inc.  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Leander, TX 78647  
 201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012  
 www.mcadamsco.com



**MCADAMS**

**LADERA ROCKWALL PHASE II**  
**LADERA ROCKWALL**  
 Lot 2, Block A  
 37,800 Acres  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**TREE SURVEY - CENTRAL**



Drawn By: VC  
 Date: 03/01/2022  
 Scale: 1"=80'  
 Revisions:  
 03/29/2022

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Delin

**17191**

**T1.0**

File: L:\2022\17191\17191\Drawings\17191\_17191\_01.dwg  
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 Sheet: 3/29/2022 8:52 AM by rvc

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
101	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
102	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
103	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
104	4.5	HICKORY	<i>Carya texana</i>	Yes	Yes	4.5	
105	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
106	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
107	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
108	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
109	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6.5	
110	13	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	13	
111	8.5	HICKORY	<i>Carya texana</i>	Yes	Yes	8.5	
112	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
113	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	No		
114	12.5	HICKORY	<i>Carya texana</i>	Yes	Yes	12.5	
115	21	HICKORY	<i>Carya texana</i>	Yes	Yes	21	
116	20	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	20	
117	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5	
118	8.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8.5	
119	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	SS ESMT
120	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
121	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
122	5	HICKORY	<i>Carya texana</i>	Yes	No		
123	5	HICKORY	<i>Carya texana</i>	Yes	Yes	5	
124	10	HICKORY	<i>Carya texana</i>	Yes	Yes	10	
125	6.5	HICKORY	<i>Carya texana</i>	Yes	No		
126	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
127	4	HICKORY	<i>Carya texana</i>	Yes	No		
128	7	HICKORY	<i>Carya texana</i>	Yes	No		
129	6	HICKORY	<i>Carya texana</i>	Yes	No		
130	5	HICKORY	<i>Carya texana</i>	Yes	No		
131	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	
132	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
133	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
134	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
135	6	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6	
136	8	HICKORY	<i>Carya texana</i>	Yes	Yes	8	SS ESMT
137	7	HICKORY	<i>Carya texana</i>	Yes	Yes	7	SS ESMT
138	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
139	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	SS ESMT
140	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	SS ESMT
801	36	PECAN	<i>Carya illinoensis</i>	Yes	Yes	72	SS ESMT, feature tree
803	25	PECAN	<i>Carya illinoensis</i>	Yes	Yes	25	SS ESMT
804	7	PECAN	<i>Carya illinoensis</i>	Yes	Yes	7	SS ESMT
805	6.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	6.5	
806	38	PECAN	<i>Carya illinoensis</i>	Yes	Yes	76	feature tree
807	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
816	18	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9	
817	14	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	7	
818	18	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	9	

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
819	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
820	17	RED CEDAR	<i>Juniperus virginiana</i>	Yes	Yes	8.5	
821	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
822	13, 13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
823	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
824	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
825	11	CATALPA	<i>Catalpa bignonioides</i>	Yes	Yes	11	
826	6	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	6	
827	5	SILVER MAPLE	<i>Acer saccharinum</i>	Yes	Yes	5	
828	4.5	BUR OAK	<i>Quercus macrocarpa</i>	Yes	Yes	4.5	
829	8	PECAN	<i>Carya illinoensis</i>	Yes	Yes	8	
830	4	PECAN	<i>Carya illinoensis</i>	Yes	Yes	4	
831	5.5	PECAN	<i>Carya illinoensis</i>	Yes	Yes	5.5	
832	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
833	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7.5	
834	18	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	18	
835	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
836	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
837	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
838	17	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	17	
839	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
840	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12	
841	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
842	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
845	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
844	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
843	5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5	
846	12.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12.5	
847	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
848	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
849	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
850	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
851	9	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9	
852	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
853	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
854	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	
855	4.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4.5	
856	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4	
857	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	
858	4	HICKORY	<i>Carya texana</i>	Yes	Yes	4	
859	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
860	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
861	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	
862	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
864	16.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	16.5	
865	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5	
866	4	HICKORY	<i>Carya texana</i>	Yes	No		
867	21	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
868	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	12	
869	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
870	11.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11.5	
871	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
872	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10.5	SS ESMT
873	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	
874	14	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	14	SS ESMT
876	19.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	19.5	SS ESMT
877	11	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	11	SS ESMT
878	9.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	9.5	SS ESMT
879	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
880	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
881	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	SS ESMT
882	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8	SS ESMT
883	15	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	15	SS ESMT
884	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	7	
885	6	HICKORY	<i>Carya texana</i>	Yes	No		
886	6	HICKORY	<i>Carya texana</i>	Yes	No		
887	6	HICKORY	<i>Carya texana</i>	Yes	No		
888	6	HICKORY	<i>Carya texana</i>	Yes	No		
889	5	HICKORY	<i>Carya texana</i>	Yes	No		
890	6	HICKORY	<i>Carya texana</i>	Yes	No		
891	4.5	HICKORY	<i>Carya texana</i>	Yes	No		
892	9	HICKORY	<i>Carya texana</i>	Yes	No		
893	7.5	HICKORY	<i>Carya texana</i>	Yes	Yes	7.5	SS ESMT
894	6	HICKORY	<i>Carya texana</i>	Yes	Yes	6	SS ESMT
896	8	HICKORY	<i>Carya texana</i>	Yes	Yes	8	
897	5.5	HICKORY	<i>Carya texana</i>	Yes	Yes	5.5	
898	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
899	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
900	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No		
979	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
980	12	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6	
981	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
982	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
983	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
984	20.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	10.25	
985	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
986	24	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	12	
987	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
988	17	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	8.5	
989	11	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.5	
990	15.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.75	
991	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5	
992	10	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	10	
993	6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	6	
994	13	AMERICAN ELM	<i>Ulmus americana</i>	Yes	Yes	13	
995	30	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	15	
996	13.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.75	
997	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
998	11.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	5.75	
999	12.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.25	
1000	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5	
					MITIGATION INCHES:	1230	

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 TBP#: 19162 TBP#: 10194440  
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**MCADAMS**

**LADERA ROCKWALL PHASE II**  
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 Lot 2, Block A  
 37,800 Acres  
 In the  
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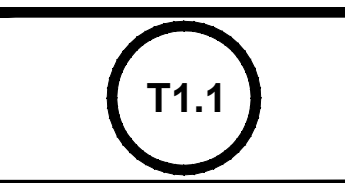
**TREE CHART - CENTRAL**



Drawn By: VC  
 Date: 03/01/2022  
 Scale:  
 Revisions:

**OWNER/DEVELOPER**  
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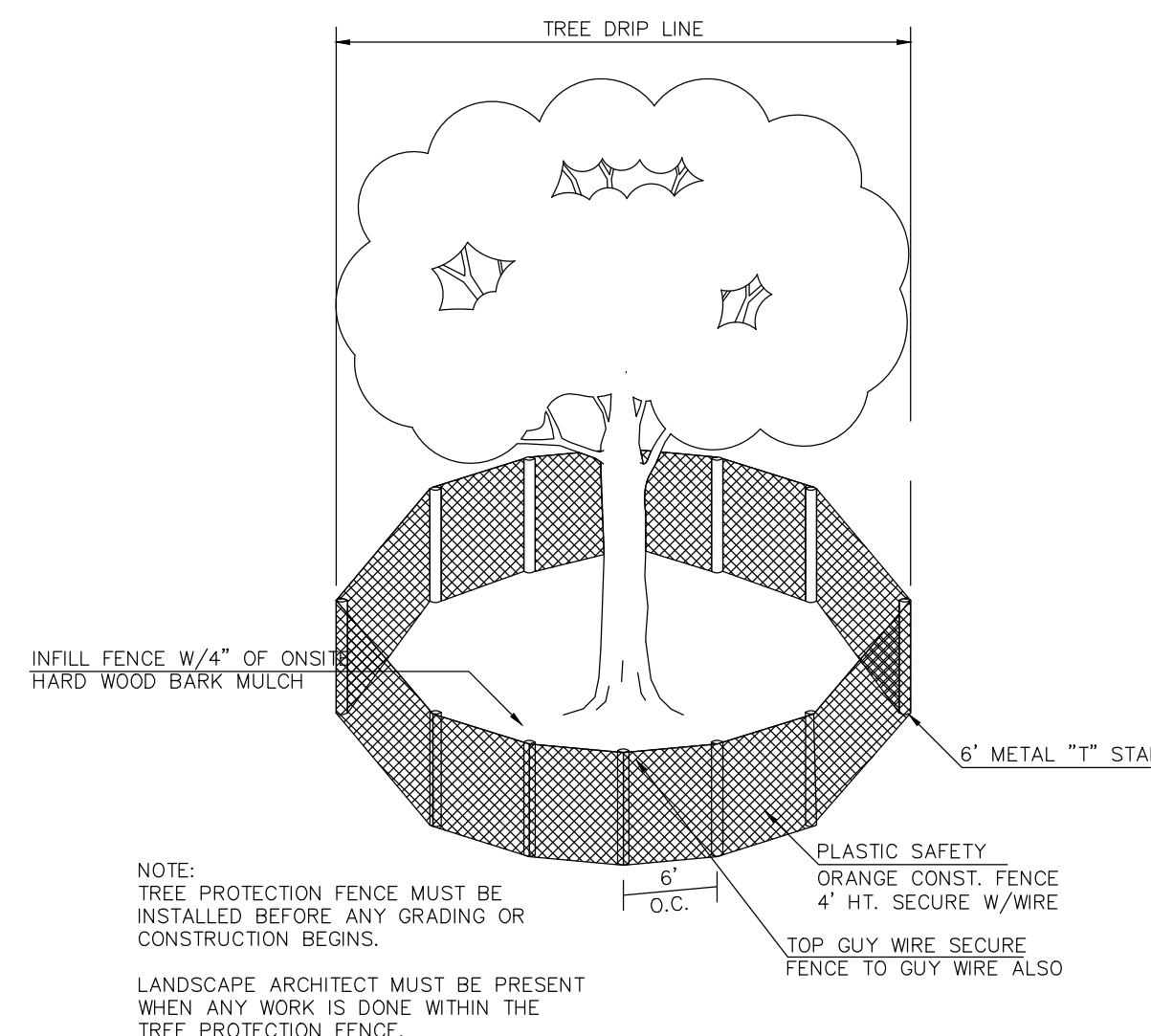
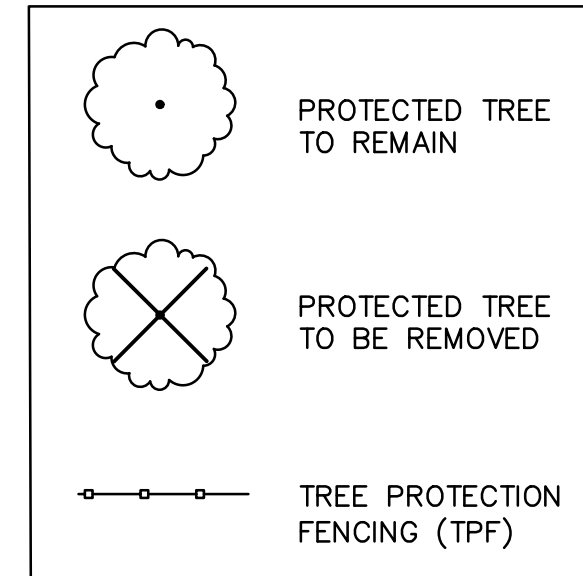
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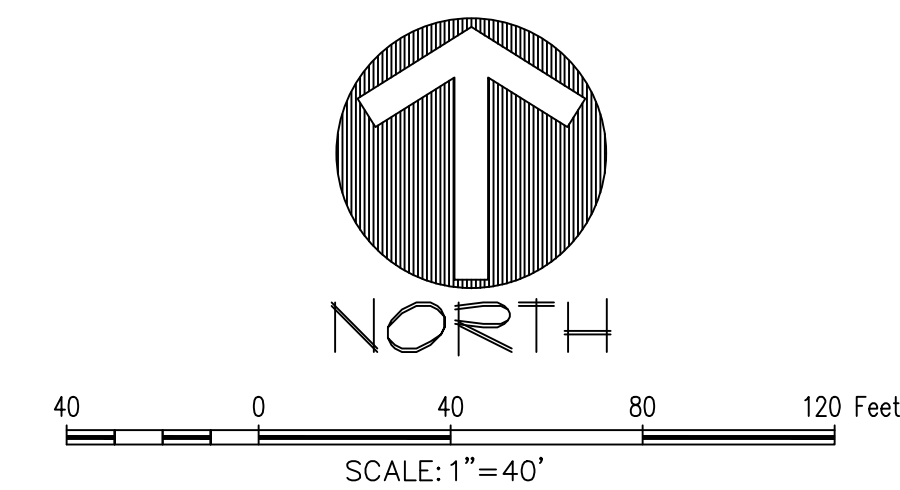
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**LEGEND**



NOTE: TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.  
LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.



**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
<b>MITIGATION INCHES:</b>						<b>53.75</b>

**TREE PROTECTION**

**TREE PRUNING, REMOVAL AND PROTECTION MEASURES**

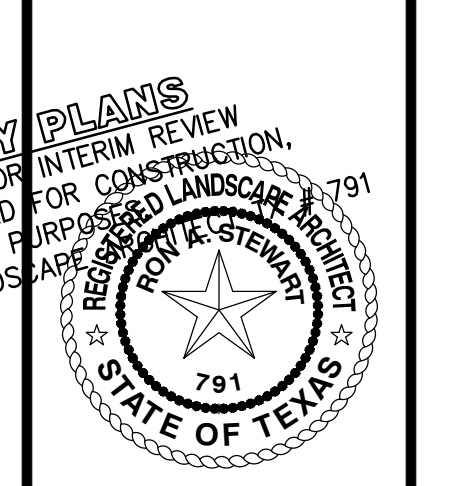
- A. QUALITY ASSURANCE
  - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
  - 1) Coordination: Coordinate and cooperate with other contractors 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 and derived from the site clearing.
- D. DEFINITIONS
  - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
  - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of 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 Standards. 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
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940.240.1012  
TBEPE: 191922 TBEPL S: 10194440  
www.mcadamsco.com



**LADERA ROCKWALL PHASE II**  
**LADERA ROCKWALL**  
**Lot 2, Block A**  
**37,800 Acres**  
**In the**  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**TREE SURVEY - SOUTHWEST**



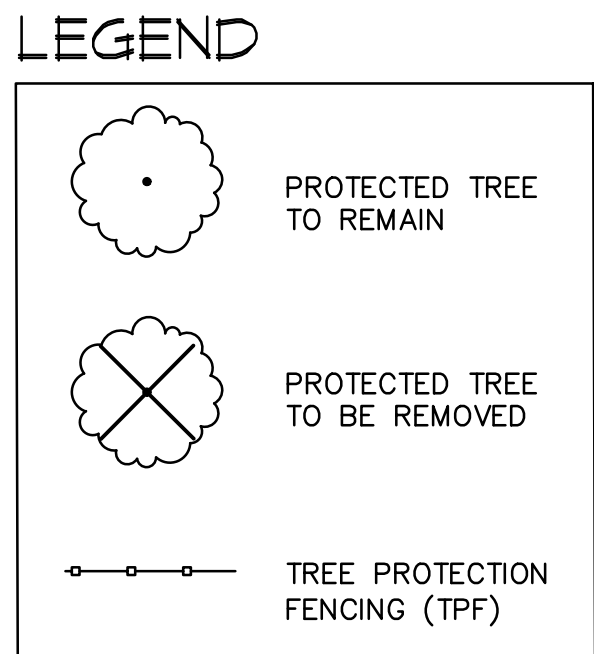
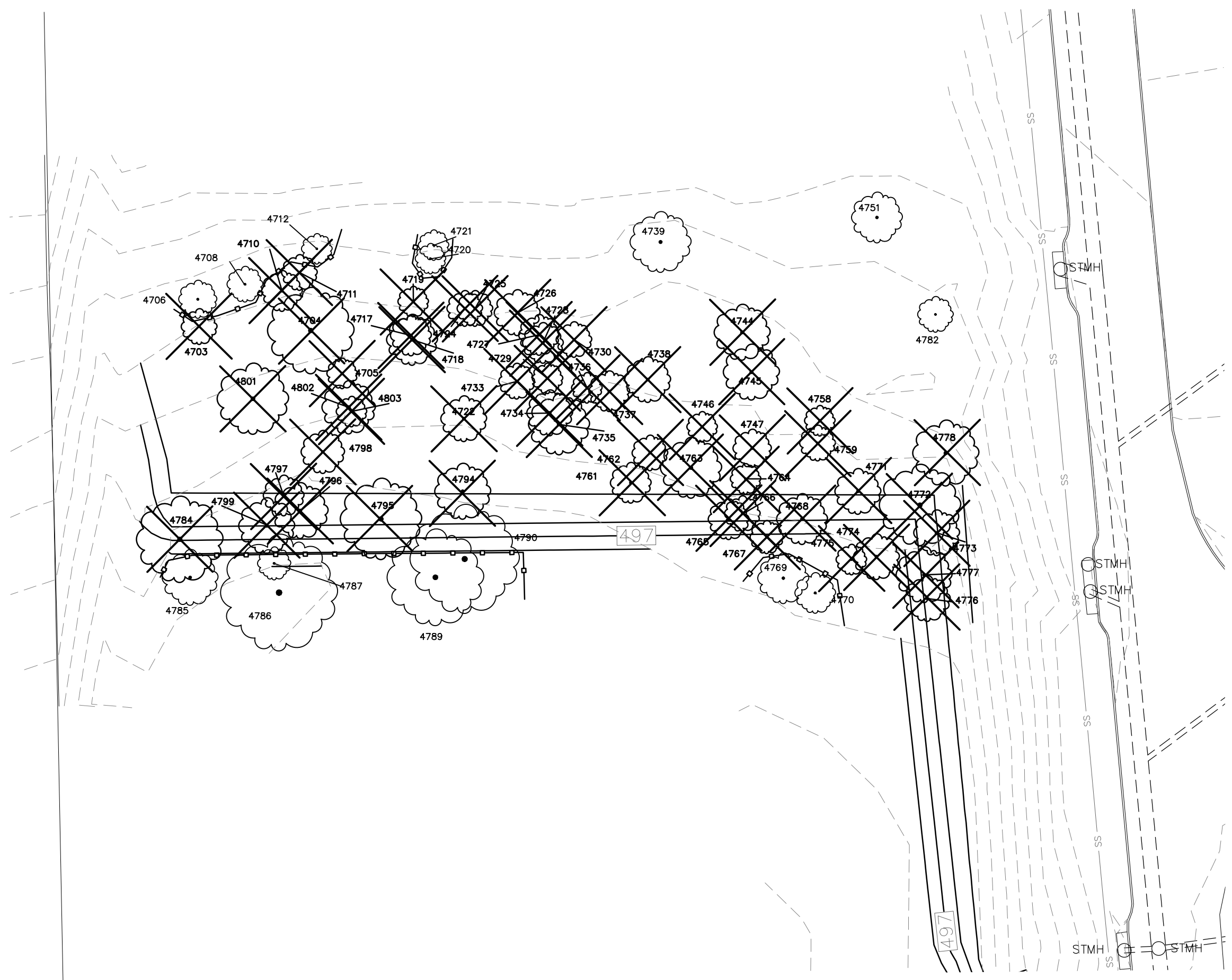
Drawn By: VC  
Date: 03/01/2022  
Scale: 1"=40'  
Revisions:

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON BLVD. STE 104**  
**ROANOK, TX 76262**  
**Ph. 877.430.3318**  
**Contact: John Dellin**

**17191**

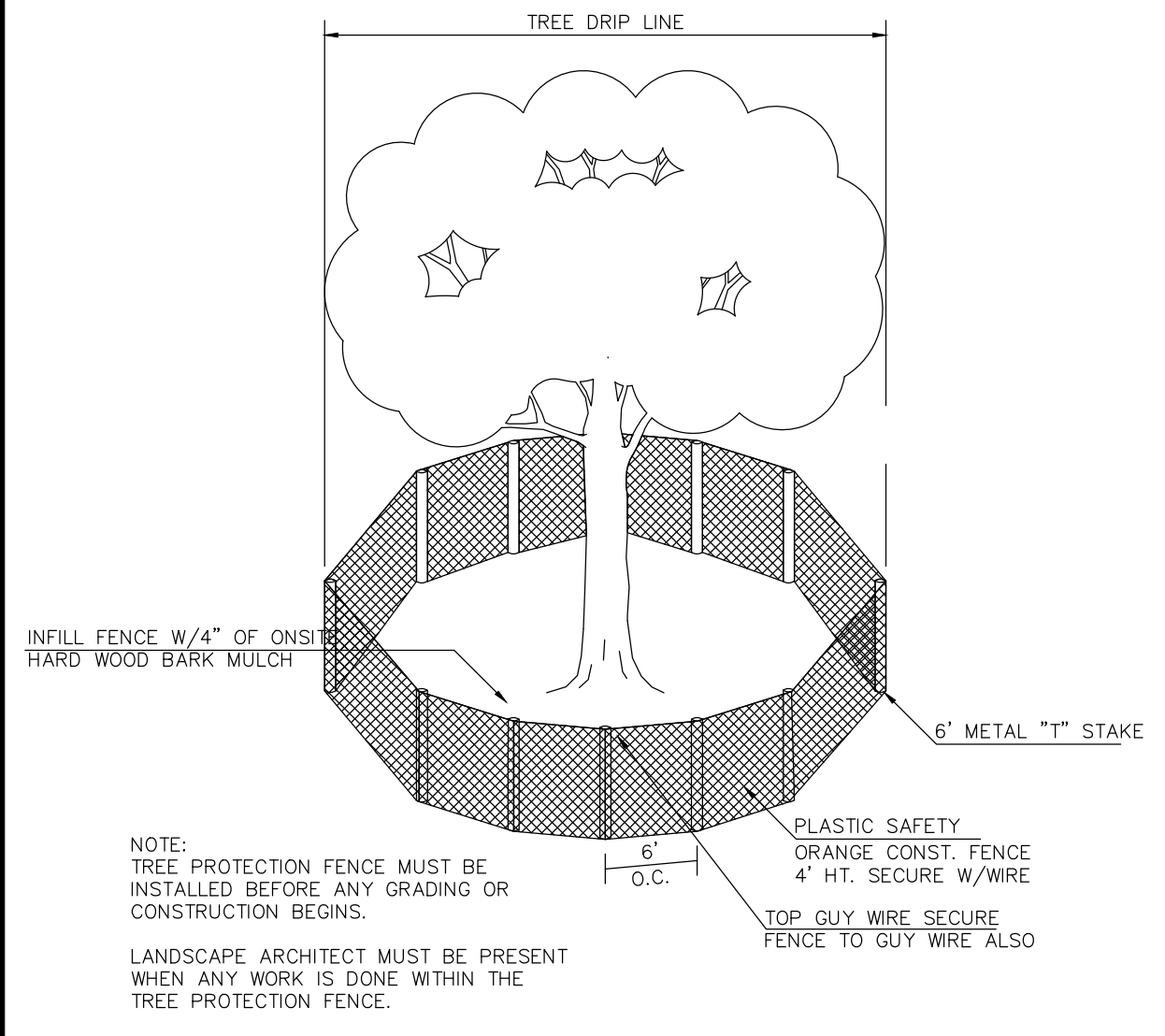
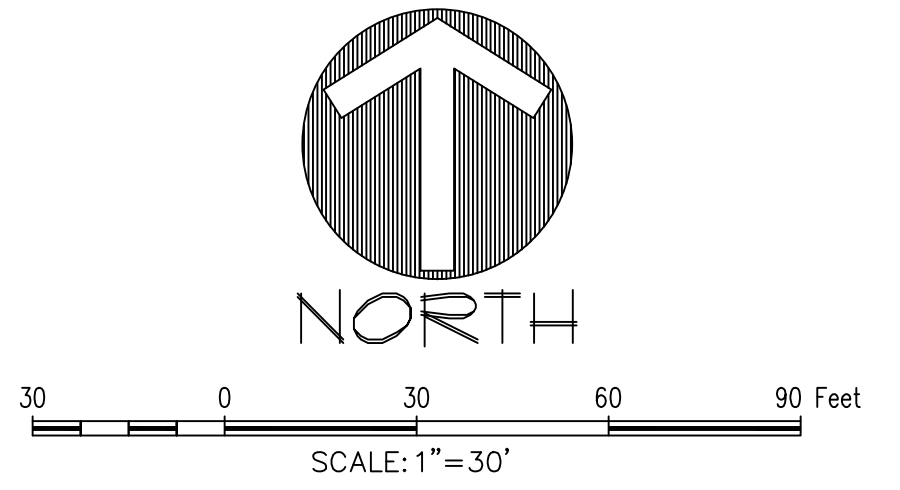
**T1.2**

File: L:\2020\460\17191\17191.dwg (DWG) PLOT: 4 - Tree Survey (Southwest) (17191) IS  
Printed: 3/29/2022 11:19 AM, by Terry Bink, Sheet: 3/29/2022 8:52 AM, by rvc



**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
				MITIGATION INCHES:		472.5	



**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 and derived from the site clearing.

**D. DEFINITIONS**

- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the trunk diameter.
- 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

**E. PRE-CONSTRUCTION TREE PRUNING**

- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of 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 scaffold.
- 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 Standards. 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.
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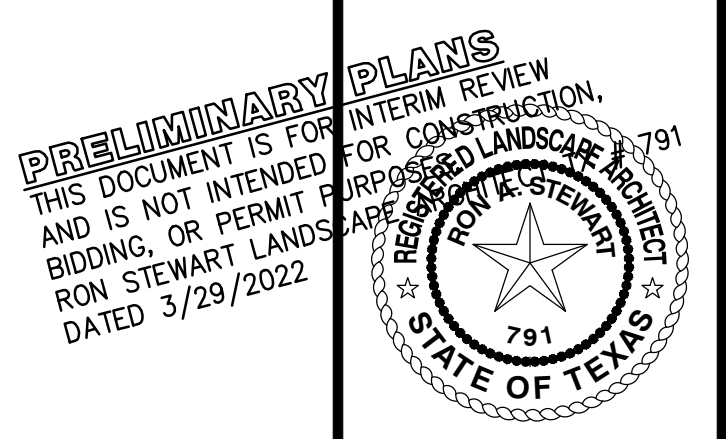
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 TPE: 1992 TPE Lic. 10194440  
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**MCADAMS**

**LADERA ROCKWALL PHASE II**  
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**Lot 2, Block A**  
**37.800 Acres**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**TREE SURVEY - NORTHWEST**



Drawn By: VC  
 Date: 03/01/2022  
 Scale: 1"=30'  
 Revisions:

**OWNER/DEVELOPER**  
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**361 W. BYRON NELSON BLVD. STE. 104**  
**ROANOK, TX 76262**  
**Ph. 877.430.8318**  
**Contact: John Dellin**

**17191**

**T1.3**

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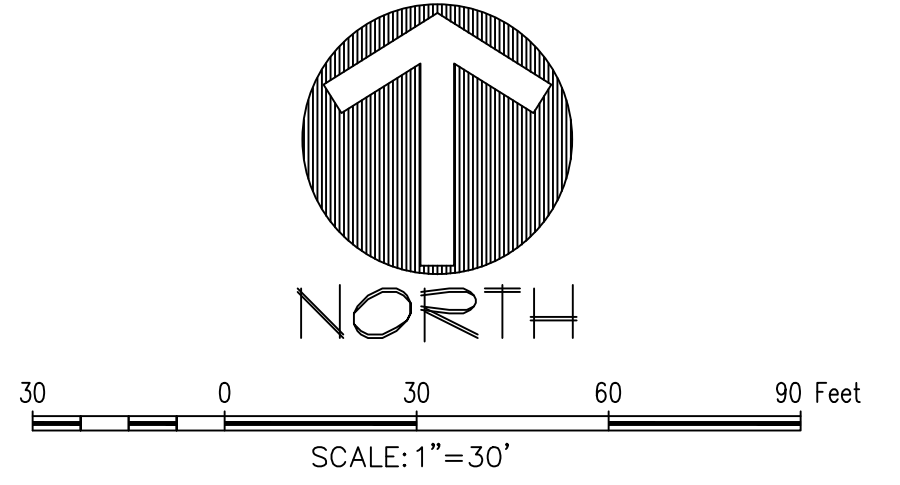


**LEGEND**

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)

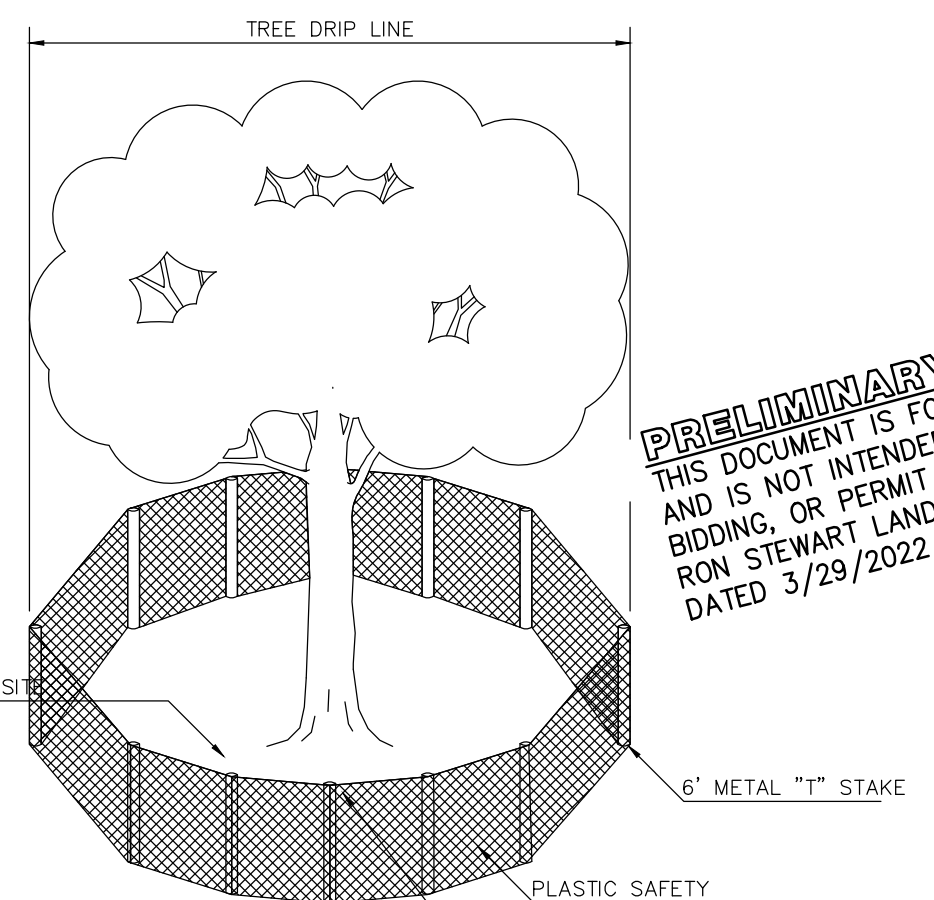
**TREE CHART**

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	Yes



**TREE PRUNING, REMOVAL AND PROTECTION MEASURES**

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NOTE:  
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.  
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

**TREE PROTECTION**

**OWNER/DEVELOPER**  
 RW LADERA, LLC.  
 361 W. BYRON NELSON BLVD, STE 104  
 ROANOKE, TX 76262  
 Ph. 877.430.3318  
 Contact: John Dellin

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 TPE#: 19922 TPE#: 19194440  
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 Lot 2, Block A  
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 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**TREE SURVEY - SOUTHEAST**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION AND IS NOT INTENDED FOR PURPOSES OF BIDDING OR PERMIT APPLICATIONS.  
 RON STEWART LANDSCAPE ARCHITECT  
 DATED 3/29/2022

Drawn By: VC  
 Date: 03/01/2022  
 Scale: 1"=30'  
 Revisions:

**17191**

**T1.4**

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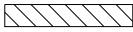

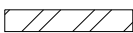


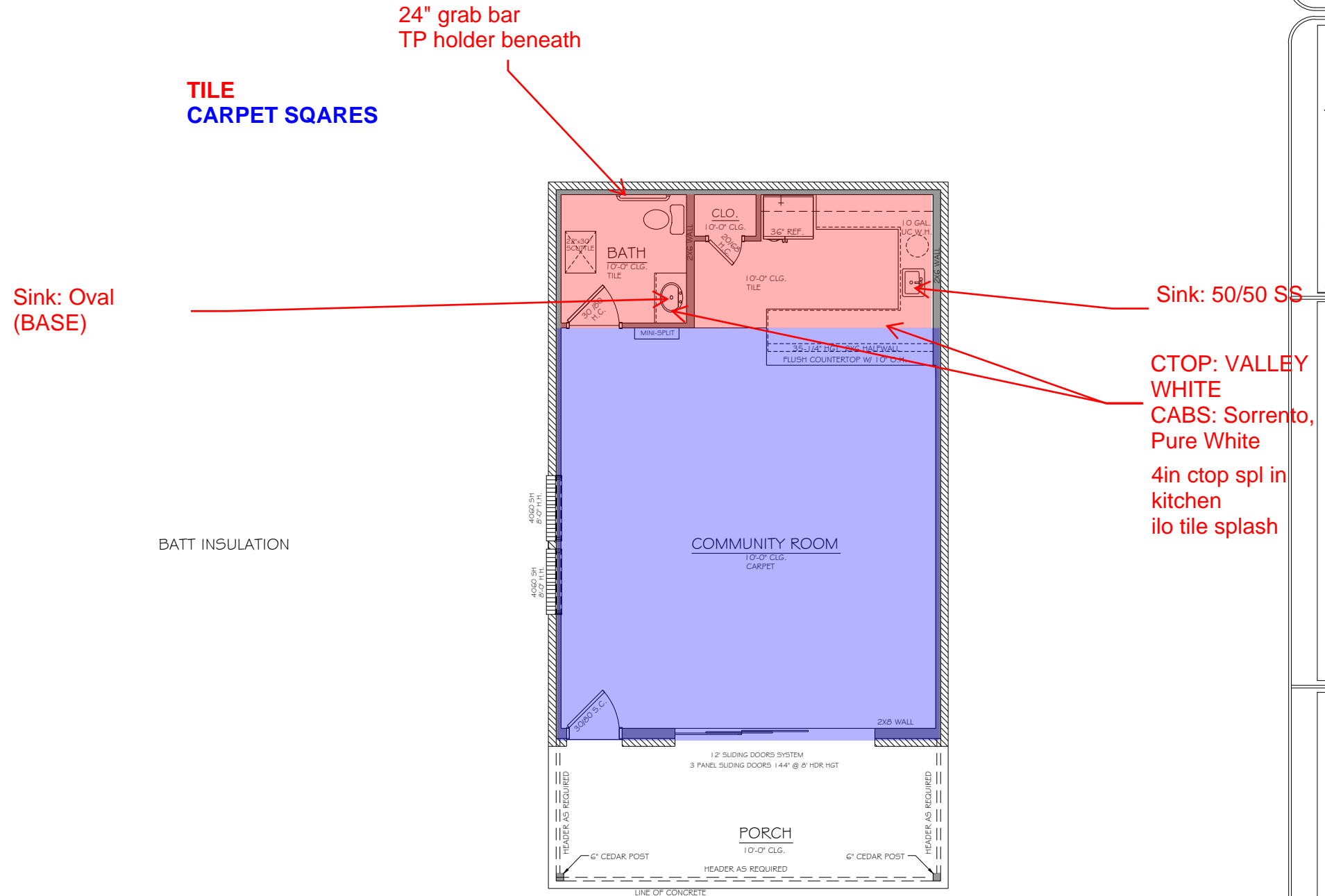
prefer to have bench ready - if going TK on build.

**BANK CALCS**

SQUARE FOOTAGES	
AREA	SQ. FT.
FIRST FLOOR	813
SECOND FLOOR	XX
TOTAL A/C	813
PORCH	205
PATIO	XX
GARAGE	XX
TOTAL A.U.R.	1018
OVERALL WIDTH	24' 0"
OVERALL DEPTH	42' 5"

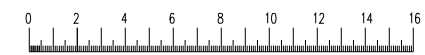
**HATCH LEGEND**

	BRICK
	STONE
	STONE WAINSCOT



**FLOOR PLAN**

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



805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
DATE PRINTED:  
3-9-23 MDS-SE;  
7-25-23 MDS-SE  
8-15-23 MDS-SE

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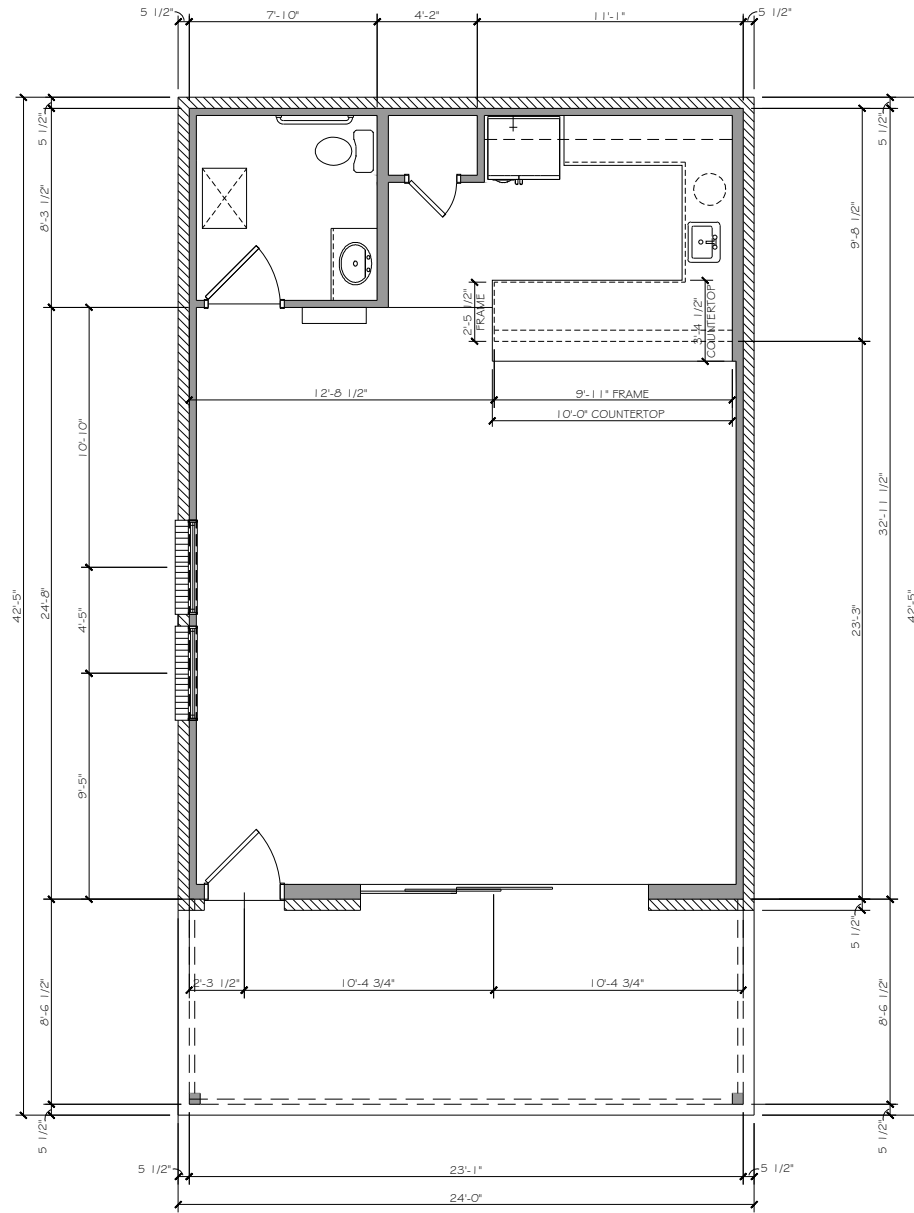
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SHACK  
PLAN  
FLOOR PLAN  
SHEET 1 OF 7

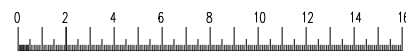
### HATCH LEGEND

-  BRICK
-  STONE
-  STONE WAINSCOT



### FLOOR PLAN DIMENSIONS

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



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 THE SHACK  
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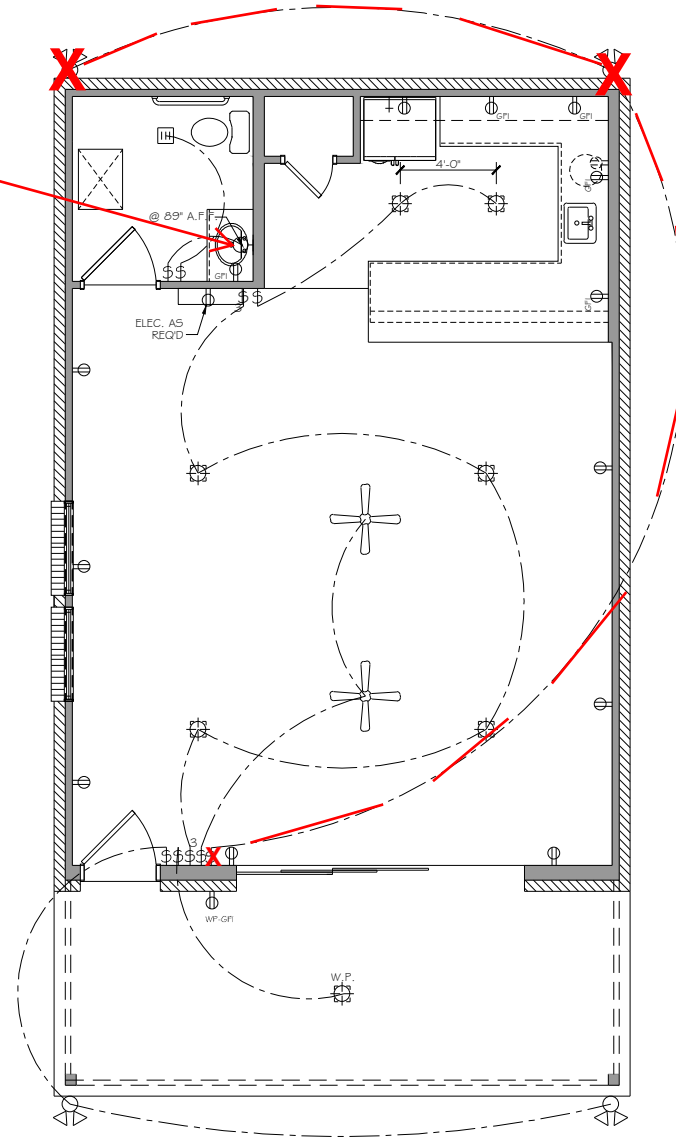
SHACK  
 PLAN  
 FLOOR PLAN  
 DIMENSIONS  
 SHEET 2 OF 7

ELECTRICAL LEGEND	
Ⓢ	SWITCH
Ⓢ <sub>3</sub>	THREE-WAY SWITCH
Ⓢ <sub>4</sub>	FOUR-WAY SWITCH
Ⓢ <sub>R</sub>	RHEOSTAT
Ⓢ	DUPLEX
Ⓢ <sub>GFCI</sub>	GFCI DUPLEX
Ⓢ <sub>CT</sub>	COUNTERTOP DUPLEX
Ⓢ <sub>1/2 HOT</sub>	SPLIT WIRED DUPLEX
Ⓢ <sub>220</sub>	220 VOLT OUTLET
Ⓢ <sub>4</sub>	QUADRUPLEX
Ⓢ <sub>CEILING</sub>	CEILING DUPLEX
Ⓢ <sub>FLOOR</sub>	FLOOR DUPLEX
Ⓢ	JUNCTION
Ⓢ	DOOR BELL
Ⓢ	GARAGE DOOR
Ⓢ	PHONE OUTLET
Ⓢ	TV OUTLET
Ⓢ	SPEAKER
Ⓢ	THERMOSTAT
Ⓢ <sub>SD</sub>	SMOKE DETECTOR
Ⓢ <sub>CM</sub>	CARBON MONOXIDE DETECTOR
Ⓢ	CEILING MOUNT LIGHT
Ⓢ	RECESSED CEILING LIGHT
Ⓢ	RECESSED EYEBALL LIGHT
Ⓢ	WALL MOUNT LIGHT
Ⓢ	WALL MOUNT STRIP LIGHT
Ⓢ	EYEBALL LIGHT
Ⓢ	LANDSCAPING LIGHT
Ⓢ	FLOODLIGHT
Ⓢ	VENT
Ⓢ	VENT AND LIGHT
Ⓢ	HEAT AND LIGHT
Ⓢ	HEAT AND VENT
Ⓢ	HEAT, VENT AND LIGHT
Ⓢ	METER
Ⓢ	FLOURESCENT
Ⓢ <sub>MO</sub>	MEDIA OUTLET (1 RG6 / 1 CAT5e)
Ⓢ <sub>DAT</sub>	NON-STRUCTURED PHONE OR DATA (1 CAT5e)
Ⓢ <sub>SEC</sub>	SECURITY WIRING PANEL
Ⓢ <sub>KP</sub>	KEYPAD

DISCLAIMER: PLUGS SHOWN ON PLANS MAY NOT REFLECT ACTUAL LOCATIONS. ACTUAL LOCATIONS MAY VARY DUE TO CURRENT LOCAL BUILDING CODES & OR OTHER FACTORS. IF SPECIFIC PLUG LOCATIONS ARE DESIRED PLEASE NOTE PLUGS ON MARKUP & ADD WITH SALES AGENT.

DWELLING UNIT BEDROOM RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT-INTERUPTER PER 1999 N.E.C. SEC. 210-12

3 light vanity JOLIE



## ELECTRICAL PLAN

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

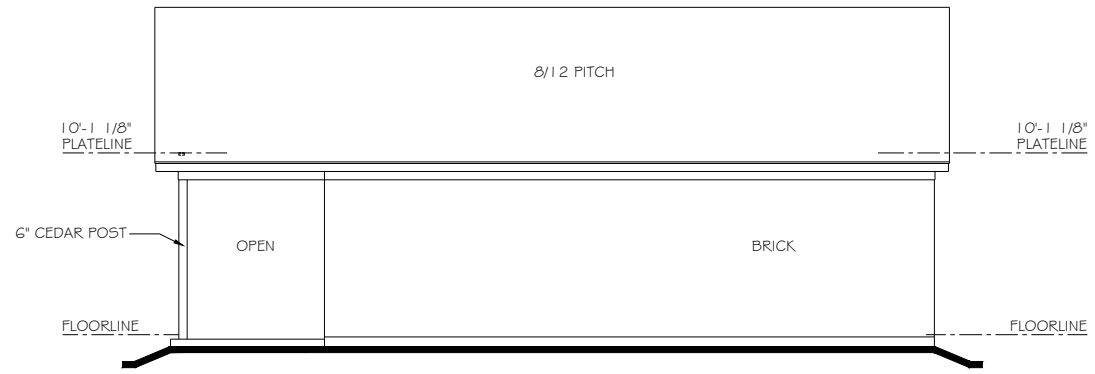
805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
DATE PRINTED:  
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7-25-23 MDS-SE  
8-15-23 MDS-SE

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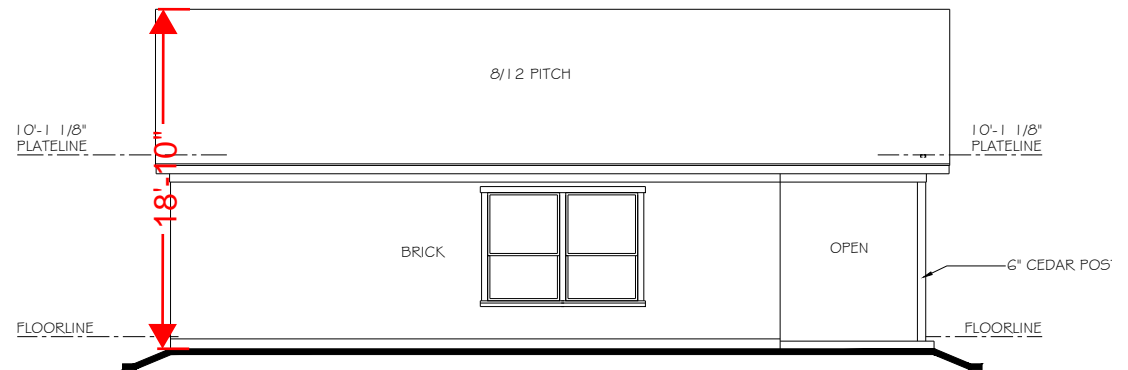


SHACK  
PLAN  
ELECTRICAL  
PLAN  
SHEET 3 OF 7



**RIGHT ELEVATION "A"**

SCALE: 3/16" = 1'-0" (22"x34" SHEET)  
 3/32" = 1'-0" (11"x17" SHEET)



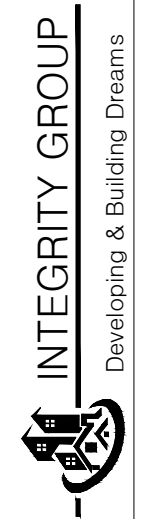
**LEFT ELEVATION "A"**

SCALE: 3/16" = 1'-0" (22"x34" SHEET)  
 3/32" = 1'-0" (11"x17" SHEET)

805 CORDOBA  
 THE SHACK  
 LADERA ROCKWALL  
 DATE PRINTED:  
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 8-15-23 MDS-SE

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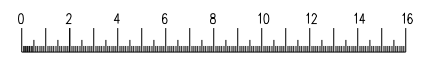
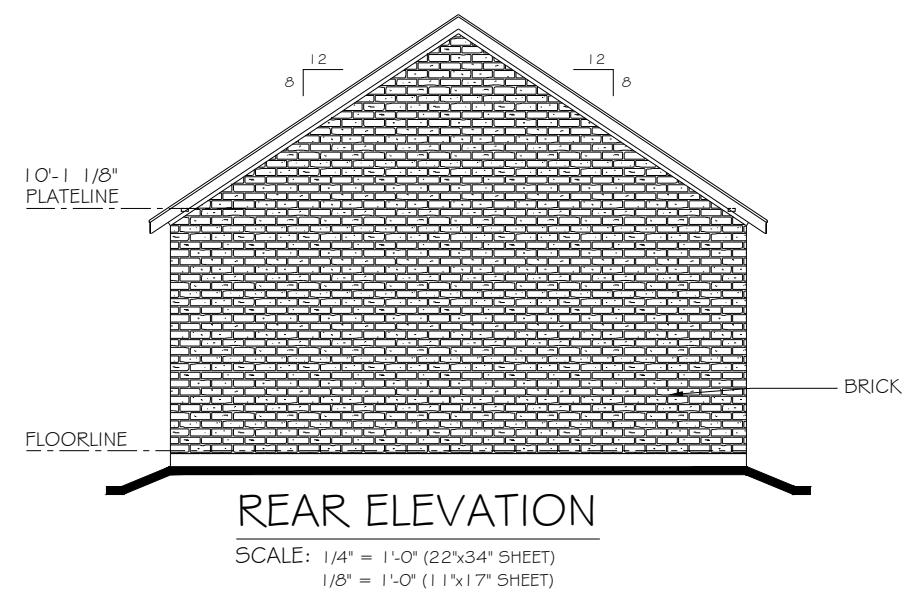
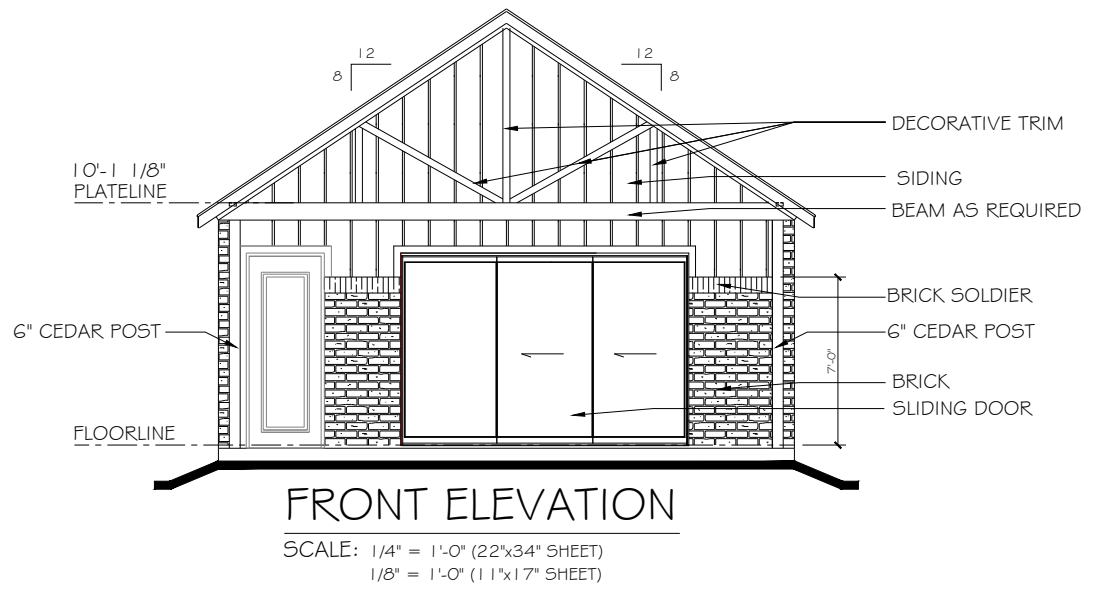


SHACK  
 PLAN

SIDE  
 ELEVATIONS

SHEET 5 OF 7

HATCH LEGEND	
	BRICK
	STONE
	STONE WAINSCOT



805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
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8-15-23 MDS-SE

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**INTEGRITY GROUP**  
Developing & Building Dreams

SHACK  
PLAN  
FRONT/REAR  
ELEVATIONS  
SHEET 4 OF 7

## ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

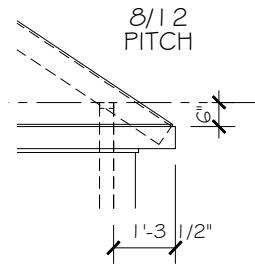
ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

### FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)  
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED  
 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW (PER 2006 IRC SECTION R806.2)

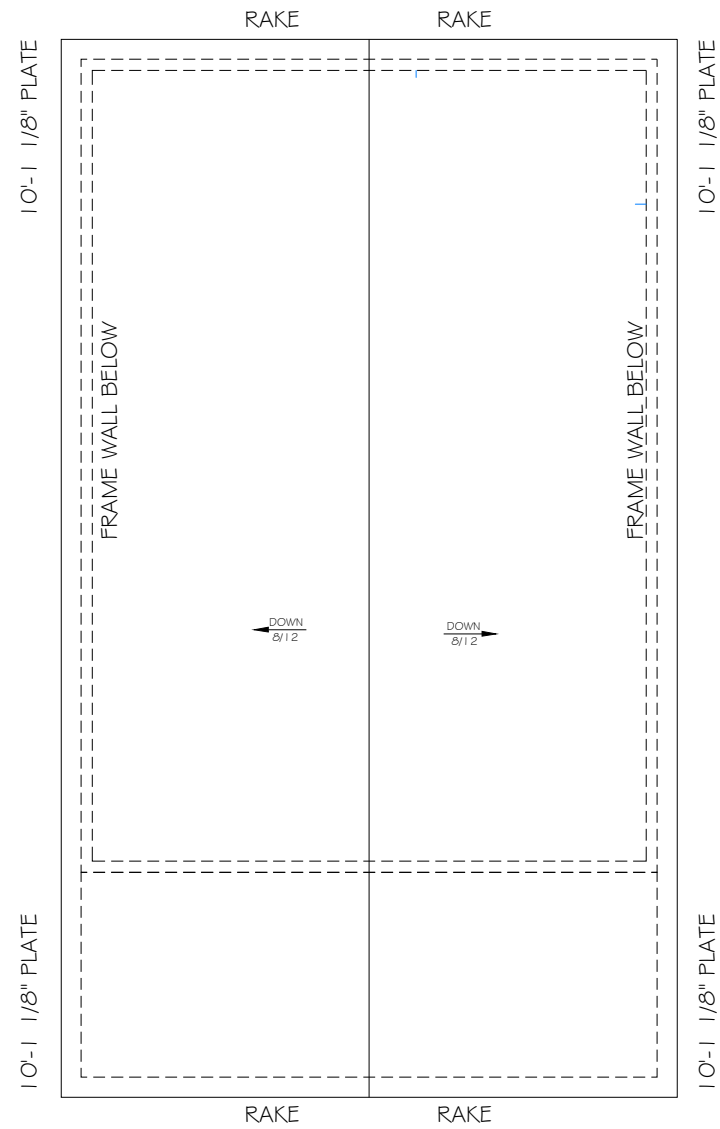
### ATTIC AREA A

2523 X 144 =	363312
363312 / 300 =	1211.04 OF VENT REQ'D
1211.04 / 2 =	605.52
605.52 OF VENT AT HIGH &	
605.52 OF VENT AT LOW	



## OVERHANG DEPTH

SCALE: 1/2" = 1'-0" (22"x34" SHEET)  
 1/4" = 1'-0" (11"x17" SHEET)



## ROOF PLAN

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

805 CORDOBA  
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 LADERA ROCKWALL  
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SHACK  
 PLAN  
 ROOF PLAN  
 SHEET 6 OF 7



January 11, 2024

TO: Amy Brown  
RW Ladera, LLC  
361 W. Byron Nelson Boulevard  
Roanoke, TX 76262

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2023-040; *Administrative Site Plan for Ladera Phase 2*

Amy Brown:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Director of Planning and Zoning on November 11, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning

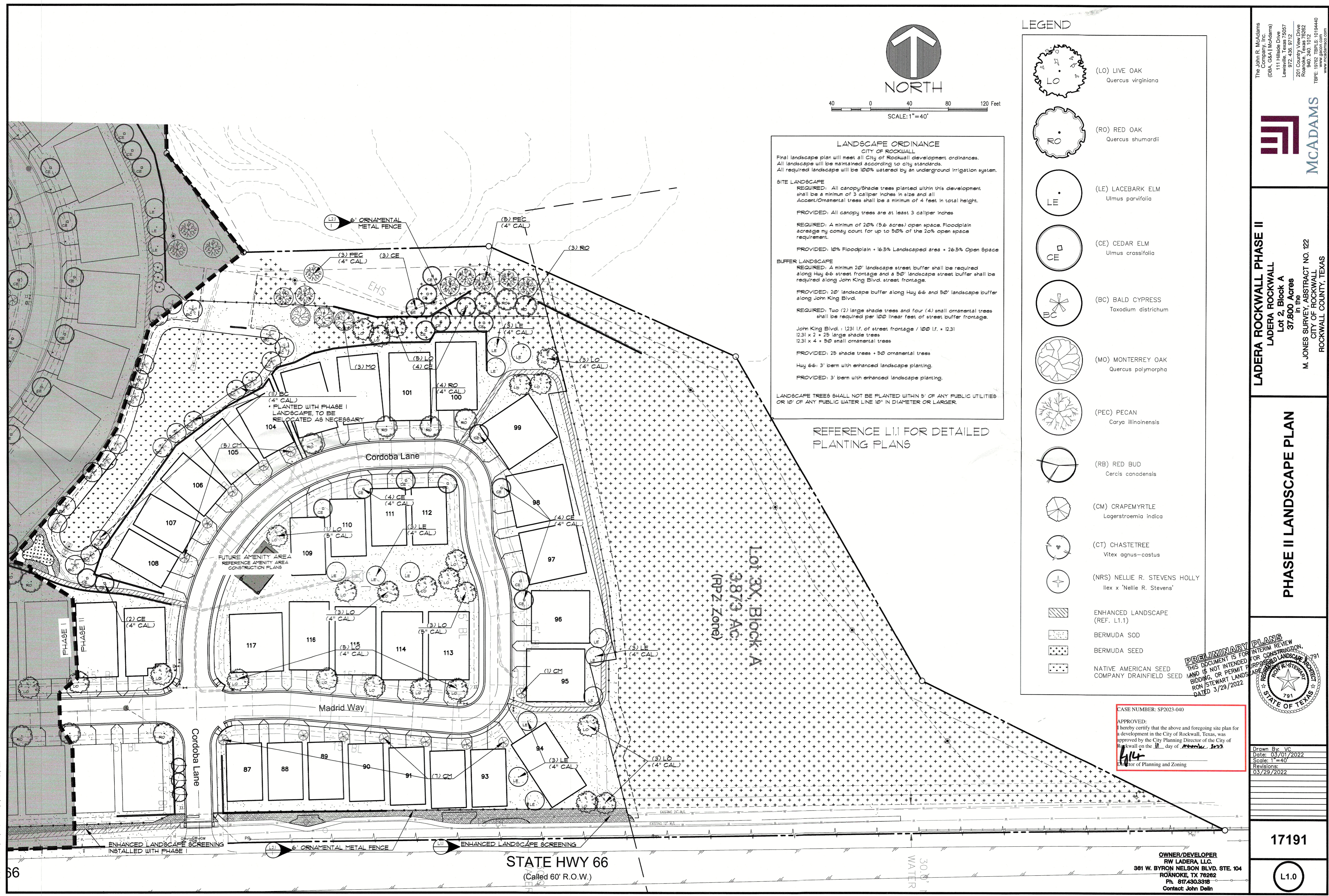
On November 11, 2023, the Director of Planning and Zoning approved the administrative site plan.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, AICP, *Senior Planner*  
City of Rockwall Planning and Zoning Department



40 0 40 80 120 Feet  
SCALE: 1"=40'

**LANDSCAPE ORDINANCE**  
CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances. All landscape 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 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.  
PROVIDED: All canopy trees are at least 3 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.  
PROVIDED: 10% Floodplain + 16.5% Landscaped area + 26.5% Open space

**BUFFER LANDSCAPE**  
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.  
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.  
John King Blvd. = 1231 lf. of street frontage / 100 lf. = 12.31  
12.31 x 2 = 25 large shade trees  
12.31 x 4 = 50 small ornamental trees  
PROVIDED: 25 shade trees + 50 ornamental trees

Hwy 66: 3' berm with enhanced landscape planting.  
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES OR 10' OF ANY PUBLIC WATER LINE 10" IN DIAMETER OR LARGER.

REFERENCE L.11 FOR DETAILED PLANTING PLANS

LEGEND

- (LO) LIVE OAK  
*Quercus virginiana*
- (RO) RED OAK  
*Quercus shumardii*
- (LE) LACEBARK ELM  
*Ulmus parvifolia*
- (CE) CEDAR ELM  
*Ulmus crassifolia*
- (BC) BALD CYPRESS  
*Taxodium distichum*
- (MO) MONTERREY OAK  
*Quercus polymorpha*
- (PEC) PECAN  
*Carya illinoensis*
- (RB) RED BUD  
*Cercis canadensis*
- (CM) CrapeMYRTLE  
*Lagerstroemia indica*
- (CT) CHASTETREE  
*Vitex agnus-castus*
- (NRS) NELLIE R. STEVENS HOLLY  
*Ilex x 'Nellie R. Stevens'*
- ENHANCED LANDSCAPE (REF. L.11)
- BERMUDA SOD
- BERMUDA SEED
- NATIVE AMERICAN SEED
- COMPANY DRAINFIELD SEED

The John R. McAdams Company, Inc.  
DBA: G&A (McAdams)  
111 Hillside Drive  
Lewisville, TX 75057  
972.438.8712  
201 Country View Drive  
Rockwall, Texas 75082  
940.240.1012  
TBP#: 19762 TPA.S.: 10194440  
www.mcadams.com

**MCADAMS**

LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II  
LADERA ROCKWALL  
Lot 2, Block A  
37.800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**PHASE II LANDSCAPE PLAN**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND IS NOT INTENDED FOR CONSTRUCTION. NO BIDDING, OR PERMIT APPLICATIONS, SHALL BE BASED ON THESE PLANS.  
RON STEWART LANDSCAPE ARCHITECT  
DATED 3/29/2022

CASE NUMBER: SP2023-040  
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 11 day of March, 2023.  
*[Signature]*  
Director of Planning and Zoning

Drawn By: VC  
Date: 03/01/2022  
Scale: 1"=40'  
Revisions:  
03/29/2022

17191

L1.0

OWNER/DEVELOPER  
RW LADERA, LLC  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Dellin

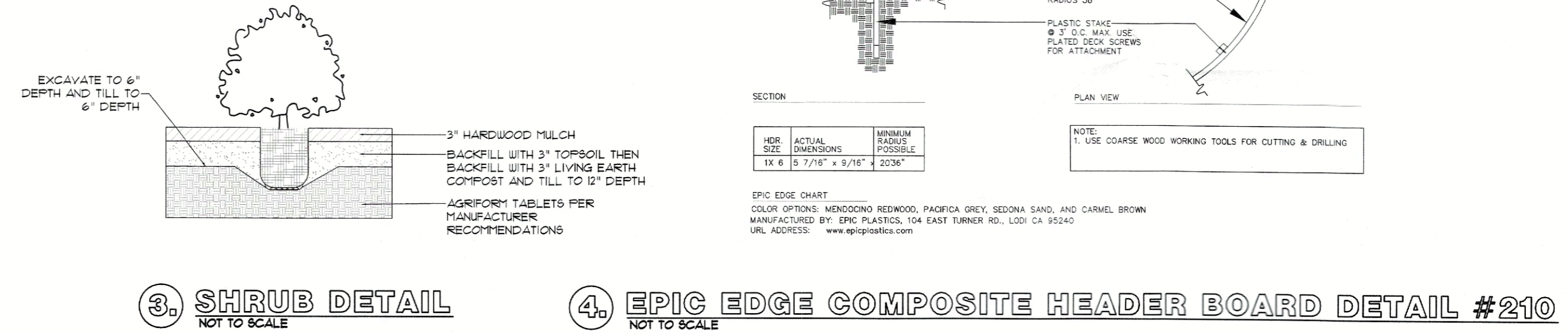
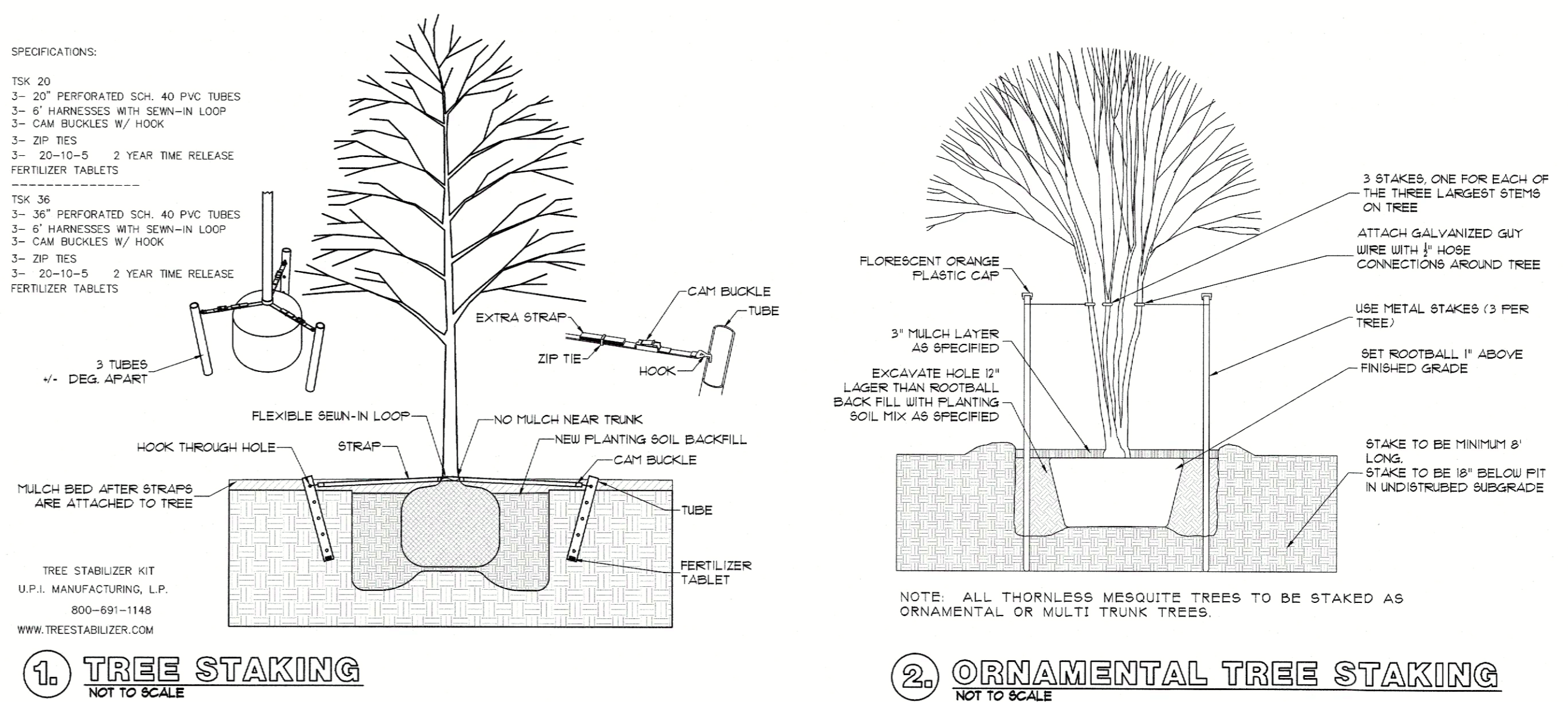
File: L:\V\Rockwall\2023\17191\Drawings\17191-11-01-Phase II Landscape Plan.dwg  
Printed: 3/29/2022 11:17 AM by Verry Bunk. Sheet: 3/29/2022 10:50 AM by vcon





# PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	5" cal.	12'-14'	Per Plan	Single Trunk
14	LIVE OAK	Quercus virginiana	4" cal.	11'-13'	Per Plan	Single Trunk
4	RED OAK	Quercus shumardii	4" cal.	11'-13'	Per Plan	Single Trunk
12	LACEBARK ELM	Ulmus parvifolia	4" cal.	11'-13'	Per Plan	Single Trunk
10	CEDAR ELM	Ulmus crassifolia	4" cal.	11'-13'	Per Plan	Single Trunk
8	PECAN	Carya illinoensis	4" cal.	11'-13'	Per Plan	Single Trunk
3	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
1	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
3	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
3	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
13	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multi-trunk
75	ROSEMARY	Rosmarinus officinalis	5gal.	30"	5'-0"	Full
16	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-0"	Full
70	DWARF INDIAN HAWTHORN	Raphiolepis indica	3gal.	24"	3'-0"	Full
223	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-0"	Full
125	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Full
28	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-0"	Full
14	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
21	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	2'-6"	Full
161	PURPLE EXPLOSION LIRIOPE	Liriope muscari 'EXC 051' PP21352	1 gal.	12"	12"	Evergreen
30 lbs	DRAINFIELD SEED MIX					



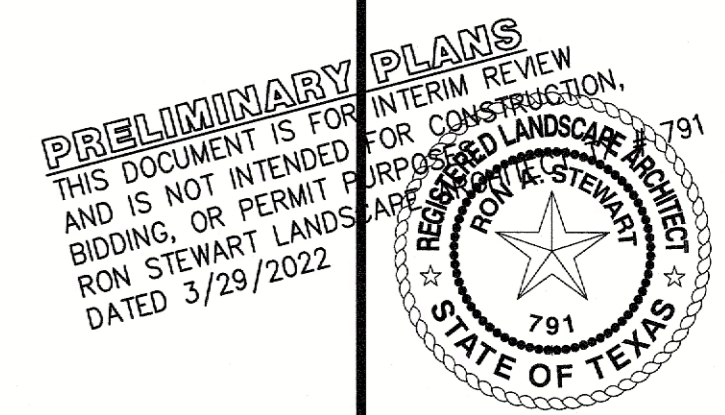
Total Mitigation Required\*: 1357.75 in  
 Total Mitigation Provided: Varies as approved by City of Rockwall  
 \*Ref. T1.0 TREE SURVEY

### 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.

### HOW TO GROW NATIVE SEEDS

- General Information**
  - Most annual spring blooming wildflowers are cool season plants. They sprout and grow during the fall-winter. They bloom, go to seed, and then die back in late spring-summer. Plant these types of wildflower seeds in early fall. August through November are the best dates, the earlier the better.
  - The perennial wildflowers can be planted in spring or fall. Many perennials develop strong, deep tuberous roots the first year before producing blooms. Exotic cool season grasses and clovers are not compatible with wildflowers.
  - Warm season native grass seeds germinate when soil temps are above 65 degrees Fahrenheit. Regarding the best time to plant native grasses it is true that late spring gives the best chances of success in normal rainfall years. However, successful planting may be made up until 90 days before frost. The trade off is the daily passing of this year's growing season which translates into lighter top growth.
  - Sprouting is triggered by soil temperature, moisture, and daylight hours. However, there are always exceptions.
- Bed Preparation**
  - If you have existing warm season grass, mow short, then remove thatch. Small sites can be hand raked or tilled no more than 1" deep to expose bare soil. Almost all soils contain dormant weed seeds, which will be awakened by excessive tilling.
  - A "weedy" site may signal that special attention be required. Reduce invasive perennial weeds such as Bermuda, KR bluestem, buffel, vasey and johnsongrass prior to planting native grass. Till and remove roots if possible. For small plots, consider using black plastic to solarize and kill weeds during hot summer months. For large areas, consider plowing with a tractor and various implements several times before seeding to expose, freeze or dry unwanted roots. If you choose chemical weed killers, get advice from your county extension agent.
  - Least amount of soil disturbance will have the most favorable results, unless other objectives such as breaking hard clay sub-soils or incorporating organic matter and minerals are desired.
- The Act of Seeding**
  - Achieve good seed to soil contact. Spread seed by hand, like "feeding the chickens." A broadcast spreader or a seed drill is good for larger areas. Heavier seeding rates will work to your benefit. In comparing lost time maintaining weed control in a thin planting, the value of native seeds is very economical.
  - Mix fluffy or small seeds with a "carrier" for even distribution. Carriers such as coarse sand, perlite, rice hulls or other extenders aid in keeping seeds in suspension. This weed-carrier mix creates a "free flowing" characteristic as needed to broadcast the seed. Take half the seed mixture and spread it evenly over the whole area. Then cross back in opposite directions and spread the rest.
  - Most seeds should never be buried more than twice their diameter. Do not bury small seeds at all. One of the most common reasons that seeds fail to come up is that they have been planted too deeply. Some seeds will be visible on the ground.
  - Try using the sweeping motion of a tree branch or a leaf rake followed by a rollerpacker or the boots of a big foot. A diligent effort should be made to press the seeds into the soil. A firm seed-to-soil contact is very important.
- Water Application**
  - Nature allows seeds to lie dormant in the soil until rain falls. If you choose to irrigate, keep up with your watering until plants are established. For germination, water lightly and frequently to prevent top of soil from drying out. Rain gauges placed throughout the seeded areas can help to monitor daily waterings.
  - When wildflower seedlings around about 1 inch tall or grass seedlings have 3-5 blades per sprout, reduce the frequency of waterings to 2-3 times weekly. Increase water per application to achieve greater soaking depths for development of healthy root systems. Alternate soil moisture from good deep soakings to moderately dry in between waterings. Roots need a balance of oxygen.
  - Reduce frequency of waterings over time as plants become established. Supplemental water may be discontinued as seasonal rains return. Help young budding plants by pulling out exotic grasses and broadleaf weeds. Reduce these weeds year by year by limiting the seeds they make. Do not mow wildflowers too early - seed production for next year should be encouraged. Most of the seeds must be allowed to mature before mowing.



CASE NUMBER: SP2023-040

APPROVED: \_\_\_\_\_  
 Director of Planning and Zoning

OWNER/DEVELOPER  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.5516  
 Contact: John Della

17191

L1.2

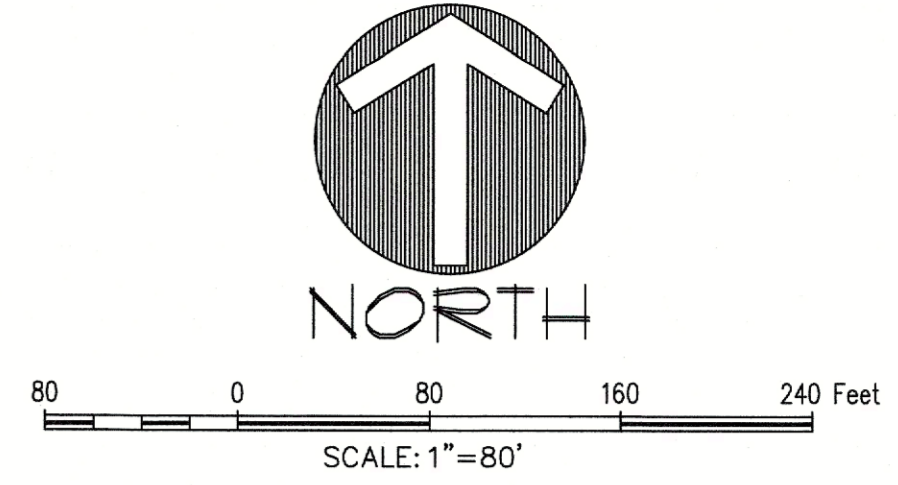
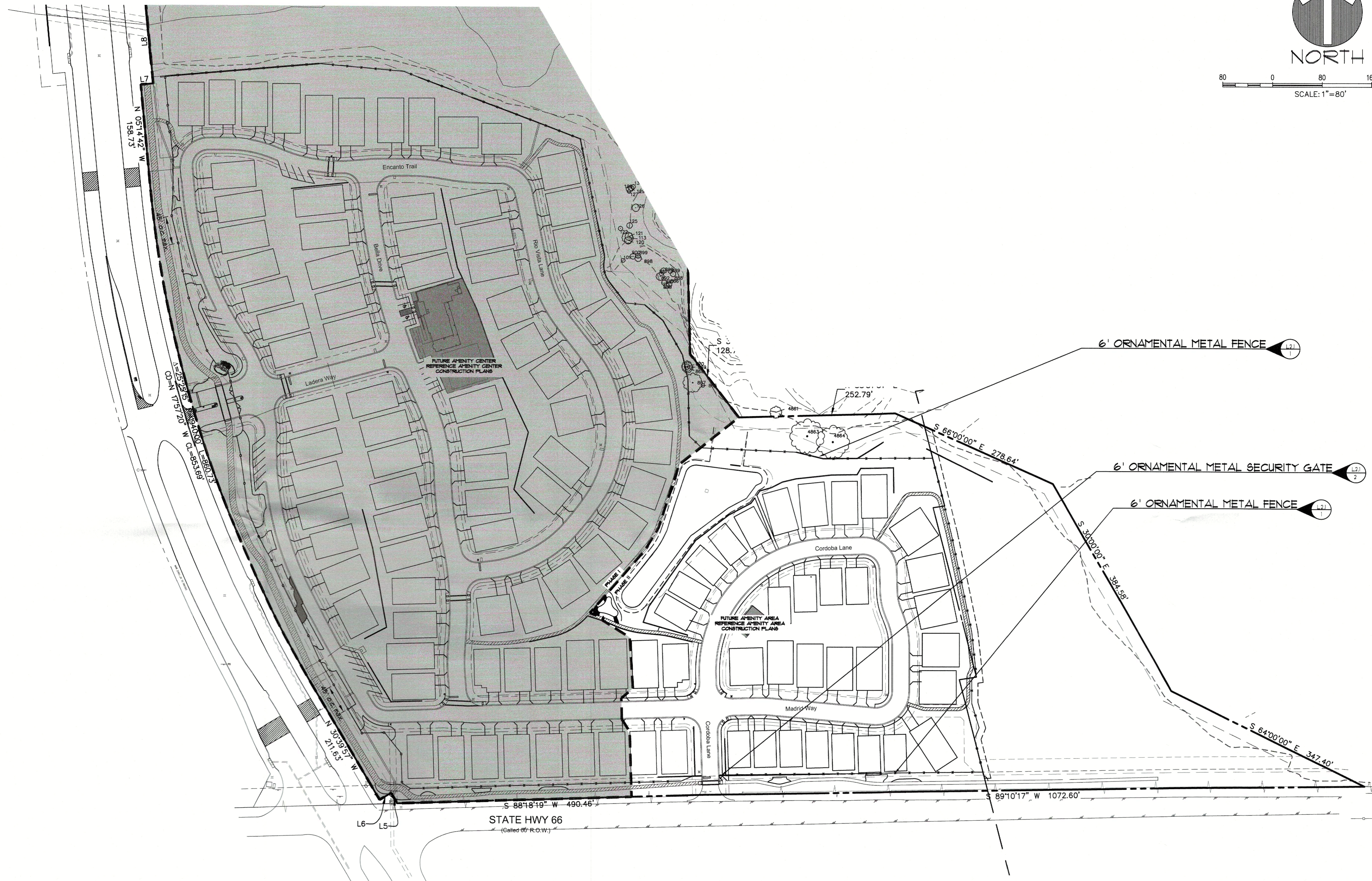
**LADERA ROCKWALL PHASE II**  
 LADERA ROCKWALL  
 Lot 2, Block A  
 37,800 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**PHASE II LANDSCAPE DETAILS**

Drawn By: VC  
 Date: 03/01/2022  
 Scale:  
 Revisions:  
 03/29/2022

File: L:\Users\jdelgado\Documents\SP - Case Plans\Phase II\17191 L1.2 DETAILS  
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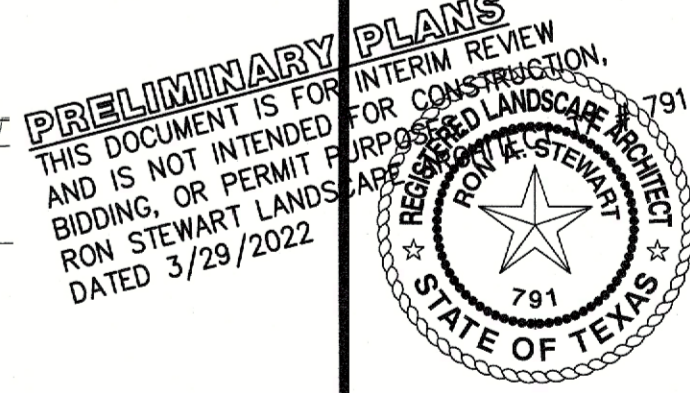
- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
  2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

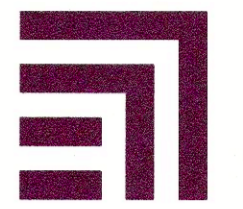
CASE NUMBER: SP2023-040

APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 11 day of November, 2023.

*[Signature]*  
 Director of Planning and Zoning

**OWNER/DEVELOPER**  
 RW LADERA, LLC  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 75082  
 Ph. 817.430.3318  
 Contact: John Dellin





**MCADAMS**

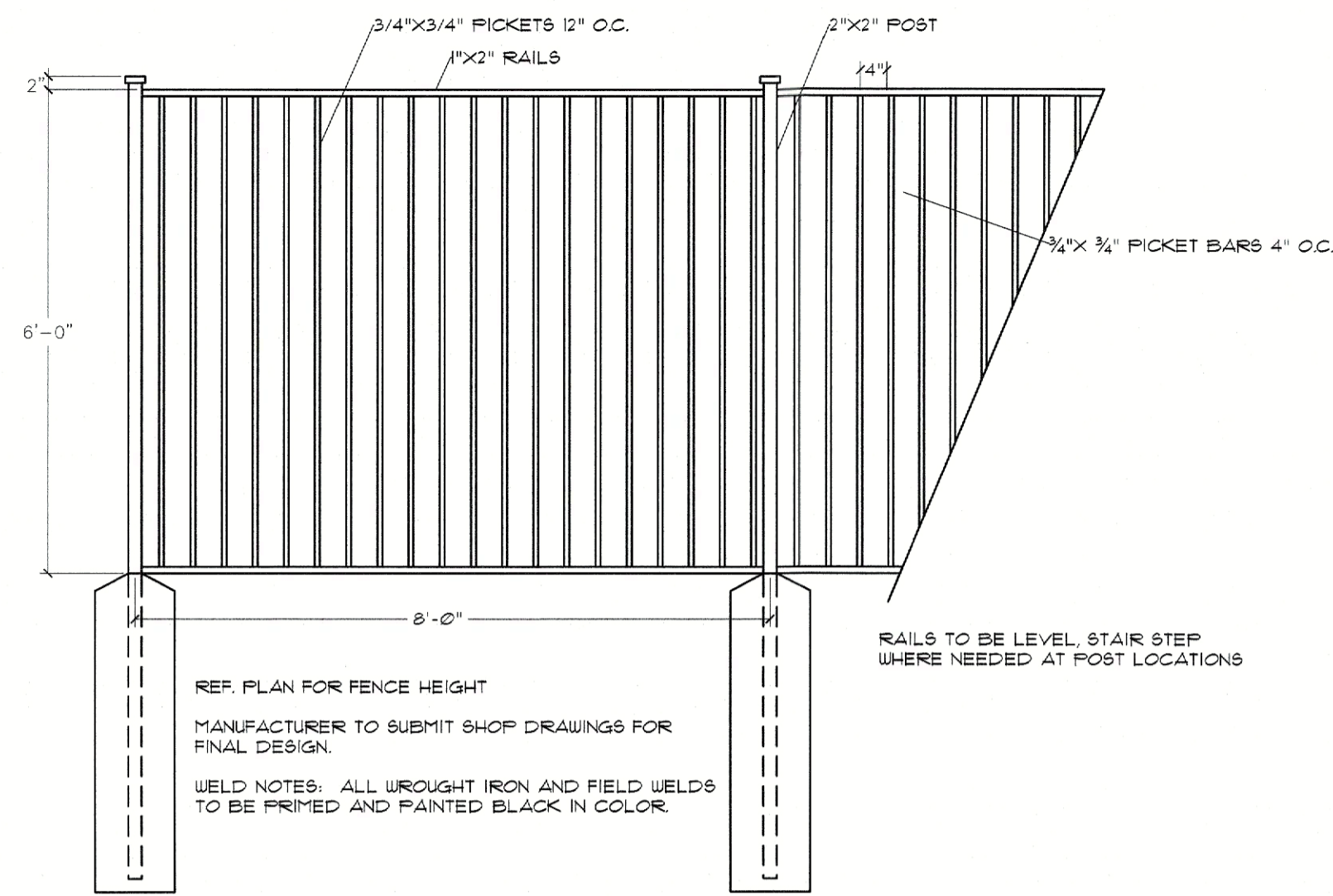
The John R. McAdams Company, Inc.  
 (DBA: GSA | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Rockwall, TX 75087  
 940.240.1012  
 www.mcadams.com

**LADERA ROCKWALL PHASE II**  
 LADERA ROCKWALL  
 Lot 2, Block A  
 37,800 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
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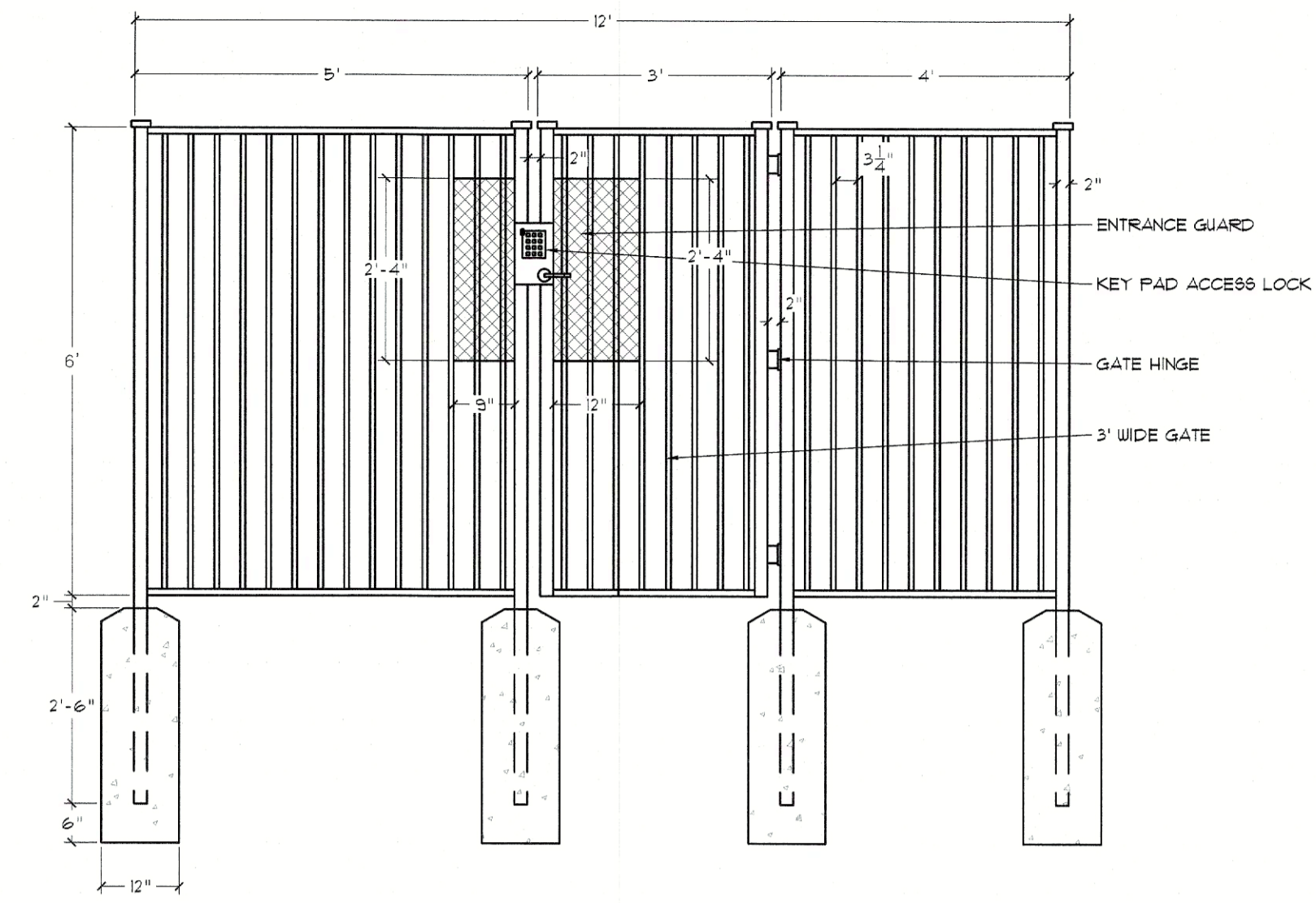
**PHASE II HARDSCAPE PLAN**

17191

L2.0



**1. 6' ORNAMENTAL METAL FENCE**  
1/2" = 1'



**2. 6' ORNAMENTAL METAL SECURITY GATE DETAIL**  
1/2" = 1'

- NOTE:
1. NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.
  2. HARDSCAPE IMPROVEMENTS SHALL BE INCLUDED UNDER SEPARATE BUILDING PERMIT.

The Jim R. McAdams  
Company  
(DBA, GSA | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
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Roanoke, Texas 76282  
940.240.1012  
TBP# 1164440  
www.mcadamsco.com

**MCADAMS**

**LADERA ROCKWALL PHASE II**

**LADERA ROCKWALL PHASE II**  
LADERA ROCKWALL  
Lot 2, Block A  
37,800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**PHASE II HARDSCAPE  
DETAILS**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW  
FOR CONSTRUCTION.  
AND IS NOT INTENDED  
FOR BIDDING OR PERMIT  
BIDDING, OR PERMIT  
APPROVAL.  
RON STEWART LANDSCAPE ARCHITECT  
DATED 3/29/2022

RON STEWART  
LANDSCAPE ARCHITECT  
791  
STATE OF TEXAS

Drawn By: YC  
Date: 03/01/2022  
Scale:  
Revisions:

CASE NUMBER: SP2023-040

APPROVED:  
I hereby certify that the above and foregoing site plan for  
development in the City of Rockwall, Texas, was  
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Rockwall on the 11 day of November, 2022.

*[Signature]*  
Director of Planning and Zoning

**OWNER/DEVELOPER**  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD. STE. 104  
ROANOKE, TX 76282  
Ph. 817.430.3318  
Contact: John Dolin

17191

L2.1

LANDSCAPE SPECIFICATIONS  
PART I - GENERAL CONDITIONS

- QUALITY ASSURANCE**
- A. Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
  - B. Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
  - C. Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
  - D. Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z601, "American Standard for Nursery Stock".
  - E. Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
  - F. Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

- JOB CONDITIONS**
- A. Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
  - B. In order to minimize conflict, secure location of all underground utility lines and other structures.

- LANDSCAPE WARRANTY**
- A. Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
  - B. At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
  - C. Damage to lawns or planting during the replacement shall be repaired without cost to owner.

- PART II - PRODUCTS:**
- GENERAL**
- A. Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
  - B. Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
  - C. Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z601 for kind and type of plant material required.

- BALLED AND BURLAPPED STOCK**
- A. Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
  - B. Provide ball size of not less than diameter and depth recommended by ANSI Z601 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practice.

- CONTAINER GROWN STOCK**
- A. Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
  - B. Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
  - C. Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z601 for kind, type and size of plant material required.

- SOIL UPGRADE**
- A. Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
  - B. Topsoil:
    - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
    - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
    - Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

**MULCH** Double shredded hardwood mulch free of sticks, dirt and other debris.

**STEEL EDGING**  
Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

- PART 3 - EXECUTION:**
- EXCAVATION**
- A. Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
  - B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
  - C. If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

- SHRUB INSTALLATION**
- A. Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
  - B. Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
  - C. Top dress with 3" double shredded hardwood mulch.

- TREES**
- A. Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
  - B. Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
  - C. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
  - D. Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

- PRUNING**
- A. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practices.
  - B. Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
  - C. Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

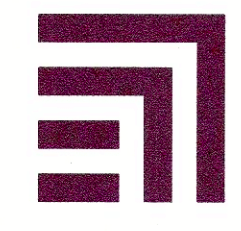
**STAKING**  
Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

- SODDING**
- A. General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
  - B. Tillage: The areas to be sodded shall be thoroughly tilled adding and 20-10-5 fertilizer at the rate of 1 lb./100 sq. ft. to a depth of at least 4 inches by plowing, discing, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
  - C. Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
  - D. Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

- CLEAN UP**
- A. Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
  - B. Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

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Printed: 3/29/2022 11:58 AM by Wally Boak. Saved: 3/23/2022 10:59 AM by adshah

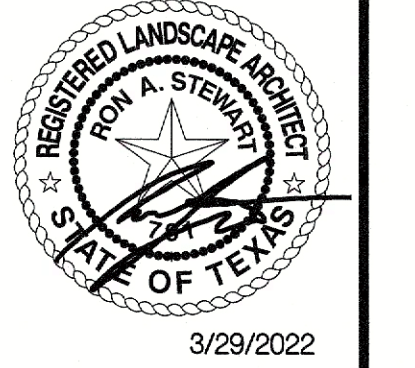
The John R. McAdams Company, Inc.  
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**MCADAMS**

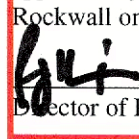
**LADERA ROCKWALL PHASE II**  
LADERA ROCKWALL  
Lot 2, Block A  
37,800 Acres  
in the  
M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE SPECIFICATIONS**



Drawn By: VC  
Date: 03/07/2022  
Scale:  
Revisions:  
03/23/2022

CASE NUMBER: SP2023-040  
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 11 day of November, 2022.



Director of Planning and Zoning

**OWNER/DEVELOPER**  
RW LADERA, LLC.  
361 W. BYRON NELSON BLVD. STE. 104  
ROCKWALL, TX 75082  
PH: 817.430.3318  
Contact: John Dellin

**17191**

**L4.0**

805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
DATE PRINTED:  
3-9-23 MDS-SE;  
7-25-23 MDS-SE  
8-15-23 MDS-SE

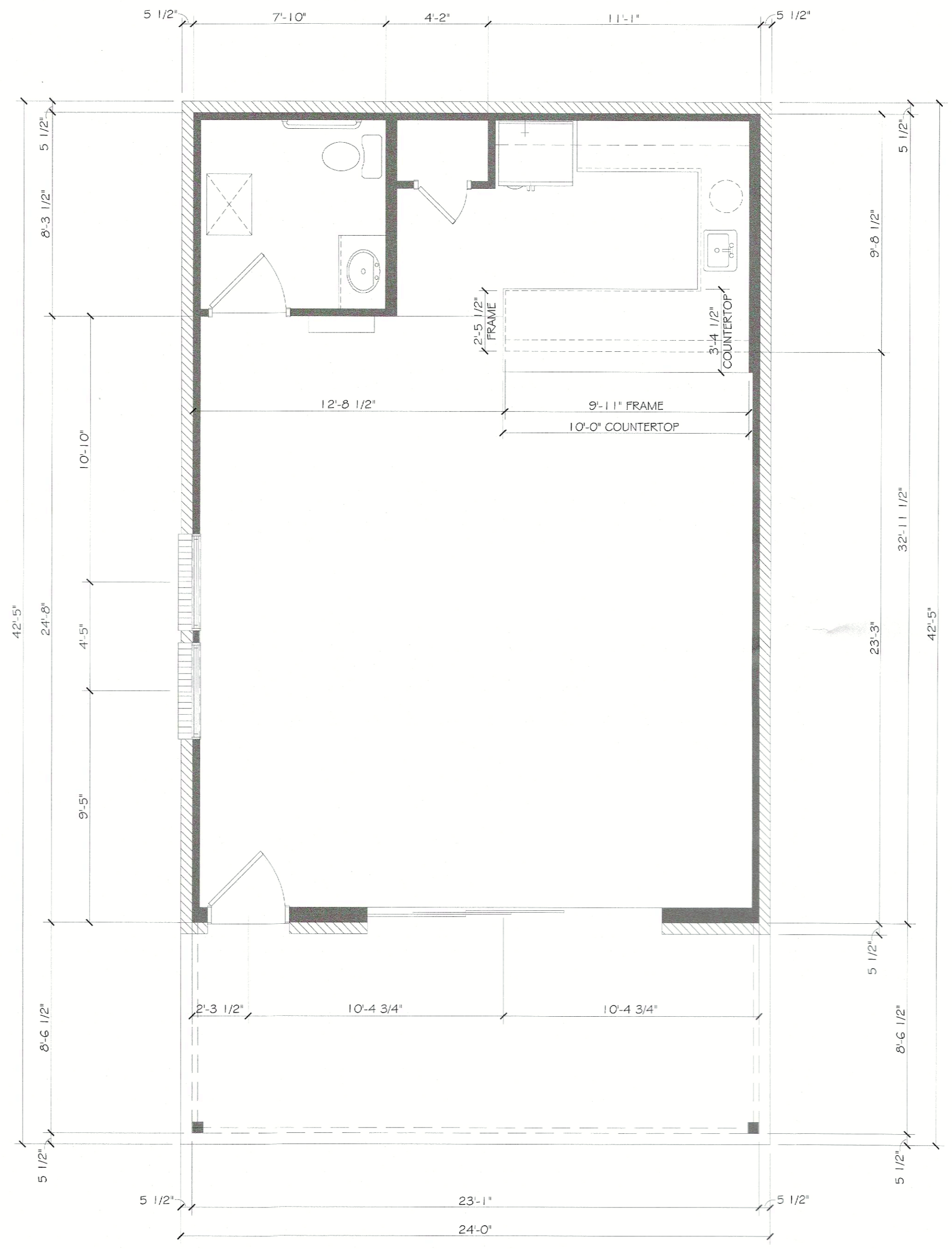
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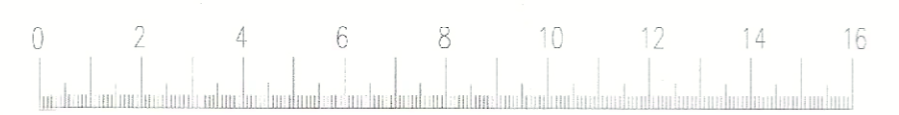
SHACK  
PLAN  
FLOOR PLAN  
DIMENSIONS  
SHEET 2 OF 7

HATCH LEGEND	
	BRICK
	STONE
	STONE WAINSCOT



FLOOR PLAN DIMENSIONS

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



APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 17 day of November, 2023.

*[Signature]*  
Director of Planning & Zoning

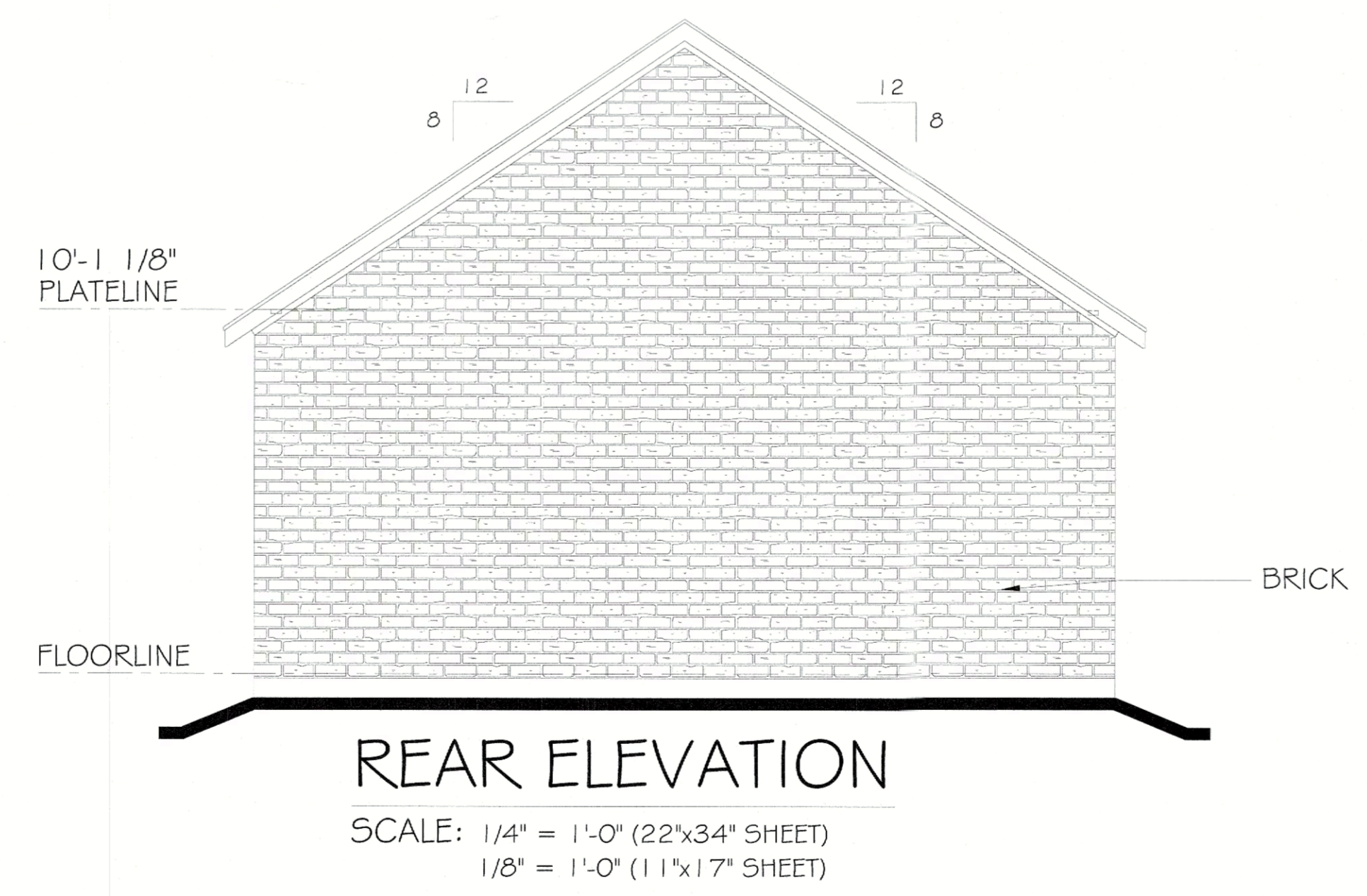
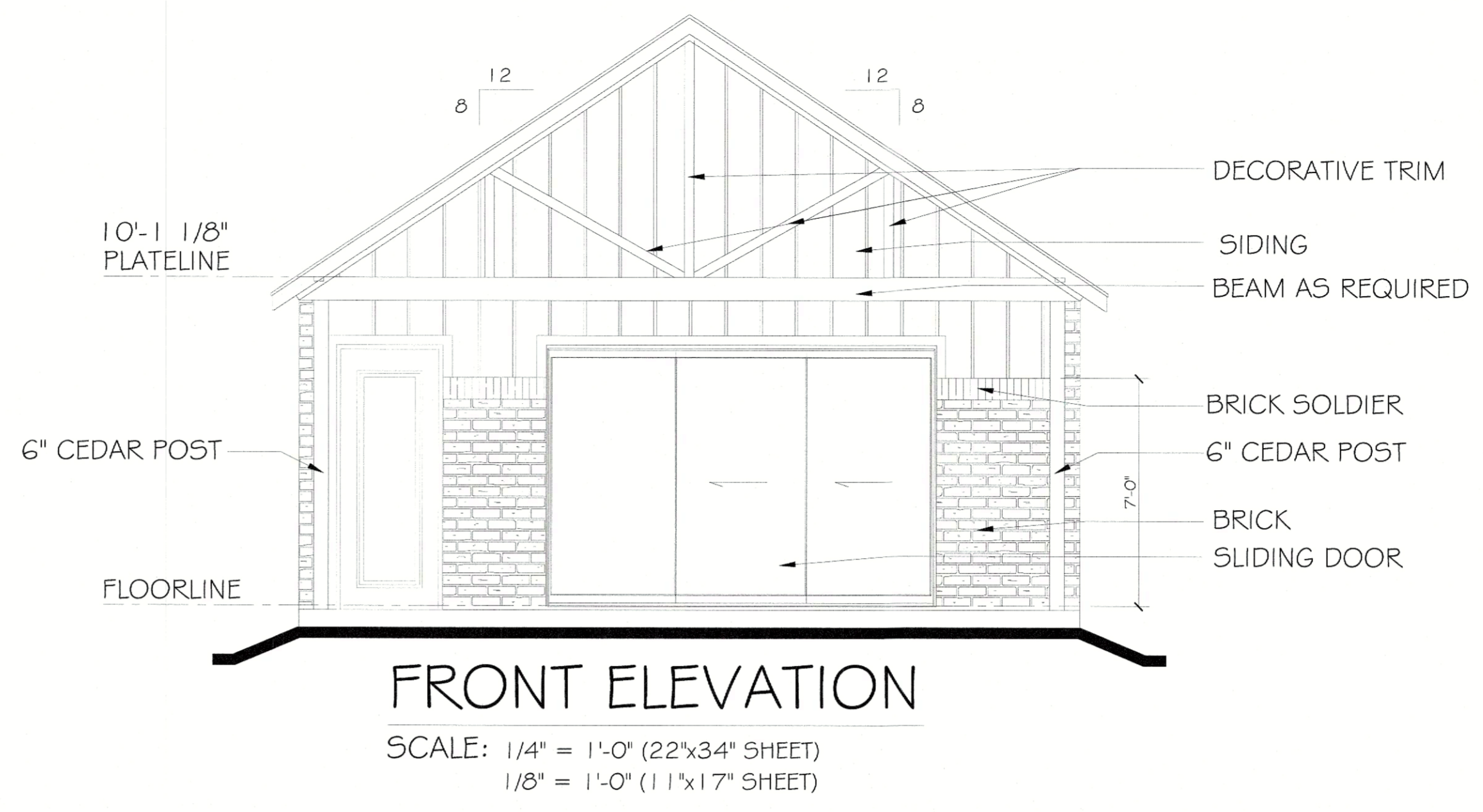
805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
DATE PRINTED:  
3-9-23 MDS-SE;  
7-25-23 MDS-SE  
8-15-23 MDS-SE

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**INTEGRITY GROUP**  
Developing & Building Dreams

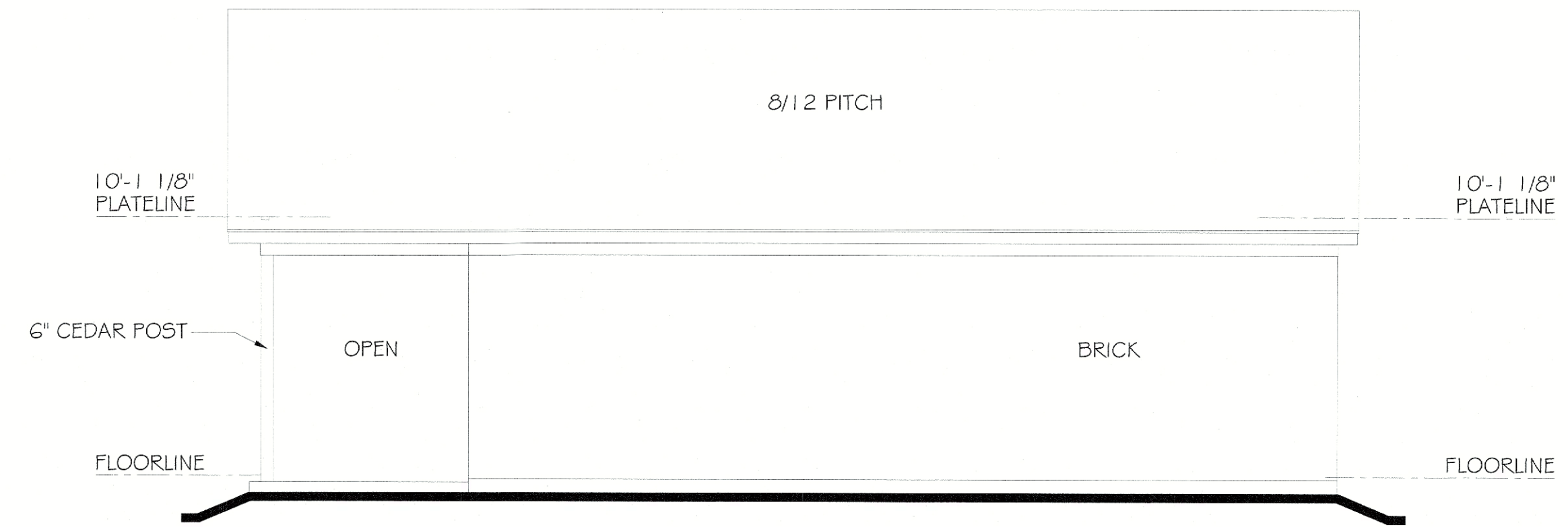
SHACK  
PLAN  
FRONT/REAR  
ELEVATIONS  
SHEET 4 OF 7



HATCH LEGEND	
	BRICK
	STONE
	STONE WAINSCOT

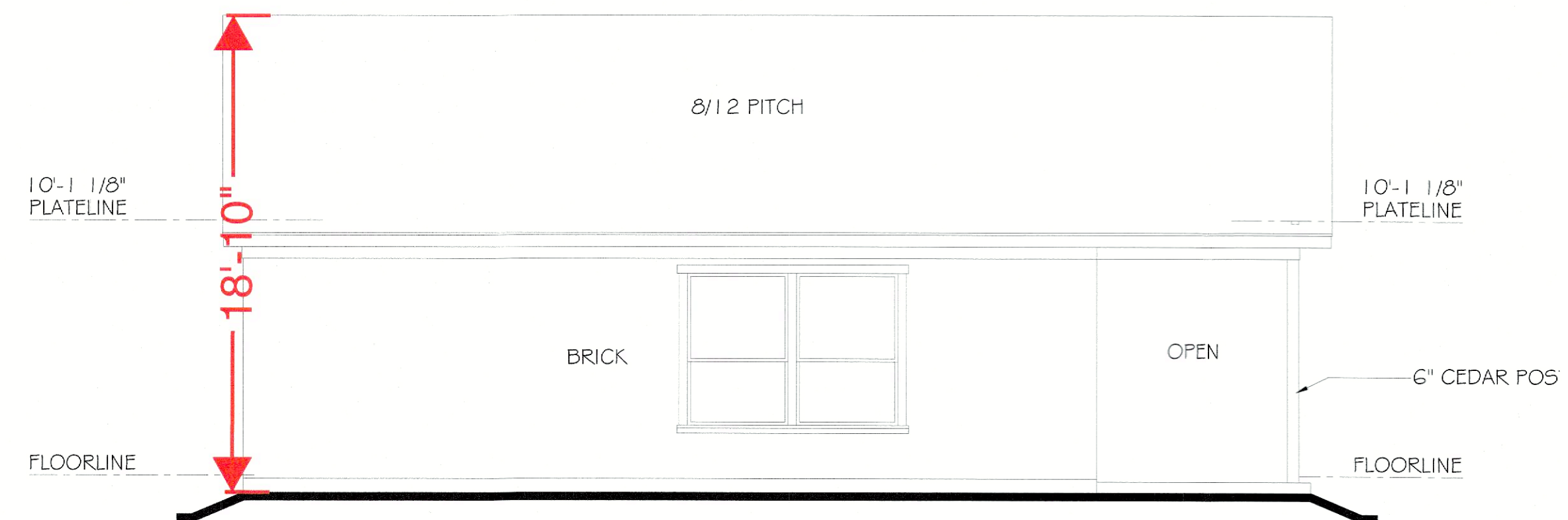
APPROVED:  
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*[Signature]*  
Director of Planning & Zoning





**RIGHT ELEVATION "A"**

SCALE: 3/16" = 1'-0" (22"x34" SHEET)  
 3/32" = 1'-0" (11"x17" SHEET)



**LEFT ELEVATION "A"**

SCALE: 3/16" = 1'-0" (22"x34" SHEET)  
 3/32" = 1'-0" (11"x17" SHEET)

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 I hereby certify that the above and foregoing site plan for  
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 Planning & Zoning Director on the 21 day of November,  
2023.

*[Signature]*  
 Director of Planning & Zoning

805 CORDOBA  
 THE SHACK  
 LADERA ROCKWALL  
 DATE PRINTED:  
 3-9-23 MDS-SE;  
 7-25-23 MDS-SE  
 8-15-23 MDS-SE

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**INTEGRITY GROUP**  
 Developing & Building Dreams

SHACK  
 PLAN  
 SIDE  
 ELEVATIONS  
 SHEET 5 OF 7



## ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

### FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING

$$*144 \text{ SQ. IN.} = 1 \text{ SQ. FT.}$$

BLDG. CEILING (SF) X 144 BLDG (SQ. IN.)

BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW (PER 2006 IRC SECTION R806.2)

### ATTIC AREA A

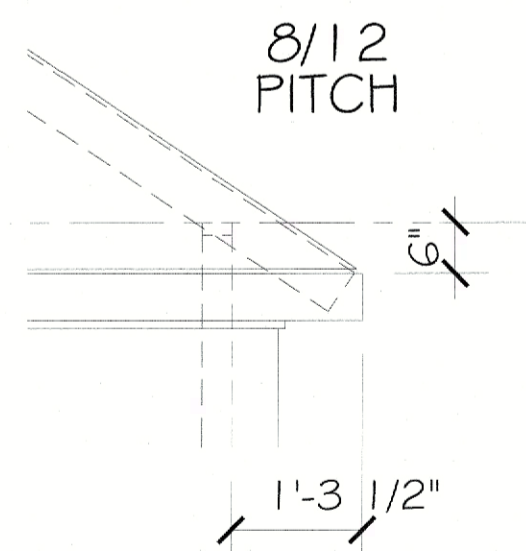
$$2523 \times 144 = 363312$$

$$363312 / 300 = 1211.04 \text{ OF VENT REQ'D}$$

$$1211.04 / 2 = 605.52$$

605.52 OF VENT AT HIGH &

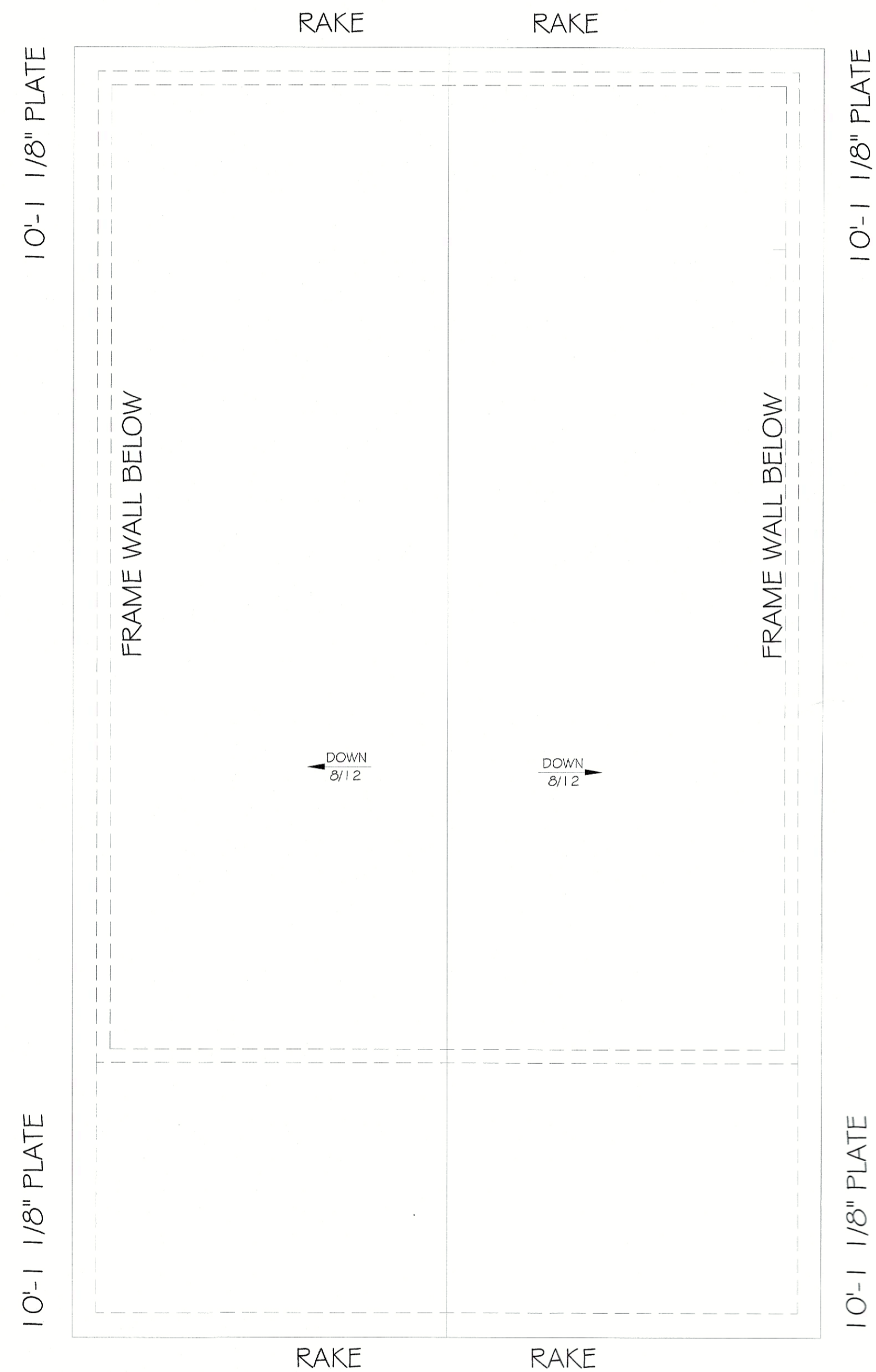
605.52 OF VENT AT LOW



### OVERHANG DEPTH

SCALE: 1/2" = 1'-0" (22"x34" SHEET)

1/4" = 1'-0" (11"x17" SHEET)



## ROOF PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)

1/8" = 1'-0" (11"x17" SHEET)

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11 day of November, 2013.

*[Signature]*  
Director of Planning & Zoning

805 CORDOBA  
THE SHACK  
LADERA ROCKWALL  
DATE PRINTED:  
3-9-23 MDS-SE;  
7-25-23 MDS-SE  
8-15-23 MDS-SE

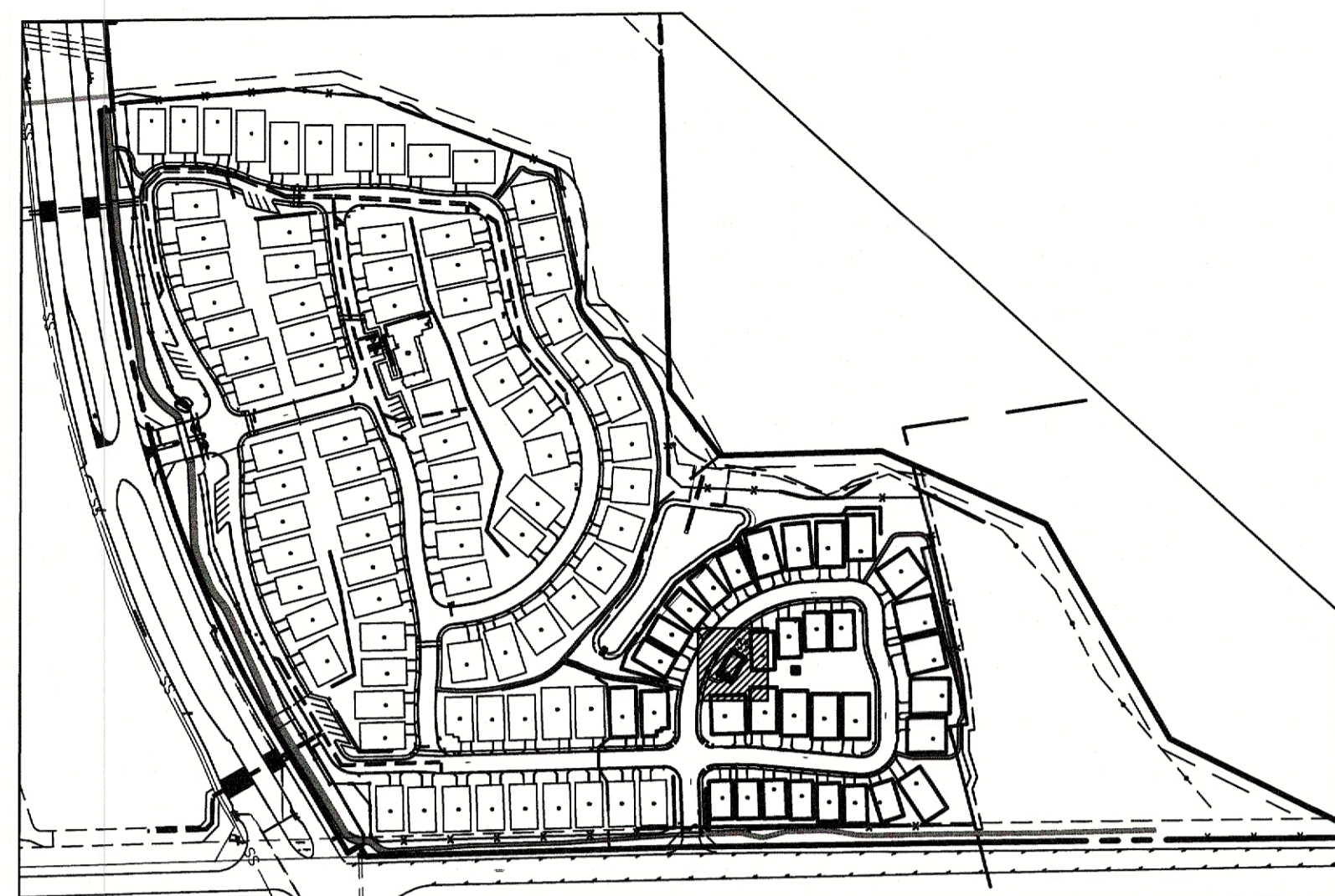
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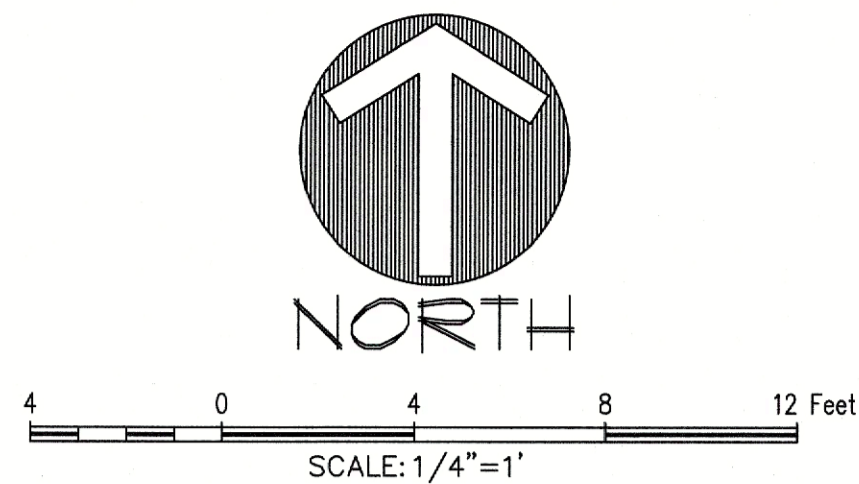
**INTEGRITY GROUP**  
Developing & Building Dreams

SHACK  
PLAN  
ROOF PLAN  
SHEET 6 OF 7

# CONTEXT MAP

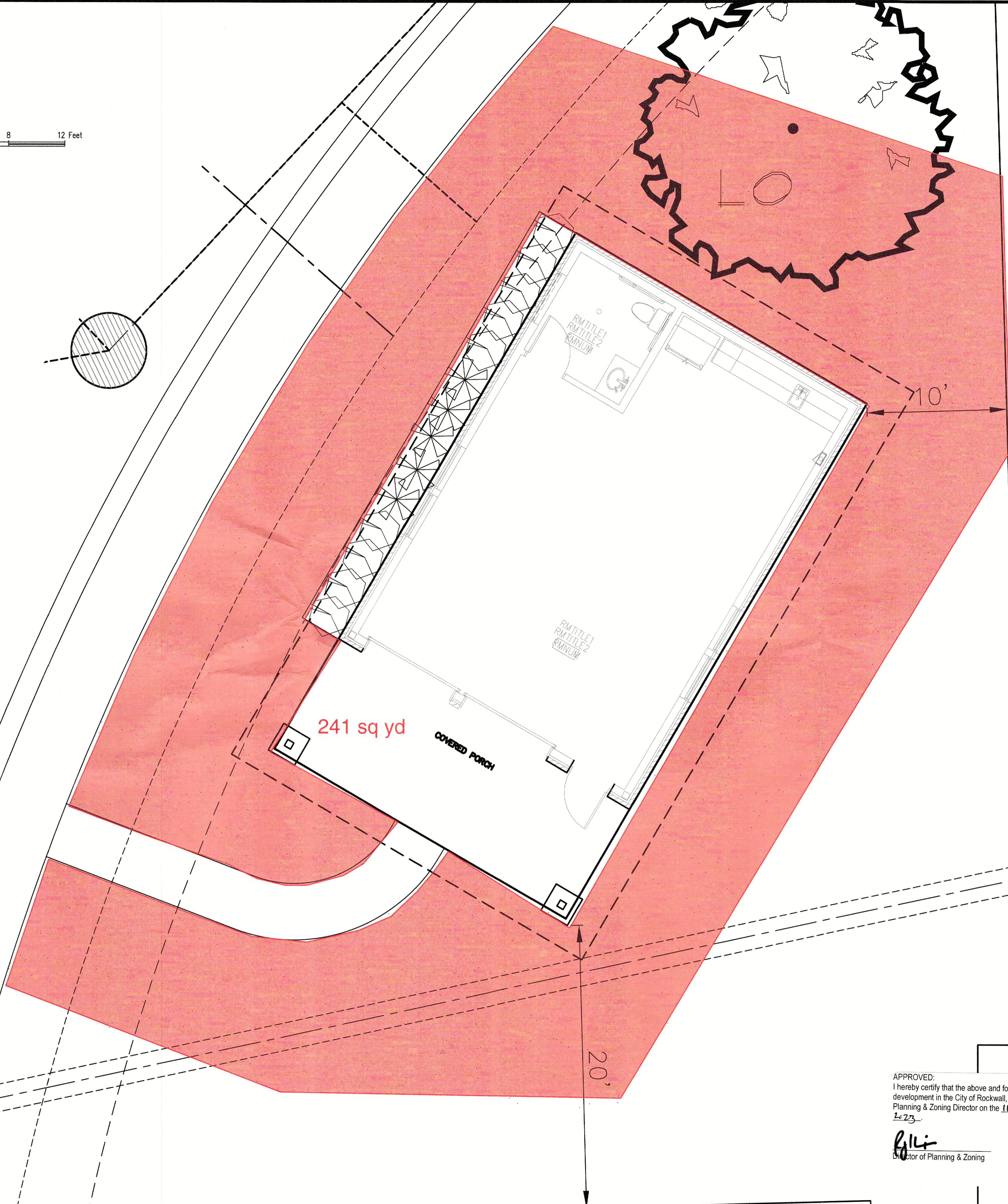


SCALE: 1"=250'



### LEGEND

- 5" CAL. LIVE OAK FROM APPROVED PH II LS PLAN
- KALEIDOSCOPE ABELIA
- ADAGIO MAIDEN GRASS
- BERMUDA 60D



**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW  
 AND IS NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 RON STEWART LANDSCAPE ARCHITECTS  
 DATED 8/15/2023

APPROVED:  
 I hereby certify that the above and foregoing site plan for  
 development in the City of Rockwall, Texas, was approved by the  
 Planning & Zoning Director on the 11 day of September,  
 2023.

Director of Planning & Zoning

**OWNER/DEVELOPER**  
 RW LADERA, LLC  
 361 W. BYRON NELSON BLVD. STE. 104  
 ROANOKE, TX 76282  
 Ph. 817.430.3318  
 Contact John Dellin

**LADERA ROCKWALL**  
 LADERA ROCKWALL  
 Lot 1, Block A  
 37.905 Acres  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

## PHASE II SHACK CONCEPT LANDSCAPE PLAN

  
**MCADAMS**  

The John R. McAdams  
 Company, Inc.  
 (DBA, G&A McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75067  
 972.436.9712  
 201 County View Drive  
 Rockwall, TX 75087  
 TBP# 6762 TBP#S: 10194440  
 www.mcadams.com

Drawn By: VC  
 Date: 08/15/2023  
 Scale: 1/4"=1'  
 Revisions:

**18193**  
 CL.1.0

File: A:\2023\2023\08\15\18193\18193 PH II SHACK CONCEPT A  
 Plot: 8/15/2023 4:08 PM, by: jerry.bark, Sheet: 8/15/2023 3:52 PM, by: nora