

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	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



DEVELOPMENT APPLICATION

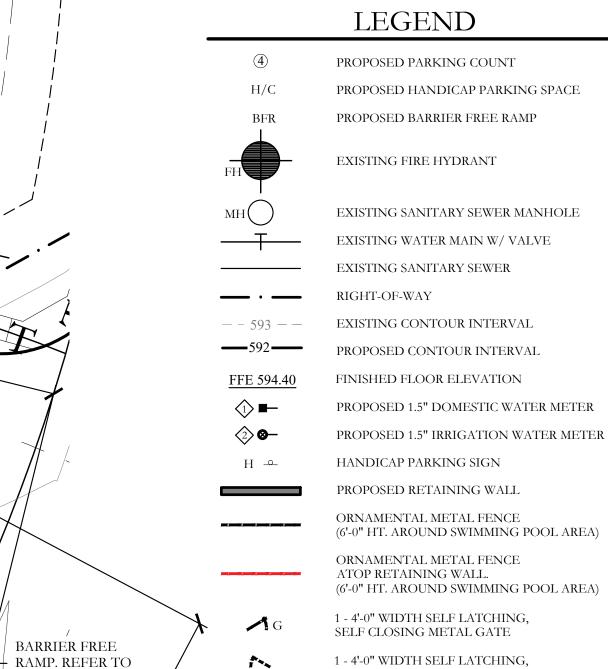
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY PLANNING & ZONING CASE NO.

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 O	F DEVELOPMENT REC	DUEST [SELECT ONLY ONE BOX]:				
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA* SITE PLAN APPLIC ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 100.00 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 MINOR PLAT (\$150.00) 11 TEMENT REQUEST (\$100.00)	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ²: A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING					
		PERMIT.					
	ORMATION [PLEASE PRINT]						
ADDRES	S Amenity Center within Homestea	ad					
SUBDIVISION	N Homestead		LOT 9 BLOCK F				
GENERAL LOCATION	Corner of Fisher Road and Hard	lin Boulevard					
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]					
CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center				
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center				
ACREAG	E 1.60 LOTS [CURRENT	1 1	LOTS [PROPOSED] 1				
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.	HAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL				
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CF	IECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]				
☐ OWNER	SH DEV KLUTTS ROCKWALL LLC		Johnson Volk Consulting				
CONTACT PERSON	Stephen Pepper	CONTACT PERSON	Cody Johnson				
ADDRESS	2400 Dallas Parkway	ADDRESS	704 Central Parkway East				
	Suite 460		Suite 1200				
CITY, STATE & ZIP	Plano, Texas 75093	CITY, STATE & ZIP	Plano, Texas 75074				
PHONE	972-526-7700	PHONE	972-201-3100				
E-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com				
BEFORE ME, THE UNDE	ICATION [REQUIRED] PRICE AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THIS	Stephen FOLLOWING:	Pepper [OWNER] THE UNDERSIGNED, WH				
Nouember	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, A TO COVER THE COST OF THIS APPLICATION, H 20 3 BY SIGNING THIS APPLICATION, I AGR ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	EE THAT THE CITY OF RC	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID D. PERMITTED, TO, REPRODUCE ANY COPYRIGHTED INCOMMITION				
	O AND SEAL OF OFFICE ON THIS THE 13 DAY OF No		Notary ID #7476108 My Commission Expires April 19, 2027				
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	acker !	MY COMMISSION EXPIRES				



PROPOSED 8'-0" WIDTH

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

RESTROOM BUILDING

ORNAMENTAL METAL

CONCRETE SIDEWALK.

■ CONCRETE SIDEWALK WITH 4'-0"

PROPOSED 6'-0" WIDTH

BARRIER FREE

CIVIL PLANS, TYP.

RAMP. REFER TO

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

CONCRETE SIDEWALK.

WIDTH ENTRY METAL GATE.

Ó

F

END 5'-0" WIDTH CONCRETE

SIDEWALK AT LOT LINE, TYP.

HARDIN BOULÉVARD

—SAN. SEWER 7

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP

STEPS +/- 4" HT.

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WATER METER SCHEDULE

ENCLOSURE

WILLI				تليار	
METER	WATER	WATER	ME	SAN.	
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVIO SIZE
1>	1.5"	1.5"	X		6"
2>	1.5"	1.5"		X	

SELF CLOSING WOODEN GATE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

STANDARD DETAILS

6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE

SITE PLAN NOTES:

F--

BARRIER FREE

CIVIL PLANS, TYP.

BARRIER FREE

 \bigoplus

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

6'-0" HT. BOARD ON BOARD

23 **(H)**

WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RAMP. REFER TO

CIVIL PLANS, TYP.

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM
- OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL

PROPOSED USE: PRIVATE RECREATION CENTER LAND AREA: 1.60 ACRES

69,696.00 SQ. FT.

1,092.73 SQUARE FEET BUILDING AREA: BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00] LOT COVERAGE:

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,092.73/250=4.37

PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

5 REQUIRED SPACES

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA

STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04% INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

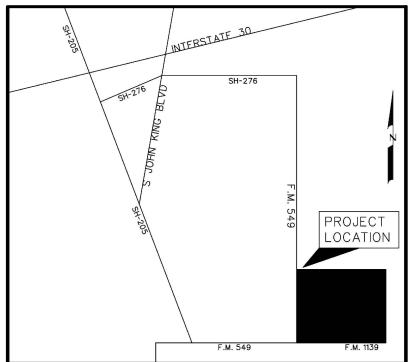
POOL DECK SURFACE: 5,524.59 SF

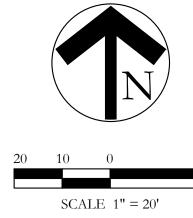
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman





SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 **CONTACT: LORA ERDMAN**

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI

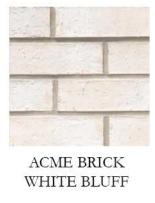
DESIGN TEAM ARCHITECT:

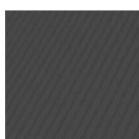
MCCARTHY ARCHITECTURE

1000 N. FIRST ST.

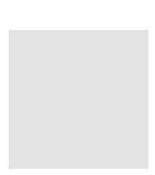
GARLAND, TX. 75040

P: 972.272.2500





MUELLER, INC. DARK CHARCOAL



SHERWIN WILLIAMS ICE CUBE SW 6252



SHERWIN WILLIAMS WEB GRAY SW 7075



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



DALTILE DARK GREY (TILE) 12 X 24



GLASS WINDOW WITH FROSTED GLAZING





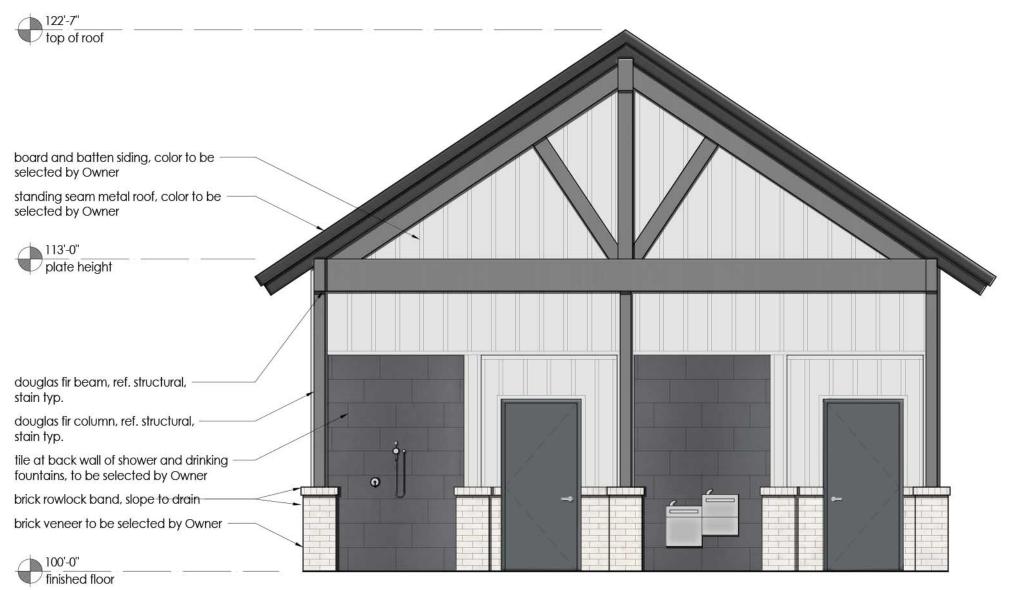
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	413 S.F.	-	448 S.F.	_	186 S.F.	12	186 S.F.	748
PRIMARY MATERIAL TOTALS	338 S.F.	81.84%	222 S.F.	49.56%	134 S.F.	72.04%	157 S.F.	84.41%
BRICK VENEER (TO BE SELECTED BY OWNER)	94 S.F.	22.76%	36 S.F.	8.04%	41 S.F.	22.04%	63 S.F.	33.87%
BOARD AND BATTEN FIBER CEMENT SIDING (TO BE SELECTED BY OWNER)	244 S.F.	59.08%	186 S.F.	41.52%	93 S.F.	50.00%	94 S.F.	50.54%
SECONDARY MATERIALS	3 S.F.	0.73%	178 S.F.	39.73%	7 S.F.	3.76%	7 S.F.	3.76%
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	3 S.F.	0.73%	81 S.F.	18.08%	7 S.F.	3.76%	7 S.F.	3.76%
TILE AT SHOWER/DRINKING FOUNTAINS (TO BE SELECTED BY OWNER)	350	(%)	97 S.F.	21.65%	5	Let	1 5 3	(H)
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	72 S.F.	17.43%	48 S.F.	10.71%	45 S.F.	24.20%	22 S.F.	11.83%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	1 -	1-1	1-0	_	-	1-		1-2



North Elevation SCALE:1/4"=1'-0" elevation

elevation

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



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DATE:	10.24.202
SCALE:	
JOB NO.	MA2302
DRAWN:	· ·
APPD:	k
ACAD #	

EXTERIOR ELEVATIONS

DRAWING NO. **South Elevation**

A4.00

elevation



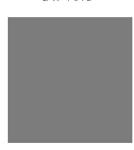
DESIGN TEAM
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500



SHERWIN WILLIAMS WEB GRAY SW 7075



ACME BRICK ASHWOOD



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



MUELLER, INC. DARK CHARCOAL



DALTILE DARK GREY (TILE) 12 X 24



SHERWIN WILLIAMS ICE CUBE SW 6252



GLASS WINDOW WITH FROSTED GLAZING

OWNER/DEVELOPER:

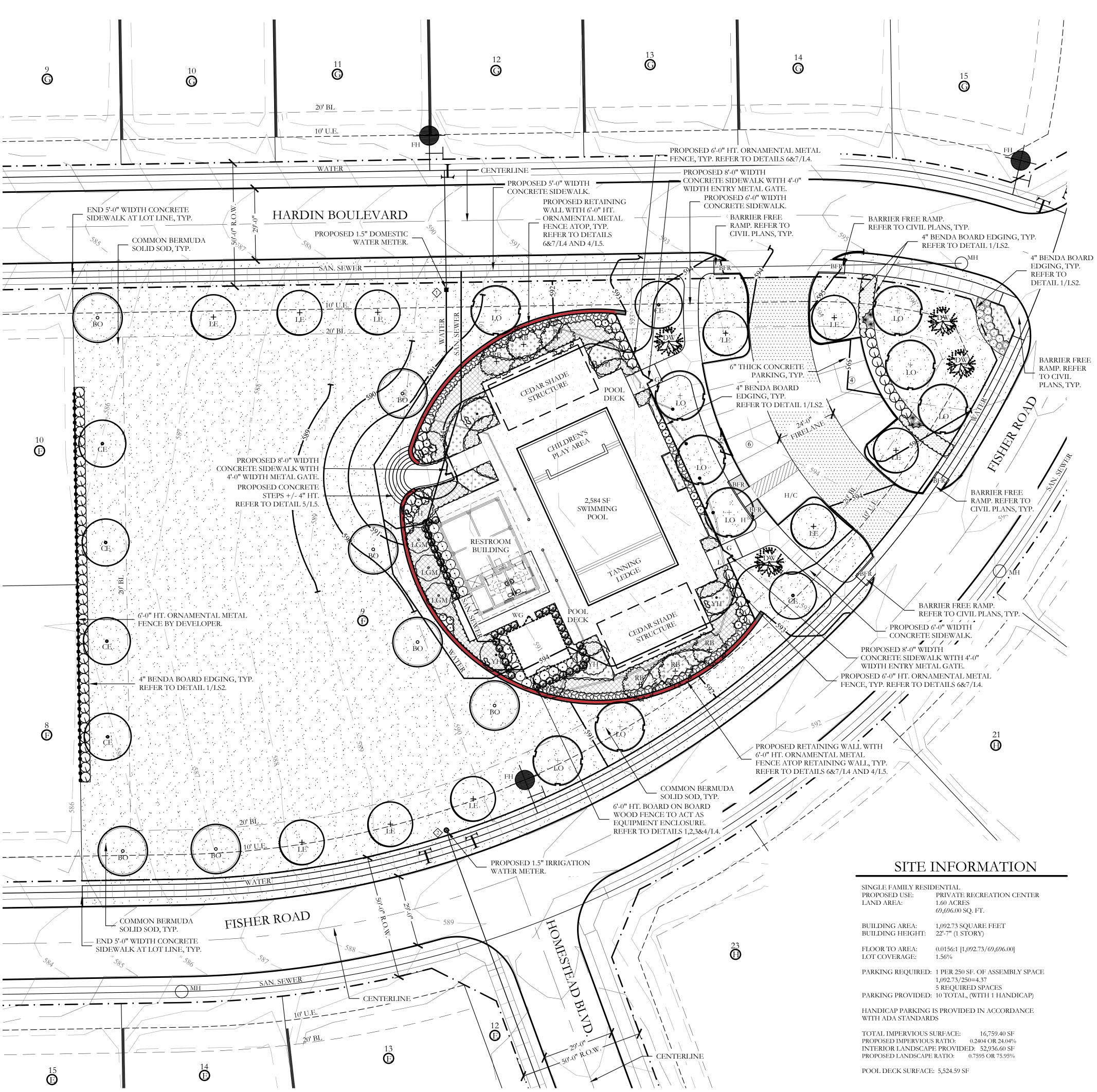
SHADDOCK HOMES, INC
2400 DALLAS PARKWAY, SUITE 460
MCKINNEY, TEXAS 75093
CONTACT: LORA ERDMAN
PHONE: 972-526-7645
EMAIL: LORAERDMAN@SHADDOCKHOMES.COM

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
CONTACT: CODY JOHNSON, RLA, ASLA, LI
PHONE: 972-201-3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

DRAWING NO REV.

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PLANT LEGEND							
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING		
+ LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN		
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN		
t _E	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN		
ČE ČE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN		
LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN		
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN		
(BAH)	ΥH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN		
RB RB * +	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN		
\odot		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.		
Q		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.		
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.		
3		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.		
37.6° 37.6°		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.		
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.		
3. · · · · · · · · · · · · · · · · · · ·		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.		
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.		
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.		
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.		
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.		
() () () () () () () () () ()		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.		
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD		

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

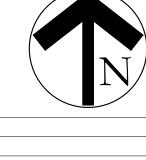
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch JVC No SHA012A

PLANT LIST COMMON NAME SCIENTIFIC NAME QUANTITY QUERCUS VIRGINIANA LO LIVE OAK ВО **DUERCUS MACROCARPA** BUR OAK

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

ΓEXENSIS

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

TEXAS SAGE

MISCANTHUS

RED YUCCA

LITTLE GEM MAGNOLIA

CEDAR ELM

CE

LGM

DW

YH

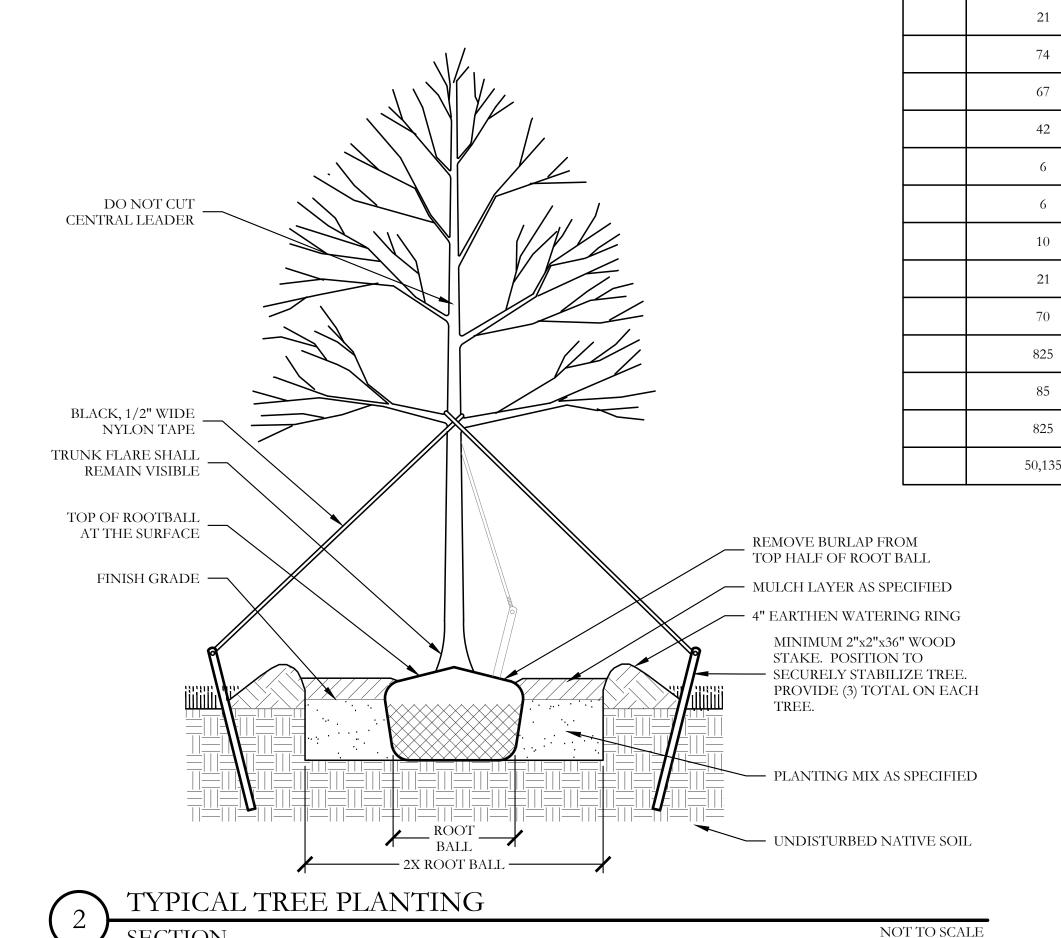
RB

4" BENDA BOARD EDGING AS SPECIFIED PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON TYPICAL BED EDGING DETAIL

PLANTING MIX

AS SPECIFIED

NOT TO SCALE



TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

TO TOP OF EDGING

PLANTING SIDE OF EDGE

MAX. 1" DOWN —

1/2 SPACING AS SHOWN

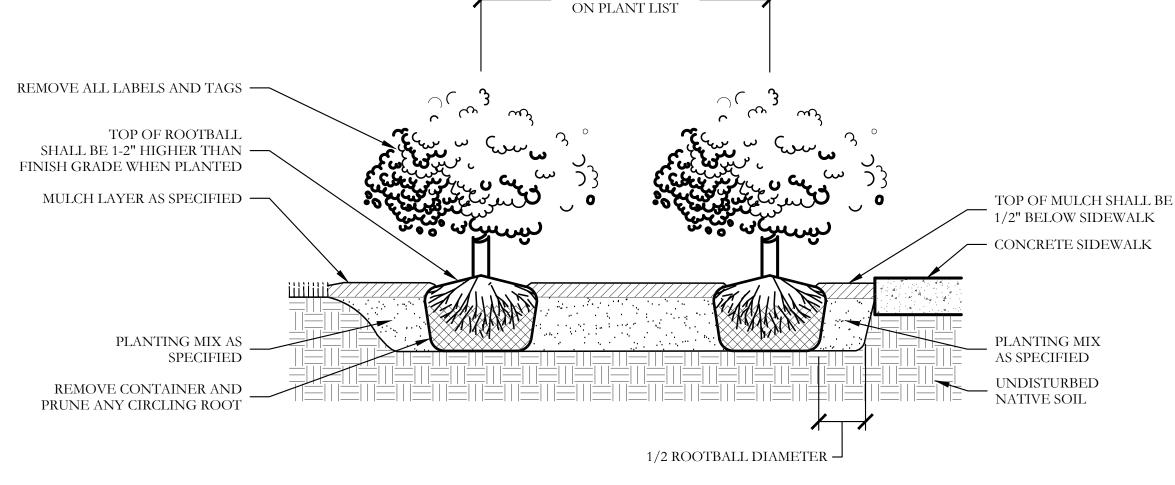
FINISH

GRADE

ON PLANT LIST SQUARE SPACING

SPACING AS SHOWN

TRIANGULAR SPACING TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



SPACING AS SHOWN

PURPLE DIAMOND LOROPETALUM CHINENSIS ' CONTAINER GROWN; FULL PLANT. 7 GALLON 48" O.C. LOROPETALUM PURPLE DIAMOND' LEUCOPHYLLUM FRUTESCENS 7 GALLON 48" O.C. CONTAINER GROWN; FULL PLANT. 36" O.C. CONTAINER GROWN; FULL PLANT. GLOSSY ABELIA LINNAEA X GRANDIFLORA 7 GALLON ILEX CORNUTA' DWARF DWARF BURFORD HOLLY 7 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. BURFORD' ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. UPRIGHT' DWARF MAIDEN GRASS MISCANTHUS SINENSIS ADAGIO 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. MISCANTHUS SINENSIS MORNING LIGHT 36" O.C. CONTAINER GROWN; FULL PLANT. 3 GALLON MORNING LIGHT HESPERALOE PARVIFLORA 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. CEPHALOTAXUS 48" O.C. CONTAINER GROWN; FULL PLANT. PLUM YEW PROSTRATA 3 GALLON HARRINGTONIA 'PROSTRATA' LIRIOPE GRASS LIRIOPE MUSCARI 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. MEXICAN FEATHER GRASS NASSELLA TENUISSIMA 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE MINIMUM 100% COVERAGE ALL AREAS SHOWN COMMON BERMUDA GRASS CYNODON DACTYLON FEET

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

SPACING

AS SHOWN

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC
- 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO
- CALLING FOR ROW INSPECTION AND PERMIT 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO
- FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN
- PLANT QUALIFICATIONS, GRADES, AND STANDARDS. 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH
- SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT
- WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL
- TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- . ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE
- IRRIGATION SYSTEM. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER
- LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE
- 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF
- 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY
- DEVELOPMENT SERVICES. 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

APPROVED:

- I hereby certify that the above and foregoing site plan for a development in the
- City of Rockwall, Texas, was approved by the Planning & Zoning
- Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK

NOT TO SCALE



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

November 13, 2023

Tree Survey Affidavit

Nelson Lake Estates, Phase 1, Amenity Center City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

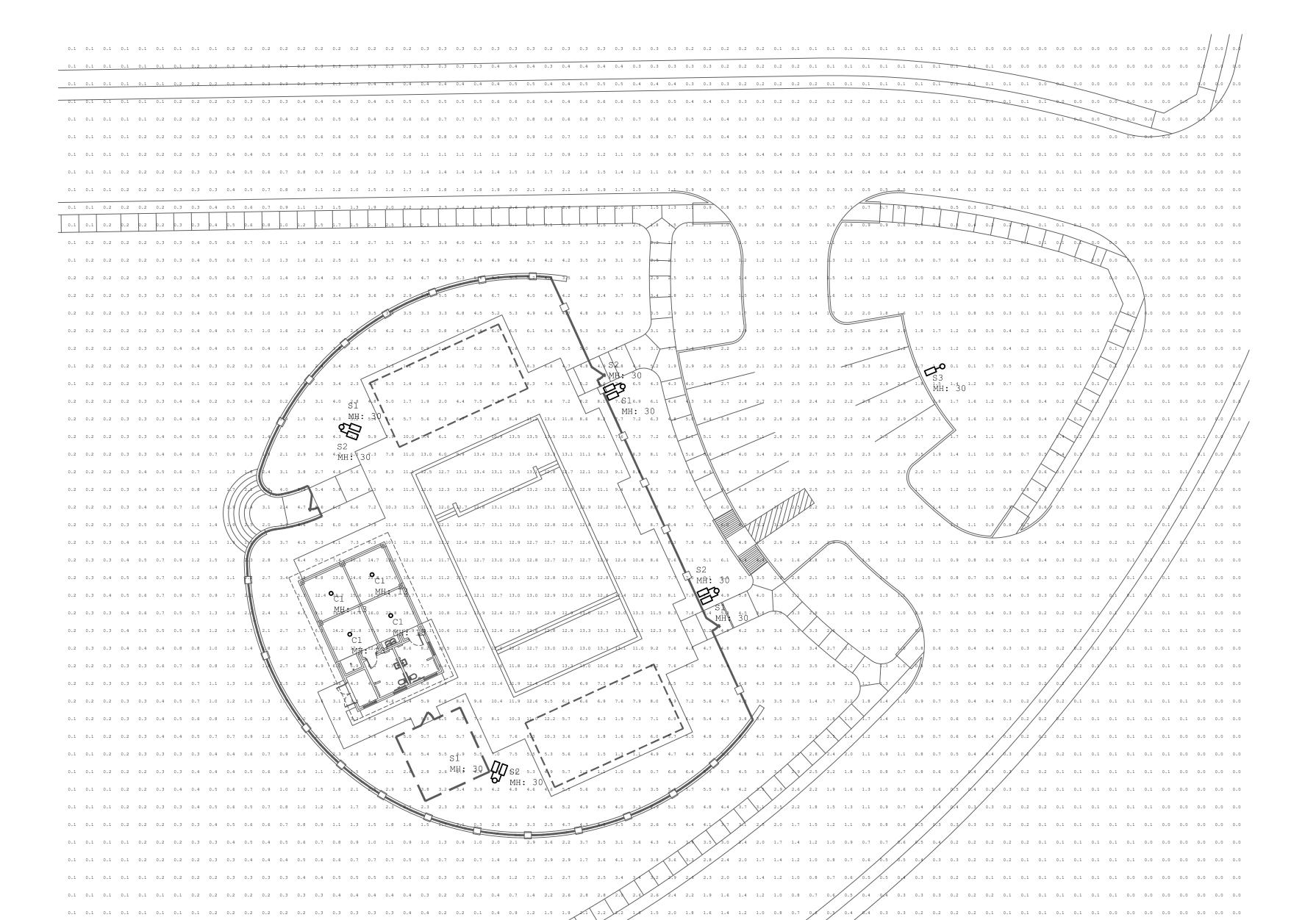
Sincerely,

Cody Johnson, RLA, ASLA, LI **Johnson Volk Consulting**

407 Central Parkway East

Suite 1200

Plano, Texas 75074



SITE PLAN - PHOTOMETRICS SCALE: T = 20-07

Symbol	Qty	Label		Arrangement	Descripti	on		Ta	g	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
•	4	C1		Single	DMF_DCC_D 40WH-(X)-	C4-(X)-D2 R	20WF-00000-	-		0.900	2297	28	112	13
Ð	1	S3		SINGLE	EALS03 F4	AF740				0.900	15000	116	116	30
Ð	4	S2		SINGLE	EALS03 K4	AH740S1		PA	IRED WITH S1	0.900	29000	239	956	30
Ð	4	S1		SINGLE	EALS03 K4	AH740S2		PA	IRED WITH S2	0.900	29000	239	956	30
Calculatio	n Summar	У												
Label			CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min					
SITE Plana	r		Illuminance	FC	2.08	22.8	0.0	N.A.	N.A.					
POOL SURFA	CE		Illuminance	Fc	12.83	13.6	11.8	1.09	1.15					





HOMESTEAD AMENITY CENTER

Issue:	11/10/2023
Revisions:	

Drawing Title:

PHOTOMETRIC -SITE PLAN

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

S JOB #: 4244-001.

E1.00



DEVELOPMENT APPLICATION

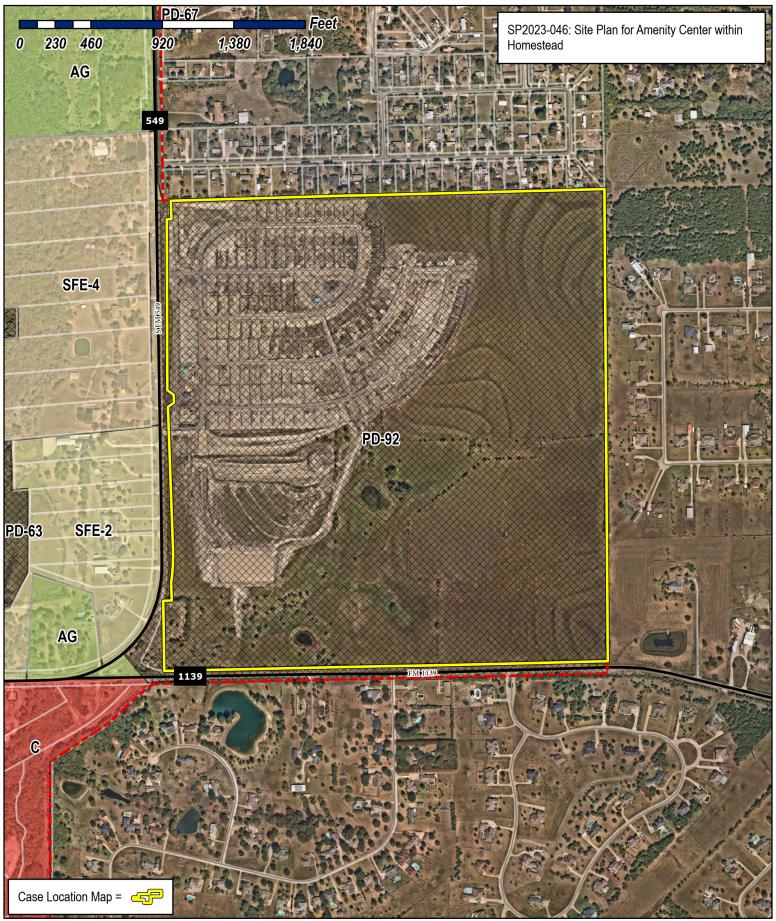
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY PLANNING & ZONING CASE NO.

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 O	F DEVELOPMENT REC	DUEST [SELECT ONLY ONE BOX]:				
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA* SITE PLAN APPLIC ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 100.00 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 MINOR PLAT (\$150.00) 11 TEMENT REQUEST (\$100.00)	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ²: A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING					
		PERMIT.					
	ORMATION [PLEASE PRINT]						
ADDRES	S Amenity Center within Homestea	ad					
SUBDIVISION	N Homestead		LOT 9 BLOCK F				
GENERAL LOCATION	Corner of Fisher Road and Hard	lin Boulevard					
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]					
CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center				
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center				
ACREAG	E 1.60 LOTS [CURRENT	1 1	LOTS [PROPOSED] 1				
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.	HAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL				
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CF	IECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]				
☐ OWNER	SH DEV KLUTTS ROCKWALL LLC		Johnson Volk Consulting				
CONTACT PERSON	Stephen Pepper	CONTACT PERSON	Cody Johnson				
ADDRESS	2400 Dallas Parkway	ADDRESS	704 Central Parkway East				
	Suite 460		Suite 1200				
CITY, STATE & ZIP	Plano, Texas 75093	CITY, STATE & ZIP	Plano, Texas 75074				
PHONE	972-526-7700	PHONE	972-201-3100				
E-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com				
BEFORE ME, THE UNDE	ICATION [REQUIRED] PRICE AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THIS	Stephen FOLLOWING:	Pepper [OWNER] THE UNDERSIGNED, WH				
Nouember	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, A TO COVER THE COST OF THIS APPLICATION, H 20 3 BY SIGNING THIS APPLICATION, I AGR ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	EE THAT THE CITY OF RC	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID D. PERMITTED, TO, REPRODUCE ANY COPYRIGHTED INCOMMITION				
	O AND SEAL OF OFFICE ON THIS THE 13 DAY OF No		Notary ID #7476108 My Commission Expires April 19, 2027				
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	acker !	MY COMMISSION EXPIRES				



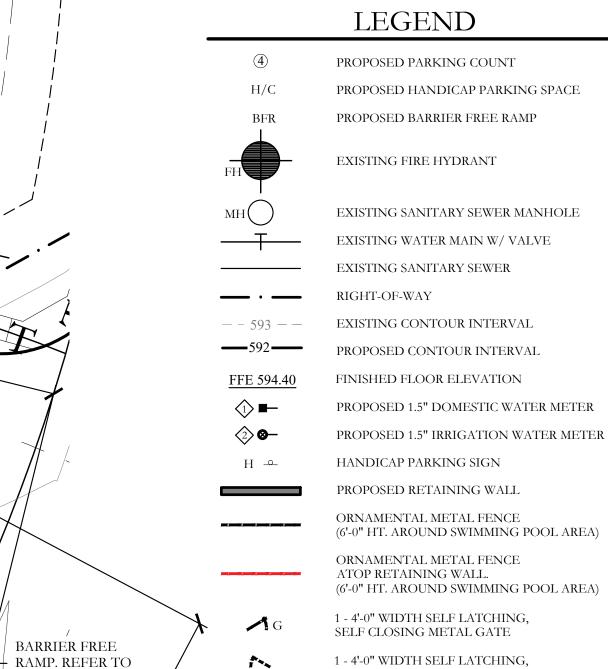


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (072) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

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





PROPOSED 8'-0" WIDTH

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

RESTROOM BUILDING

ORNAMENTAL METAL

CONCRETE SIDEWALK.

■ CONCRETE SIDEWALK WITH 4'-0"

PROPOSED 6'-0" WIDTH

BARRIER FREE

CIVIL PLANS, TYP.

RAMP. REFER TO

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

CONCRETE SIDEWALK.

WIDTH ENTRY METAL GATE.

Ó

F

END 5'-0" WIDTH CONCRETE

SIDEWALK AT LOT LINE, TYP.

HARDIN BOULÉVARD

—SAN. SEWER 7

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP

STEPS +/- 4" HT.

Ē

WATER METER SCHEDULE

ENCLOSURE

WILLI				تليار	
METER	WATER	WATER	ME	SAN.	
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVIO SIZE
1>	1.5"	1.5"	X		6"
2>	1.5"	1.5"		X	

SELF CLOSING WOODEN GATE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

STANDARD DETAILS

6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE

SITE PLAN NOTES:

F--

BARRIER FREE

CIVIL PLANS, TYP.

BARRIER FREE

 \bigoplus

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

6'-0" HT. BOARD ON BOARD

23 **(H)**

WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RAMP. REFER TO

CIVIL PLANS, TYP.

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM
- OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL

PROPOSED USE: PRIVATE RECREATION CENTER LAND AREA: 1.60 ACRES

69,696.00 SQ. FT.

1,092.73 SQUARE FEET BUILDING AREA: BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00] LOT COVERAGE:

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,092.73/250=4.37

PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

5 REQUIRED SPACES

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA

STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04% INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

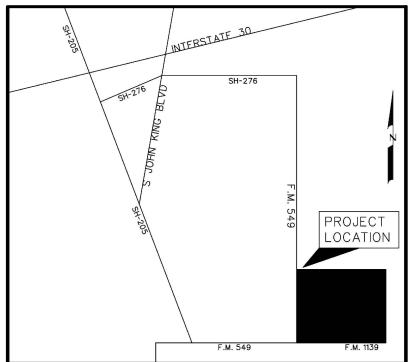
POOL DECK SURFACE: 5,524.59 SF

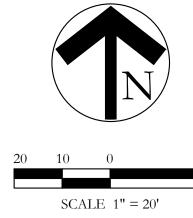
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman





SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 **CONTACT: LORA ERDMAN**

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING

704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI

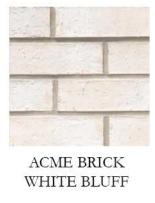
DESIGN TEAM ARCHITECT:

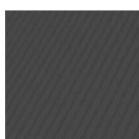
MCCARTHY ARCHITECTURE

1000 N. FIRST ST.

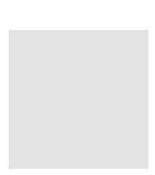
GARLAND, TX. 75040

P: 972.272.2500





MUELLER, INC. DARK CHARCOAL



SHERWIN WILLIAMS ICE CUBE SW 6252



SHERWIN WILLIAMS WEB GRAY SW 7075



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



DALTILE DARK GREY (TILE) 12 X 24



GLASS WINDOW WITH FROSTED GLAZING





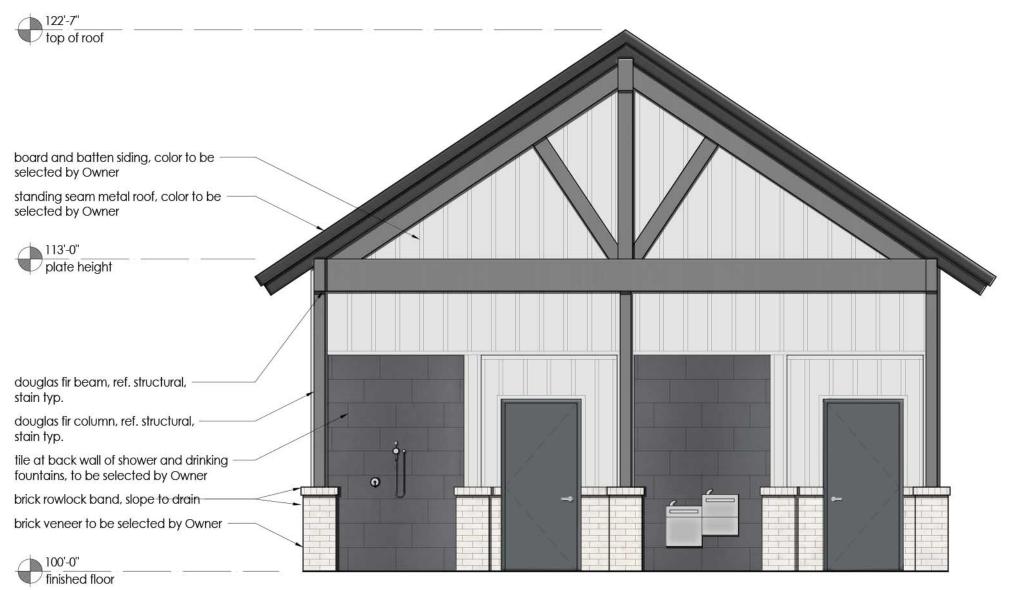
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	413 S.F.	-	448 S.F.	_	186 S.F.	12	186 S.F.	748
PRIMARY MATERIAL TOTALS	338 S.F.	81.84%	222 S.F.	49.56%	134 S.F.	72.04%	157 S.F.	84.41%
BRICK VENEER (TO BE SELECTED BY OWNER)	94 S.F.	22.76%	36 S.F.	8.04%	41 S.F.	22.04%	63 S.F.	33.87%
BOARD AND BATTEN FIBER CEMENT SIDING (TO BE SELECTED BY OWNER)	244 S.F.	59.08%	186 S.F.	41.52%	93 S.F.	50.00%	94 S.F.	50.54%
SECONDARY MATERIALS	3 S.F.	0.73%	178 S.F.	39.73%	7 S.F.	3.76%	7 S.F.	3.76%
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	3 S.F.	0.73%	81 S.F.	18.08%	7 S.F.	3.76%	7 S.F.	3.76%
TILE AT SHOWER/DRINKING FOUNTAINS (TO BE SELECTED BY OWNER)	350	(%)	97 S.F.	21.65%	5	Let	1 5 3	(H)
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	72 S.F.	17.43%	48 S.F.	10.71%	45 S.F.	24.20%	22 S.F.	11.83%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	1 -	1-1	1-0	_	-	1-		1-2



North Elevation SCALE:1/4"=1'-0" elevation

elevation

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



Copyright © 2023

DATE:	10.24.202
SCALE:	
JOB NO.	MA2302
DRAWN:	· ·
APPD:	k
ACAD #	

EXTERIOR ELEVATIONS

DRAWING NO. **South Elevation**

A4.00

elevation



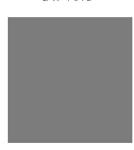
DESIGN TEAM
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500



SHERWIN WILLIAMS WEB GRAY SW 7075



ACME BRICK ASHWOOD



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



MUELLER, INC. DARK CHARCOAL



DALTILE DARK GREY (TILE) 12 X 24



SHERWIN WILLIAMS ICE CUBE SW 6252



GLASS WINDOW WITH FROSTED GLAZING

OWNER/DEVELOPER:

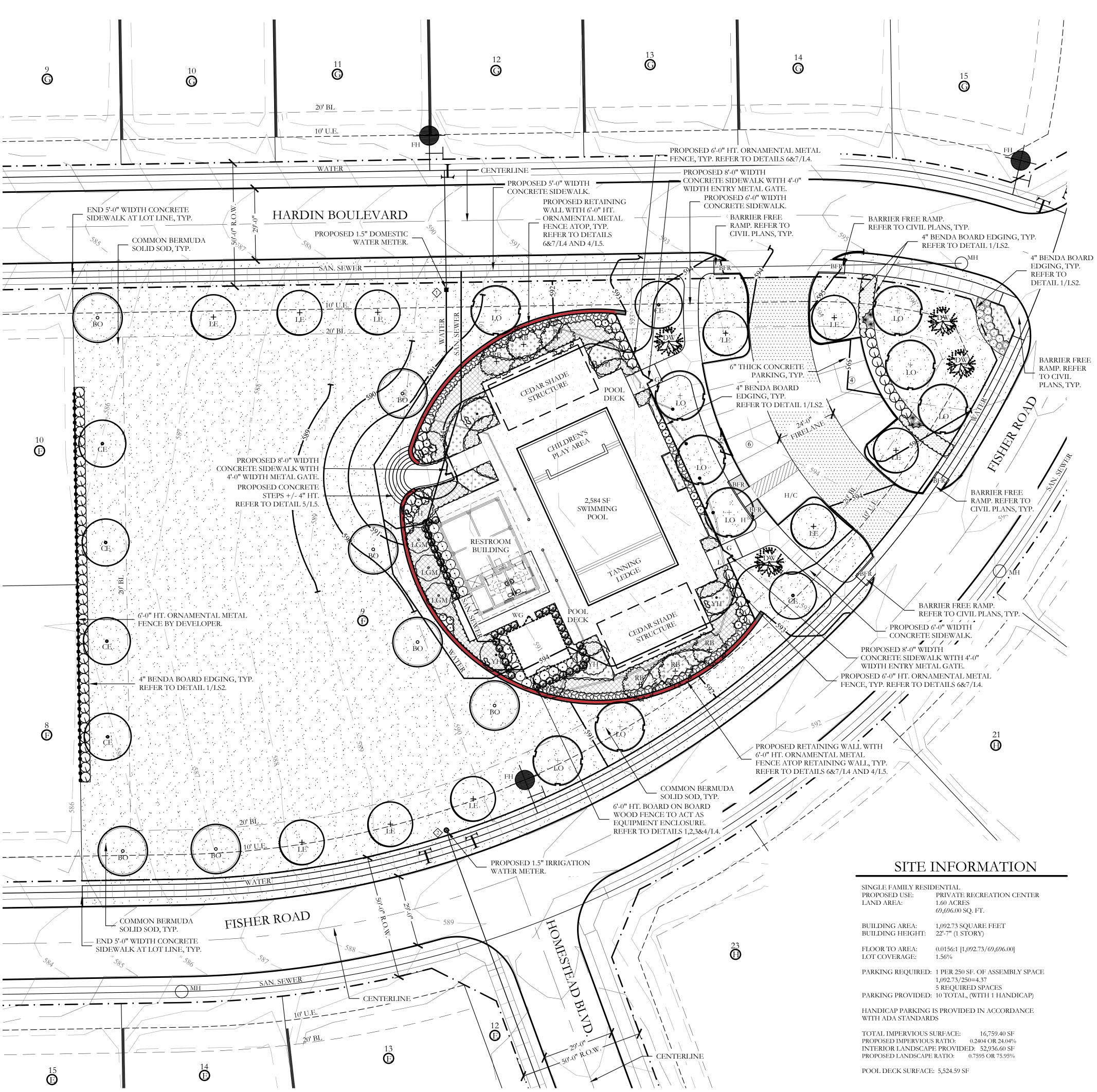
SHADDOCK HOMES, INC
2400 DALLAS PARKWAY, SUITE 460
MCKINNEY, TEXAS 75093
CONTACT: LORA ERDMAN
PHONE: 972-526-7645
EMAIL: LORAERDMAN@SHADDOCKHOMES.COM

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
CONTACT: CODY JOHNSON, RLA, ASLA, LI
PHONE: 972-201-3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

DRAWING NO REV.

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PLANT LEGEND								
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING			
+ LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN			
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN			
t _E	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN			
ČE ČE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN			
LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN			
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN			
(BAH)	ΥH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN			
RB RB * +	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN			
\odot		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.			
Q		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.			
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.			
3		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.			
37.6° 37.6°		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.			
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.			
3. · · · · · · · · · · · · · · · · · · ·		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.			
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.			
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.			
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.			
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.			
() () () () () () () () () ()		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.			
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD			

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

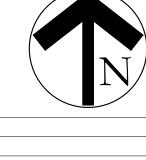
APPROVED:

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch JVC No SHA012A

PLANT LIST COMMON NAME SCIENTIFIC NAME QUANTITY QUERCUS VIRGINIANA LO LIVE OAK ВО **DUERCUS MACROCARPA** BUR OAK

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

ΓEXENSIS

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

TEXAS SAGE

MISCANTHUS

RED YUCCA

LITTLE GEM MAGNOLIA

CEDAR ELM

CE

LGM

DW

YH

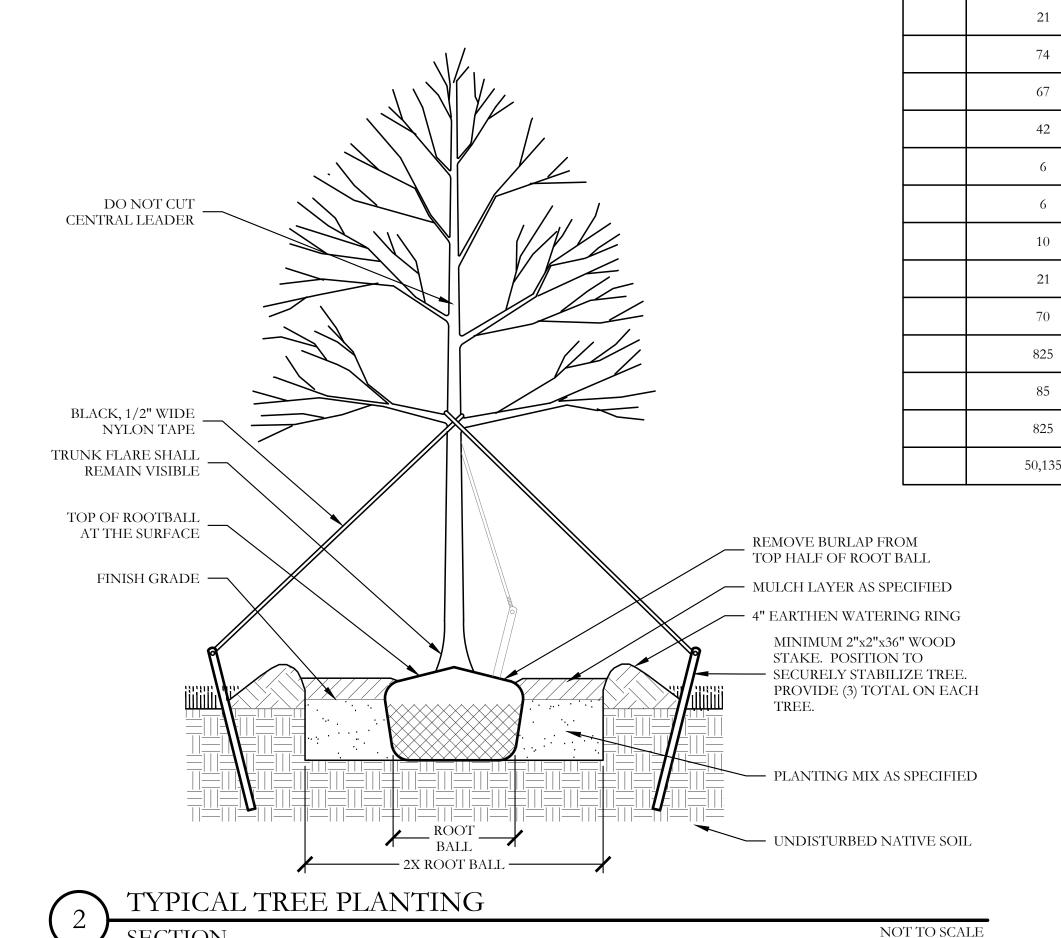
RB

4" BENDA BOARD EDGING AS SPECIFIED PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON TYPICAL BED EDGING DETAIL

PLANTING MIX

AS SPECIFIED

NOT TO SCALE



TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

TO TOP OF EDGING

PLANTING SIDE OF EDGE

MAX. 1" DOWN —

1/2 SPACING AS SHOWN

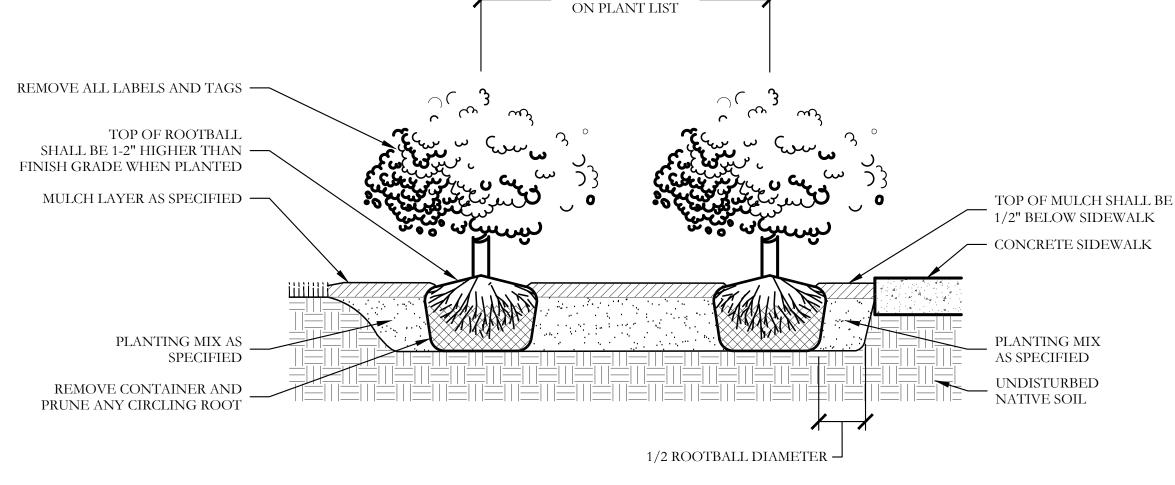
FINISH

GRADE

ON PLANT LIST SQUARE SPACING

SPACING AS SHOWN

TRIANGULAR SPACING TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



SPACING AS SHOWN

PURPLE DIAMOND LOROPETALUM CHINENSIS ' CONTAINER GROWN; FULL PLANT. 7 GALLON 48" O.C. LOROPETALUM PURPLE DIAMOND' LEUCOPHYLLUM FRUTESCENS 7 GALLON 48" O.C. CONTAINER GROWN; FULL PLANT. 36" O.C. CONTAINER GROWN; FULL PLANT. GLOSSY ABELIA LINNAEA X GRANDIFLORA 7 GALLON ILEX CORNUTA' DWARF DWARF BURFORD HOLLY 7 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. BURFORD' ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. UPRIGHT' DWARF MAIDEN GRASS MISCANTHUS SINENSIS ADAGIO 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. MISCANTHUS SINENSIS MORNING LIGHT 36" O.C. CONTAINER GROWN; FULL PLANT. 3 GALLON MORNING LIGHT HESPERALOE PARVIFLORA 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. CEPHALOTAXUS 48" O.C. CONTAINER GROWN; FULL PLANT. PLUM YEW PROSTRATA 3 GALLON HARRINGTONIA 'PROSTRATA' LIRIOPE GRASS LIRIOPE MUSCARI 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. MEXICAN FEATHER GRASS NASSELLA TENUISSIMA 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE MINIMUM 100% COVERAGE ALL AREAS SHOWN COMMON BERMUDA GRASS CYNODON DACTYLON FEET

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

SPACING

AS SHOWN

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC
- 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO
- CALLING FOR ROW INSPECTION AND PERMIT 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO
- FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN
- PLANT QUALIFICATIONS, GRADES, AND STANDARDS. 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH
- SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT
- WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL
- TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- . ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE
- IRRIGATION SYSTEM. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER
- LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE
- 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF
- 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE. 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

APPROVED:

- I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning
- Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK

NOT TO SCALE



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

November 13, 2023

Tree Survey Affidavit

Nelson Lake Estates, Phase 1, Amenity Center City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

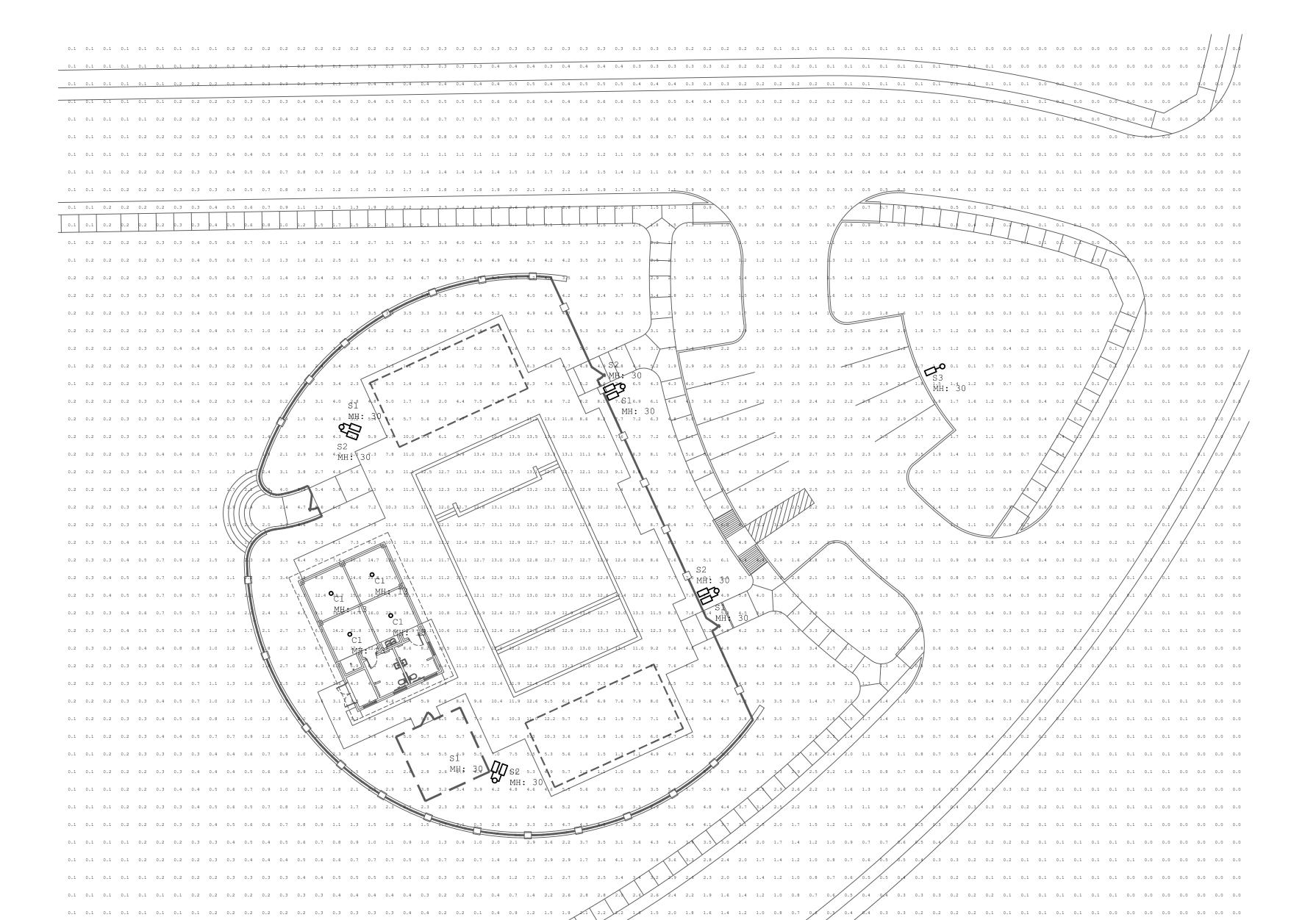
Sincerely,

Cody Johnson, RLA, ASLA, LI **Johnson Volk Consulting**

407 Central Parkway East

Suite 1200

Plano, Texas 75074



SITE PLAN - PHOTOMETRICS SCALE: T = 20-07

Symbol	Qty	Label		Arrangement	Descripti	on		Ta	g	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
•	4	C1		Single	DMF_DCC_D 40WH-(X)-	C4-(X)-D2 R	20WF-00000-	-		0.900	2297	28	112	13
Ð	1	S3		SINGLE	EALS03 F4	AF740				0.900	15000	116	116	30
Ð	4	S2		SINGLE	EALS03 K4	AH740S1		PA	IRED WITH S1	0.900	29000	239	956	30
Ð	4	S1		SINGLE	EALS03 K4	AH740S2		PA	IRED WITH S2	0.900	29000	239	956	30
Calculatio	n Summar	У												
Label			CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min					
SITE Plana	r		Illuminance	FC	2.08	22.8	0.0	N.A.	N.A.					
POOL SURFA	CE		Illuminance	Fc	12.83	13.6	11.8	1.09	1.15					





HOMESTEAD AMENITY CENTER

Issue:	11/10/2023
Revisions:	

Drawing Title:

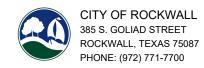
PHOTOMETRIC -SITE PLAN

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

S JOB #: 4244-001.

E1.00

PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-046

PROJECT NAME: Site Plan for Phase 1, Homestead Subdivision SITE ADDRESS/LOCATIONS: 3200 FISHER RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts

Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action

necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	11/20/2023	Needs Review	

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

Director of Planning and Zoning

- M.3 For reference, include the case number (SP2023-046) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])
- M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ______, ____.

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

M.5 Site Plan:

Planning & Zoning Commission, Chairman

- (1) Wood fencing is not permitted as for the pool utility screening. That being said, horizontal composite board fencing has been approved previously. (Planned Development District 92)
- (2) Please provide fence exhibits for each fence type. (Planned Development District 92)

- (3) Please provide exhibits of the shade structures. (Planned Development District 92)
- M.6 Photometric Plan:
- (1) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Planned Development District 92)
- (3) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)
- (4) Please provide cut sheets for all proposed lighting fixtures. (Subsection 03.03, of Article 07)
- M.7 Building Elevations:
- (1) Please remove the doors and windows from the material percentages. (Subsection 05.01, of Article 05, UDC)
- (2) Cementitious material shall not exceed 50% on each façade. (Planned Development District 92)
- (3) Exterior walls shall consist of 90% masonry materials excluding doors and windows. (Planned Development District 92)
- (4) Please continue the brick up the columns. (Planned Development District 92)
- (5) The minimum roof pitch is 8:12. (Planned Development District 92)
- (6) The building elevations indicate the final materials and colors will be selected by the owner. This statement must be removed and all final materials and colors must be selected before approval. (Planned Development District 92)
- 1.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.
- I.10 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on November 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.
- I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	11/14/2023	Approved w/ Comments	

- 11/14/2023: 1. Shaddock Boulevard
- 2. Please show proposed water and sewer house connections on site plan for this building.
- 3. Retaining walls over 3' in height will need to be engineered and a retaining wall permit application shall be submitted to the engineering department for review.
- 4. Label as rock or stone retaining wall.
- 5. Make sure landscaping doesn't impede drainage and can't fill in swale.
- 6. Edging must be higher than mulch to contain.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed water and sewer on site plan.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. Fire lane to be in a platted easement.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	11/20/2023	Approved w/ Comments
11/16/2023: SEPARATE PER	MIT REQUIRED FOR AMENITY CENTER, RET	AINING WALL, IRRIGATION AND POOL, POOL A	ND BARRIER REQUIREMENT TO MEET 2021 ISPSC
AND TEXAS HEALTH AND SA	AFETY CODES		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved w/ Comments
11/14/2023: Amenity Center a	ddress will be 3200 FISHER RD, ROCKWALL,	TX 75032	
Also, Hardin Blvd. should be S	haddock Blvd on drawings.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/20/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved w/ Comments
11/14/2023: 1 Very nice lookii	ng landscane		

^{11/14/2023: 1.} Very nice looking landscape

^{2.} Suggestion of replacing the Common Bermuda Sod which one of the newer varieties such as Tif Tuf, Tahoma 31, Northbridge, Lattiude 36 of which all are more cold, drought, wear tolerant.

LEGEND

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6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP HARDIN BOULEVARD

Shaddock Bouleyard

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

STEPS +/- 4" HT.

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Please show

proposed water an

connections on site

END 5'-0" WIDTH CONCRETE

PROPOSED PARKING COUNT PROPOSED HANDICAP PARKING SPACE

EXISTING FIRE HYDRANT

- PROPOSED BARRIER FREE RAMP

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE

EXISTING SANITARY SEWER

EXISTING CONTOUR INTERVAL

PROPOSED CONTOUR INTERVAL

PROPOSED 1.5" DOMESTIC WATER METER

PROPOSED 1.5" IRRIGATION WATER METER

(6'-0" HT. AROUND SWIMMING POOL AREA)

(6'-0" HT. AROUND SWIMMING POOL AREA)

FINISHED FLOOR ELEVATION

HANDICAP PARKING SIGN

PROPOSED RETAINING WALL

ORNAMENTAL METAL FENCE

ORNAMENTAL METAL FENCE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE

1 - 4'-0" WIDTH SELF LATCHING,

SELF CLOSING WOODEN GATE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

STANDARD DETAILS

NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY

FOR ALL BARRIER FREE RAMPS NOTED ON PLAN,

ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A

THE PERIMETER FENCING SHALL BE 6'-0" HT.

ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE

REFERENCE THE CITY OF ROCKWALL STANDARD

STANDARD PARKING SPACES SHALL BE A MINIMUM

WATER METER SCHEDULE

ID SERVICE NUMBER SIZE

CONSTRUCTION DETAILS.

OF 9'-0" WIDTH x 20'-0" LENGTH.

ORNAMENTAL METAL FENCE.

5'-0" LOADING AISLE.

SITE PLAN NOTES:

ENCLOSURE

6'-0" HT. WOOD FENCE TO ACT AS

POOL EQUIPMENT AND TRASH TOTE

WATER WATER METER SAN.

METER SIZE DOM. IRR.

ATOP RETAINING WALL.

RIGHT-OF-WAY

—592**—**

FFE 594.40

i's

BARRIER FREE

RAMP. REFER TO

BARRIER FREE

 \bigoplus

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

Label as rock or

stone retaining wall

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

RAMP. REFER TO

CIVIL PLANS, TYP.

CIVIL PLANS, TYP.

- PROPOSED 8'-0" WIDTH

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

RAMP. REFER TO

CIVIL PLANS, TYP.

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

- ORNAMENTAL METAL

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

Retaining walls over 3' in height will

be submitted to the engineering

need to be engineered and a ining wall permit application shall

6'-0" HT. BOARD ON BOARD

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WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RESTROOM BUILDING FFE 594.40 WIT TO THE REAL PROPERTY OF THE PARTY OF THE

CONCRETE SIDEWALK.

Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- 4% Engineering Inspection Fees

General Items:

Construction

- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or

- Must meet City's 2023 Standards of Design and

- Impact Fees (Water, Wastewater & Roadway)

- stone face. No smooth concrete walls. - All utilities must be underground.
- Need to show proposed water and sewer on site plan.

Water and Wastewater Items:

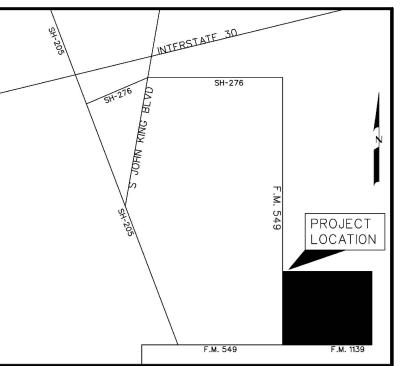
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

Roadway Paving Items:

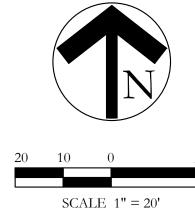
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

Landscaping:

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



LOCATION MAP NOT TO SCALE



SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

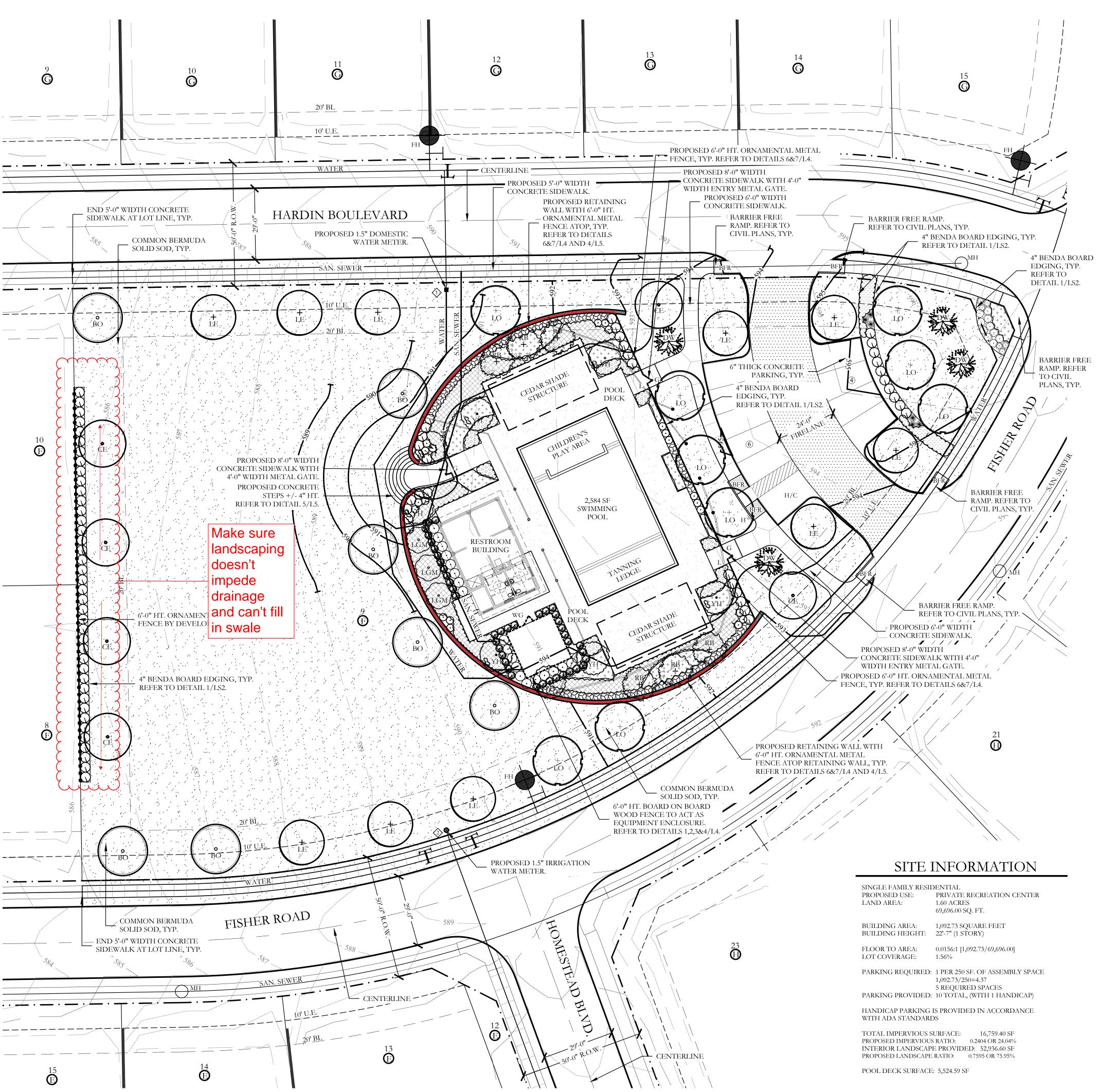


OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 **CONTACT: LORA ERDMAN**

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100

CONTACT: CODY JOHNSON, RLA, ASLA, LI



PLANT LEGEND								
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING			
+ LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN			
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN			
t _{LE}	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN			
© CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN			
LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN			
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN			
(BAH)	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN			
RB + P	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN			
<u></u>		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.			
0		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.			
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.			
3		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.			
30°C.		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.			
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.			
5 ° 5		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.			
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.			
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.			
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.			
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.			
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.			
\(\frac{1}{2}\)		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD			

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

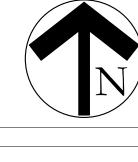
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch

JVC No SHA012A

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC
- WORKS DEPARTMENT. 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO
- CALLING FOR ROW INSPECTION AND PERMIT 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO
- FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE
- 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- . ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE
- IRRIGATION SYSTEM. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE
- 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLÈL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF
- 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE
- MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE. 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT
- ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

REMOVE ALL LABELS AND TAGS — TOP OF ROOTBALL SHALL BE 1-2" HIGHER THAN — FINISH GRADE WHEN PLANTED MULCH LAYER AS SPECIFIED —

SPACING AS SHOWN ON PLANT LIST

TRIANGULAR SPACING

TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

PLANTING MIX AS **SPECIFIED** REMOVE CONTAINER AND PRUNE ANY CIRCLING ROOT

PLANT LIST

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

7 GALLON

7 GALLON

7 GALLON

7 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

1 GALLON

1 GALLON

4" POT

SQUARE

FEET

SPACING

AS SHOWN

48" O.C.

48" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

48" O.C.

18" O.C.

18" O.C.

8" O.C.

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

CONTAINER GROWN; FULL PLANT.

MINIMUM 100% COVERAGE ALL AREAS SHOWN

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

SCIENTIFIC NAME

QUERCUS VIRGINIANA

DUERCUS MACROCARPA

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

PURPLE DIAMOND'

ΓEXENSIS

BURFORD'

UPRIGHT'

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LOROPETALUM CHINENSIS

LINNAEA X GRANDIFLORA

ILEX CORNUTA' DWARF

ROSMARINUS OFFICINALIS

MISCANTHUS SINENSIS

HESPERALOE PARVIFLORA

HARRINGTONIA 'PROSTRATA'

TO BE SELECTED BY OWNER

MORNING LIGHT

CEPHALOTAXUS

LIRIOPE MUSCARI

NASSELLA TENUISSIMA

CYNODON DACTYLON

MISCANTHUS SINENSIS ADAGIO

LEUCOPHYLLUM FRUTESCENS

COMMON NAME

LIVE OAK

BUR OAK

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

PURPLE DIAMOND

LOROPETALUM

GLOSSY ABELIA

DWARF BURFORD HOLLY

UPRIGHT ROSEMARY

DWARF MAIDEN GRASS

PLUM YEW PROSTRATA

MEXICAN FEATHER GRASS

COMMON BERMUDA GRASS

MORNING LIGHT

MISCANTHUS

LIRIOPE GRASS

ANNUAL COLOR

RED YUCCA

TEXAS SAGE

LITTLE GEM MAGNOLIA

CEDAR ELM

QUANTITY

74

21

825

85

825

50,135

LO

ВО

LE

CE

LGM

DW

YH

RB

REMOVE BURLAP FROM

TOP HALF OF ROOT BALL

MULCH LAYER AS SPECIFIED

4" EARTHEN WATERING RING

TREE.

SQUARE SPACING

RECTILINEAR AREAS.

MINIMUM 2"x2"x36" WOOD STAKE. POSITION TO

SECURELY STABILIZE TREE.

PROVIDE (3) TOTAL ON EACH

- PLANTING MIX AS SPECIFIED

UNDISTURBED NATIVE SOIL

NOT TO SCALE

1/2 ROOTBALL DIAMETER -

TYPICAL SHRUB AND GROUNDCOVER PLANTING

SPACING AS SHOWN

- 2X ROOT BALL -

TYPICAL TREE PLANTING

CONCRETE SIDEWALK

than mulch

to contain

PLANTING MIX

AS SPECIFIED

NOT TO SCALE

- MULCH LAYER AS SPECIFIED

" BENDA BOARD EDGING AS SPECIFIED

DECK SCREWS FOR ATTACHMENT, LOCATE ON

PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED

TAPER PLANTING BED DOWN

TO TOP OF EDGING

PLANTING SIDE OF EDGE

TYPICAL BED EDGING DETAIL

MAX. 1" DOWN -

DO NOT CUT

CENTRAL LEADER

BLACK, 1/2" WIDE

TRUNK FLARE SHALL

NYLON TAPE

REMAIN VISIBLE

TOP OF ROOTBALL AT THE SURFACE

FINISH GRADE —

1/2 SPACING AS SHOWN

ON PLANT LIST

FINISH

GRADE

NOT TO SCALE

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK

CONCRETE SIDEWALK

PLANTING MIX

AS SPECIFIED

UNDISTURBED

NATIVE SOIL

APPROVED:

- I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning
- Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE:



DEVELOPMENT APPLICATION

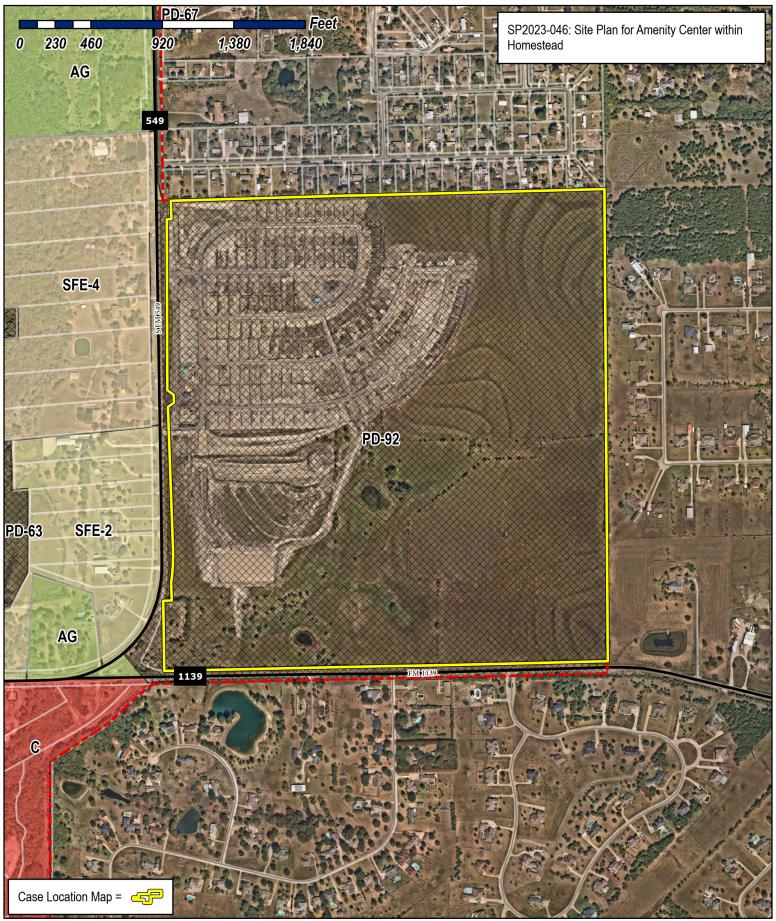
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY PLANNING & ZONING CASE NO.

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 O	F DEVELOPMENT REC	DUEST [SELECT ONLY ONE BOX]:			
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA* SITE PLAN APPLIC ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 100.00 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 MINOR PLAT (\$150.00) 11 TEMENT REQUEST (\$100.00)	☐ ZONING CHA ☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMON ☐ VARIANCE RI NOTES: 1: IN DETERMINING TH PER ACRE AMOUNT. 2: A \$1,000.00 FEE W INVOLVES CONSTRUCT	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 8 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES: 1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING			
		PERMIT.				
	ORMATION [PLEASE PRINT]					
ADDRES	S Amenity Center within Homestea	ad				
SUBDIVISION	N Homestead		LOT 9 BLOCK F			
GENERAL LOCATION	Corner of Fisher Road and Hard	lin Boulevard				
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]				
CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center			
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center			
ACREAG	E 1.60 LOTS [CURRENT	1 1	LOTS [PROPOSED] 1			
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.	HAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL			
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CF	IECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]			
☐ OWNER	SH DEV KLUTTS ROCKWALL LLC		Johnson Volk Consulting			
CONTACT PERSON	Stephen Pepper	CONTACT PERSON	Cody Johnson			
ADDRESS	2400 Dallas Parkway	ADDRESS	704 Central Parkway East			
	Suite 460		Suite 1200			
CITY, STATE & ZIP	Plano, Texas 75093	CITY, STATE & ZIP	Plano, Texas 75074			
PHONE	972-526-7700	PHONE	972-201-3100			
E-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com			
BEFORE ME, THE UNDE	ICATION [REQUIRED] PRICE AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON THIS APPLICATION TO BE TRUE AND CERTIFIED THIS	Stephen FOLLOWING:	Pepper [OWNER] THE UNDERSIGNED, WH			
Nouember	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, A TO COVER THE COST OF THIS APPLICATION, H 20 3 BY SIGNING THIS APPLICATION, I AGR ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	EE THAT THE CITY OF RC	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID D. PERMITTED, TO, REPRODUCE ANY COPYRIGHTED INCOMMITION			
	O AND SEAL OF OFFICE ON THIS THE 13 DAY OF No		Notary ID #7476108 My Commission Expires April 19, 2027			
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	acker !	MY COMMISSION EXPIRES			





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (072) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

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



LEGEND

PROPOSED PARKING COUNT PROPOSED HANDICAP PARKING SPACE

PROPOSED BARRIER FREE RAMP

EXISTING FIRE HYDRANT

Ó

F

END 5'-0" WIDTH CONCRETE

SIDEWALK AT LOT LINE, TYP.

HARDIN BOULÉVARD

—SAN. SEWER 7

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP

STEPS +/- 4" HT.

Ē

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE

EXISTING SANITARY SEWER RIGHT-OF-WAY

EXISTING CONTOUR INTERVAL PROPOSED CONTOUR INTERVAL

PROPOSED 8'-0" WIDTH

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

RESTROOM BUILDING

ORNAMENTAL METAL

CONCRETE SIDEWALK.

■ CONCRETE SIDEWALK WITH 4'-0"

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

BARRIER FREE

CIVIL PLANS, TYP.

RAMP. REFER TO

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

WIDTH ENTRY METAL GATE.

FFE 594.40 FINISHED FLOOR ELEVATION

PROPOSED 1.5" DOMESTIC WATER METER PROPOSED 1.5" IRRIGATION WATER METER

HANDICAP PARKING SIGN

PROPOSED RETAINING WALL ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)

ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA) 1 - 4'-0" WIDTH SELF LATCHING,

ORNAMENTAL METAL FENCE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE

SELF CLOSING METAL GATE

6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

STANDARD DETAILS

WATE	R METE	ER SCH	IEDU	JLE	
METER	WATER	WATER	ME	ETER	SAN.
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVIO SIZE
1	1.5"	1.5"	X		6"
2>	1.5"	1.5"		X	

SITE PLAN NOTES:

F--

BARRIER FREE RAMP. REFER TO

CIVIL PLANS, TYP.

BARRIER FREE

 \bigoplus

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

6'-0" HT. BOARD ON BOARD

23 **(H)**

WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RAMP. REFER TO

CIVIL PLANS, TYP.

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT.
- ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN
- ON THESE PLANS SHALL BE MAINTAINED BY THE

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL

PROPOSED USE: PRIVATE RECREATION CENTER LAND AREA: 1.60 ACRES 69,696.00 SQ. FT.

1,092.73 SQUARE FEET BUILDING AREA: BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00] LOT COVERAGE:

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,092.73/250=4.37

PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

5 REQUIRED SPACES

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA

STANDARDS TOTAL IMPERVIOUS SURFACE: 16,759.40 SF

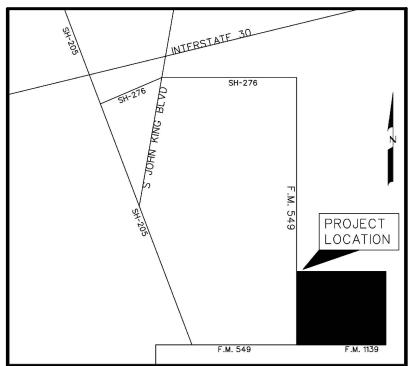
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04% INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF POOL DECK SURFACE: 5,524.59 SF

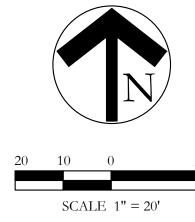
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman





SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 CONTACT: LORA ERDMAN

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100

CONTACT: CODY JOHNSON, RLA, ASLA, LI

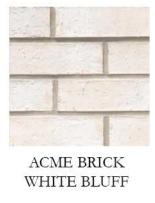
DESIGN TEAM ARCHITECT:

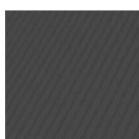
MCCARTHY ARCHITECTURE

1000 N. FIRST ST.

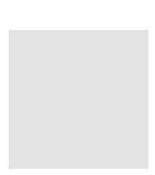
GARLAND, TX. 75040

P: 972.272.2500





MUELLER, INC. DARK CHARCOAL



SHERWIN WILLIAMS ICE CUBE SW 6252



SHERWIN WILLIAMS WEB GRAY SW 7075



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



DALTILE DARK GREY (TILE) 12 X 24



GLASS WINDOW WITH FROSTED GLAZING





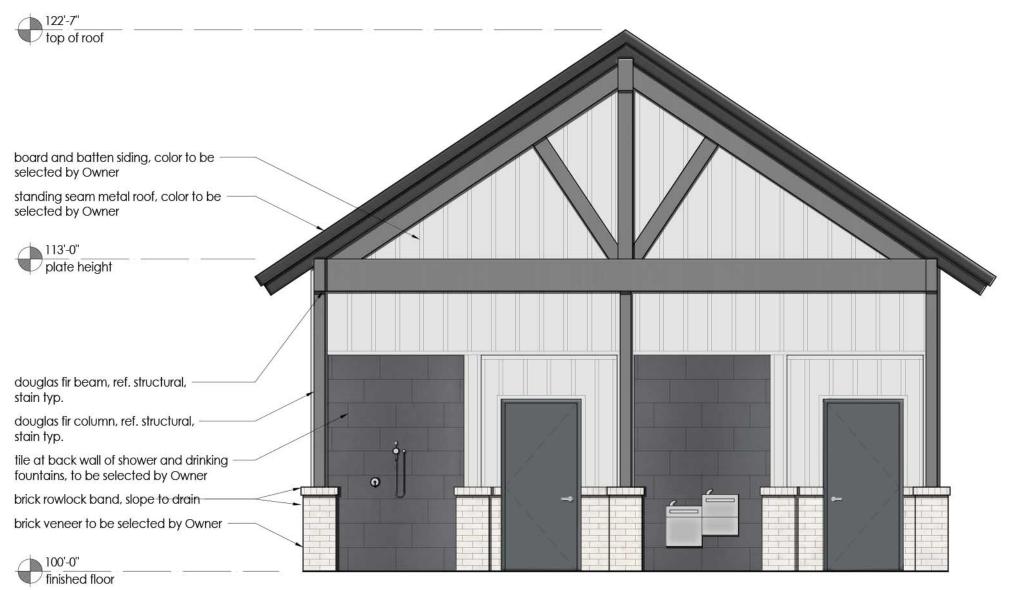
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	413 S.F.	-	448 S.F.	_	186 S.F.	12	186 S.F.	748
PRIMARY MATERIAL TOTALS	338 S.F.	81.84%	222 S.F.	49.56%	134 S.F.	72.04%	157 S.F.	84.41%
BRICK VENEER (TO BE SELECTED BY OWNER)	94 S.F.	22.76%	36 S.F.	8.04%	41 S.F.	22.04%	63 S.F.	33.87%
BOARD AND BATTEN FIBER CEMENT SIDING (TO BE SELECTED BY OWNER)	244 S.F.	59.08%	186 S.F.	41.52%	93 S.F.	50.00%	94 S.F.	50.54%
SECONDARY MATERIALS	3 S.F.	0.73%	178 S.F.	39.73%	7 S.F.	3.76%	7 S.F.	3.76%
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	3 S.F.	0.73%	81 S.F.	18.08%	7 S.F.	3.76%	7 S.F.	3.76%
TILE AT SHOWER/DRINKING FOUNTAINS (TO BE SELECTED BY OWNER)	350	(%)	97 S.F.	21.65%	5	Let	1 5 3	(H)
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	72 S.F.	17.43%	48 S.F.	10.71%	45 S.F.	24.20%	22 S.F.	11.83%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	1 -	1-1	1-0	_	-	1-		1-2



North Elevation SCALE:1/4"=1'-0" elevation

elevation

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



Copyright © 2023

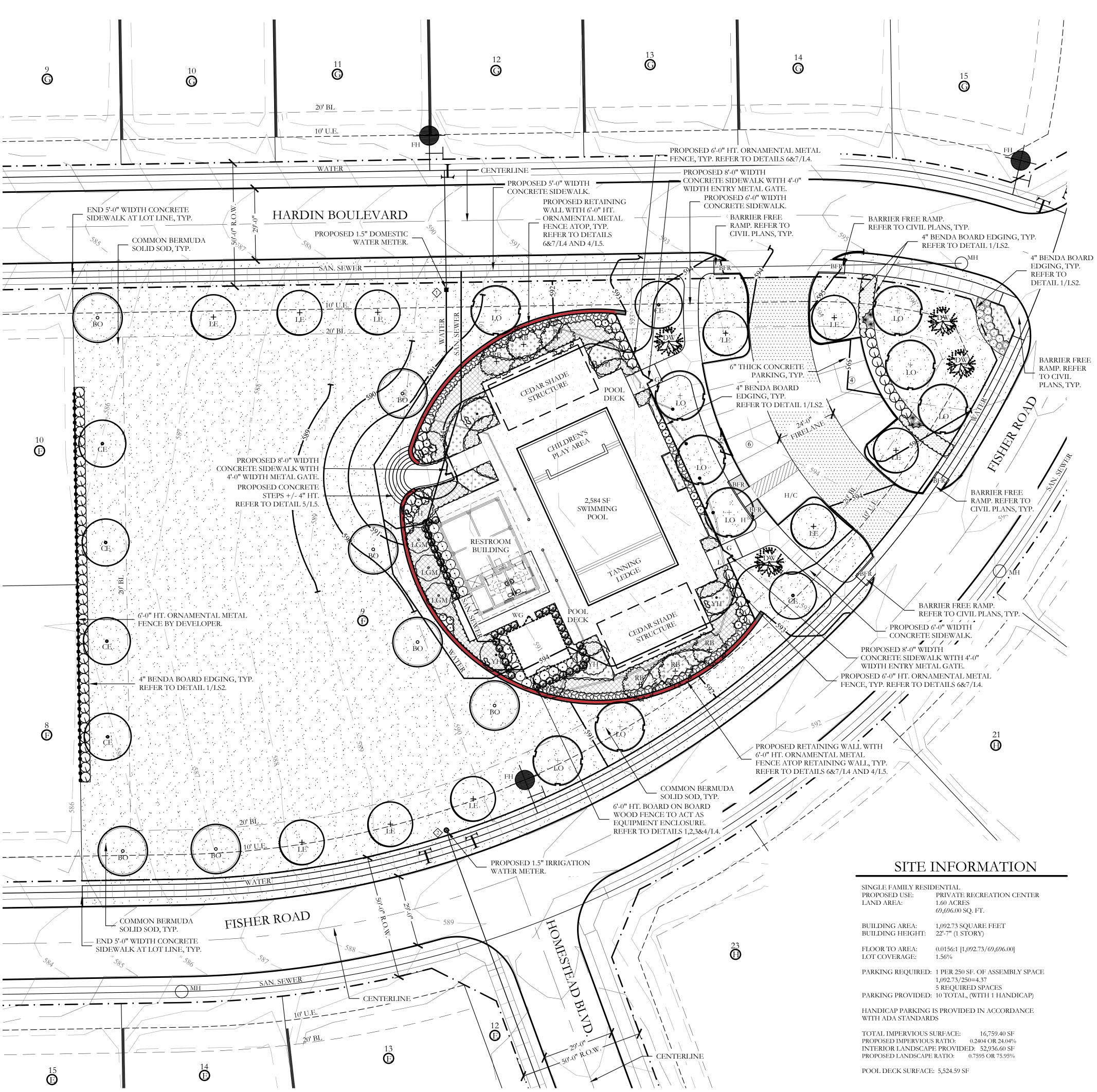
DATE:	10.24.202
SCALE:	
JOB NO.	MA2302
DRAWN:	· ·
APPD:	k
ACAD #	

EXTERIOR ELEVATIONS

DRAWING NO. **South Elevation**

A4.00

elevation



PLANT LEGEND								
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING			
+ LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN			
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN			
t _E	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN			
ČE ČE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN			
LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN			
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN			
(BAH)	ΥH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN			
RB RB * +	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN			
\odot		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.			
Q		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.			
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.			
3		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.			
37.6° 37.6°		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.			
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.			
3. · · · · · · · · · · · · · · · · · · ·		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.			
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.			
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.			
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.			
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.			
() () () () () () () () () ()		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.			
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD			

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

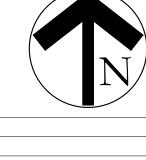
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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch JVC No SHA012A

PLANT LIST COMMON NAME SCIENTIFIC NAME QUANTITY QUERCUS VIRGINIANA LO LIVE OAK ВО **DUERCUS MACROCARPA** BUR OAK

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

ΓEXENSIS

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

TEXAS SAGE

MISCANTHUS

RED YUCCA

LITTLE GEM MAGNOLIA

CEDAR ELM

CE

LGM

DW

YH

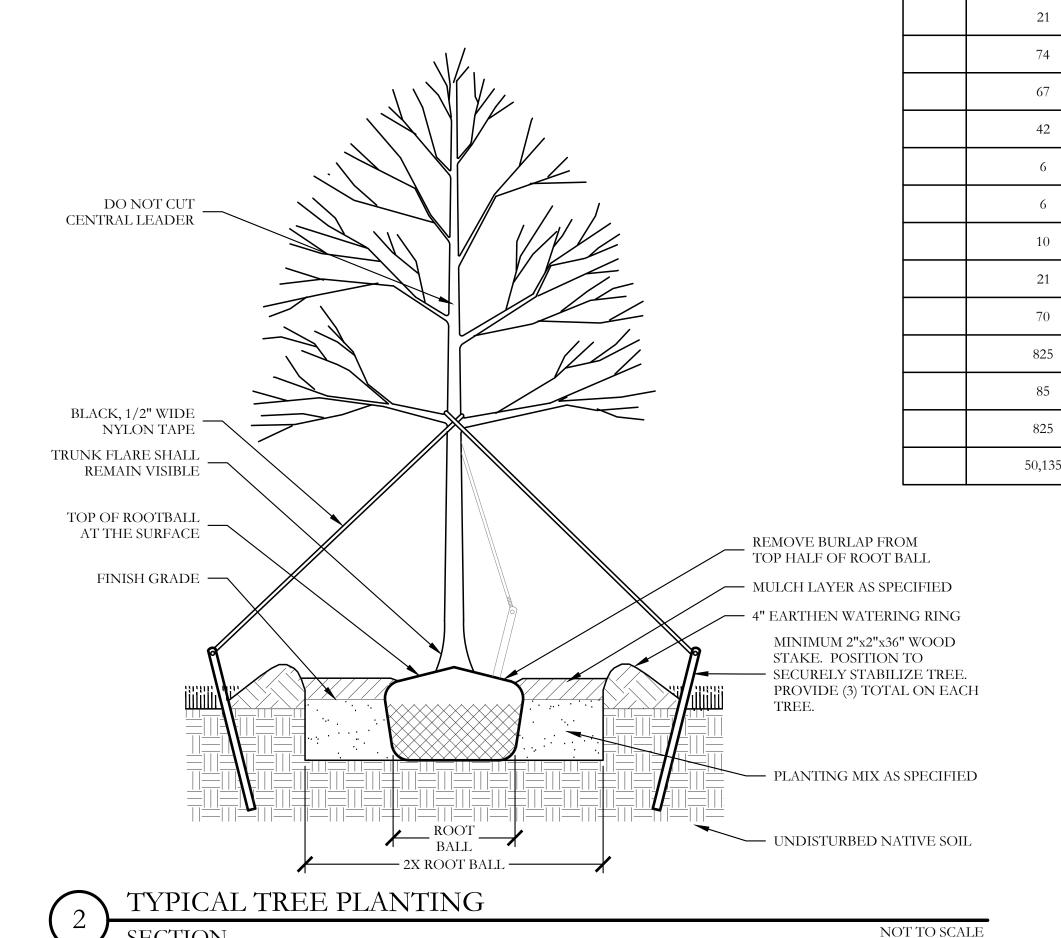
RB

4" BENDA BOARD EDGING AS SPECIFIED PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON TYPICAL BED EDGING DETAIL

PLANTING MIX

AS SPECIFIED

NOT TO SCALE



TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

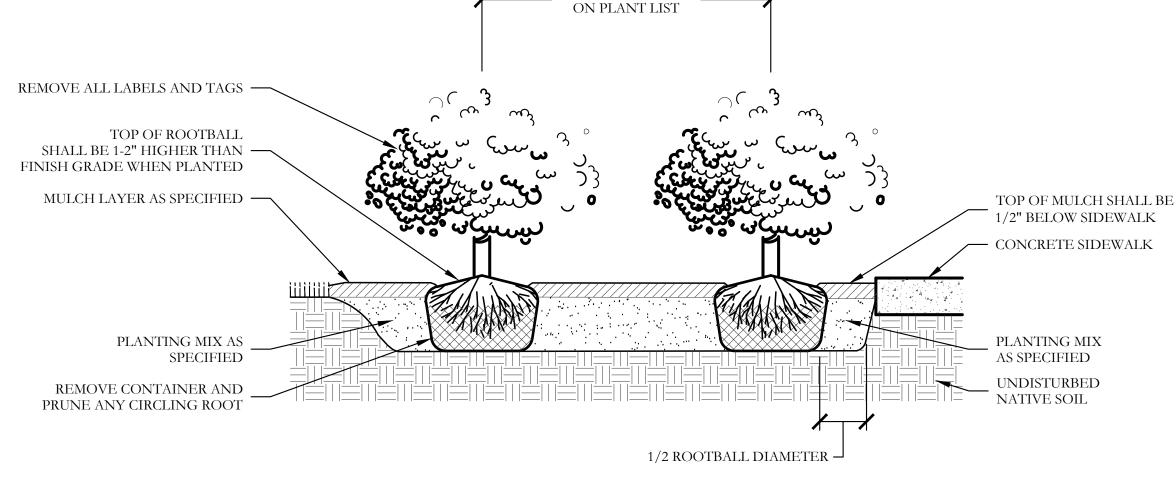
TO TOP OF EDGING

PLANTING SIDE OF EDGE

ON PLANT LIST SQUARE SPACING

SPACING AS SHOWN

TRIANGULAR SPACING TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



SPACING AS SHOWN

PURPLE DIAMOND LOROPETALUM CHINENSIS ' CONTAINER GROWN; FULL PLANT. 7 GALLON 48" O.C. LOROPETALUM PURPLE DIAMOND' LEUCOPHYLLUM FRUTESCENS 7 GALLON 48" O.C. CONTAINER GROWN; FULL PLANT. 36" O.C. CONTAINER GROWN; FULL PLANT. GLOSSY ABELIA LINNAEA X GRANDIFLORA 7 GALLON ILEX CORNUTA' DWARF DWARF BURFORD HOLLY 7 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. BURFORD' ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. UPRIGHT' DWARF MAIDEN GRASS MISCANTHUS SINENSIS ADAGIO 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. MISCANTHUS SINENSIS MORNING LIGHT 36" O.C. CONTAINER GROWN; FULL PLANT. 3 GALLON MORNING LIGHT HESPERALOE PARVIFLORA 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. CEPHALOTAXUS 48" O.C. CONTAINER GROWN; FULL PLANT. PLUM YEW PROSTRATA 3 GALLON HARRINGTONIA 'PROSTRATA' LIRIOPE GRASS LIRIOPE MUSCARI 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. MEXICAN FEATHER GRASS NASSELLA TENUISSIMA 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE MINIMUM 100% COVERAGE ALL AREAS SHOWN COMMON BERMUDA GRASS CYNODON DACTYLON FEET

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

SPACING

AS SHOWN

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC
- 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO
- CALLING FOR ROW INSPECTION AND PERMIT 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO
- FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN
- PLANT QUALIFICATIONS, GRADES, AND STANDARDS. 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT
- WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL
- TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID

LABORATORY'S RECOMMENDATIONS.

- . ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE
- IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER
- LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE
- 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

AND SANITARY SEWER LINES.

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF
- 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE
- MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE. 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT
- ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

APPROVED:

- I hereby certify that the above and foregoing site plan for a development in the
- City of Rockwall, Texas, was approved by the Planning & Zoning
- Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK

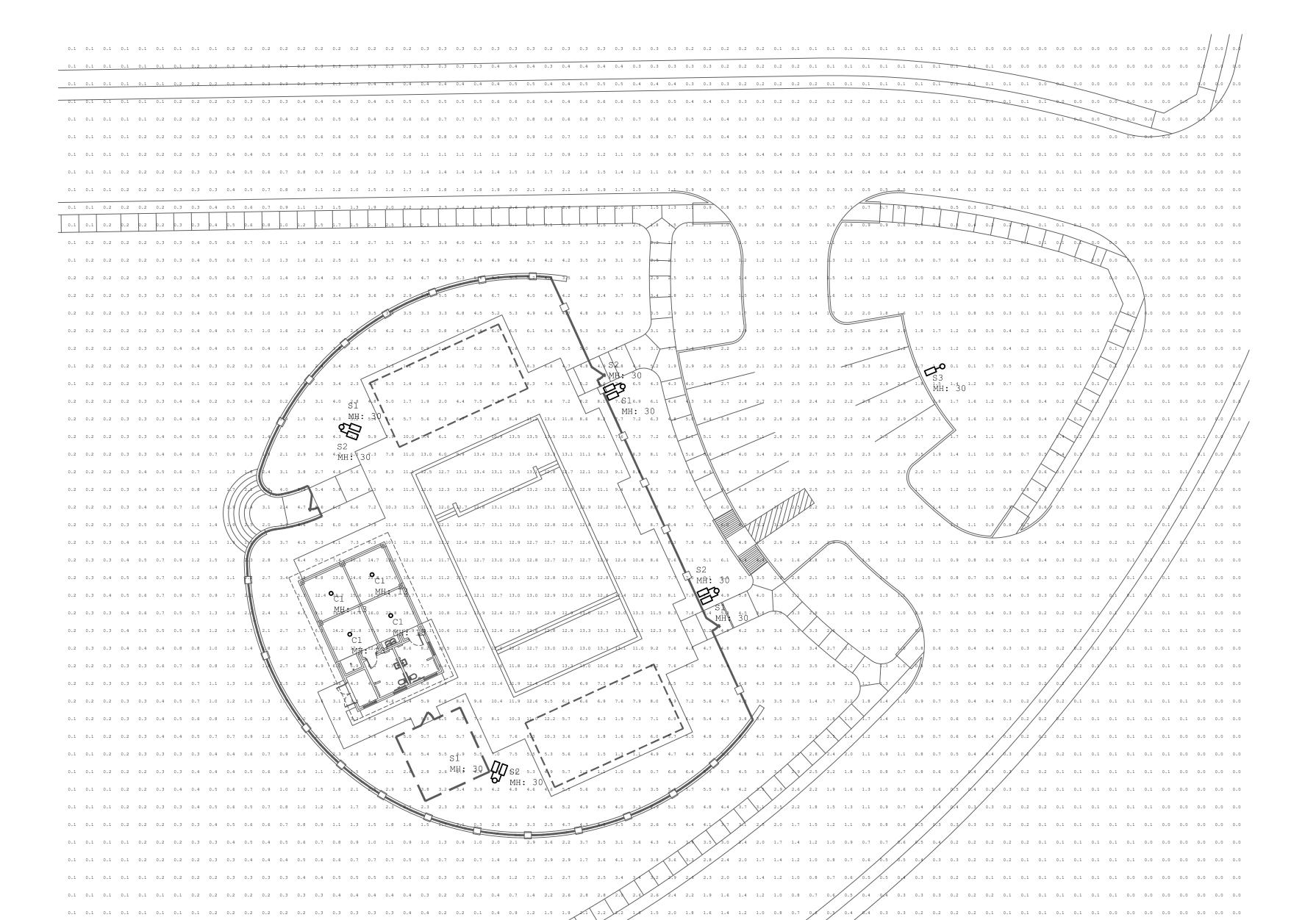
1/2 SPACING AS SHOWN

MAX. 1" DOWN —

FINISH

GRADE

NOT TO SCALE



SITE PLAN - PHOTOMETRICS SCALE: T = 20-07

Symbol	Qty	Label		Arrangement	Descripti	on		Ta	g		LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
•	4	C1		Single	DMF_DCC_DC4-(X)-D20WF-00000- 40WH-(X)-R			0.900	2297	28	112	13			
Ð	1	S3 SIN		SINGLE	EALS03 F4	AF740					0.900	15000	116	116	30
Ð	4	S2	S2 SINGLE		EALS03 K4AH740S1		PA	IRED WITH S1	_	0.900	29000	239	956	30	
Ð	4	S1		SINGLE	EALS03_K4	AH740S2		PA	IRED WITH S2	2	0.900	29000	239	956	30
Calculatio	n Summar	У													
Label		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min							
SITE Planar		Illuminance	FC	2.08	22.8	0.0	N.A.	N.A.							
POOL SURFACE		Illuminance	Fc	12.83	13.6	11.8	1.09	1.15							





HOMESTEAD AMENITY CENTER

Issue:	11/10/2023
Revisions:	

Drawing Title:

PHOTOMETRIC -SITE PLAN

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

S JOB #: 4244-001.

E1.00



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

November 13, 2023

Tree Survey Affidavit

Nelson Lake Estates, Phase 1, Amenity Center City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI **Johnson Volk Consulting**

407 Central Parkway East

Suite 1200

Plano, Texas 75074



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Henry Lee, Senior Planner

DATE: December 12, 2023

SUBJECT: SP2023-046; PD Site Plan for the Homestead Subdivision Amenity Center

The applicant, Cody Johnson of Johnson Volk Consulting, is requesting the approval of a site plan for the amenity center within the Homestead Subdivision. The Homestead Subdivision is situated on a 196.009-acre tract of land (i.e. *Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) that is generally located at the northeast corner of the intersection of FM-549 and FM-1139. Phase 1 of the Homestead Subdivision was approved for a *Final Plat* [*Case No. P2022-055*] and a *PD Site Plan* [*Case No. SP2022-048*] in accordance with the submittal schedule contained in the Planned Development District ordinance. As part of this site plan application, the applicant has submitted a site plan, landscape plan, hardscape plan, photometric plan, and building elevations for the proposed amenity center.

The site plan submitted by the applicant indicates that a pavilion with restrooms, swimming pool, and parking lot will be constructed on the subject property. The landscape plan shows that all of the required landscaping as stipulated by the Planned Development District ordinance will be provided, and that the pool equipment will be screened in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). The hardscape plan details the location of all sidewalks and trails, the pool, and each fence types associated with the development. The submitted site plan, landscape plan, hardscape plan, photometric plan, and building elevations all conform to the applicable technical requirements contained in Planned Development District 92 (PD-92) and the Unified Development Code (UDC). Since the proposed site plan conforms to the technical requirements, this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>December 12, 2023</u> Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

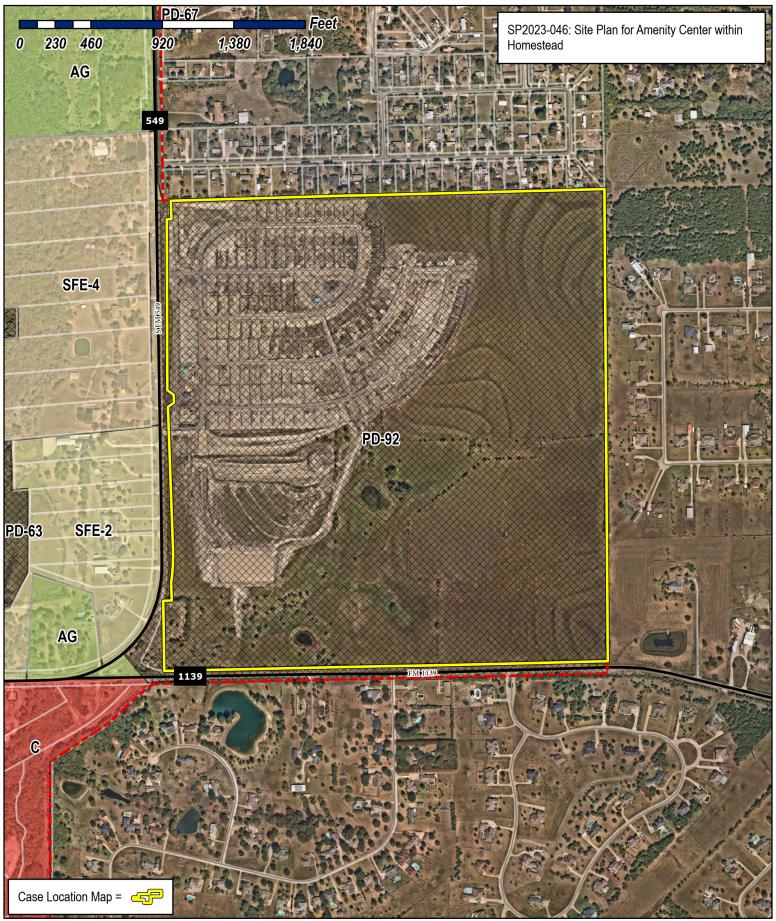
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY PLANNING & ZONING CASE NO.

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 O	F DEVELOPMENT REC	UEST [SELECT ONLY ONE BOX]:						
☐ PRELIMINARY FIFTH FINAL PLAT (\$300.0 G) ☐ AMENDING OR☐ PLAT REINSTA	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 100.00 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 HMINOR PLAT (\$150.00) 1100 HMINOR PLAT (\$150.00)	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES:							
	CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	1: IN DETERMINING THE PER ACRE AMOUNT. 12: A \$1,000.00 FEE W	HE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING						
PROPERTY INFO	ORMATION [PLEASE PRINT]								
ADDRES	S Amenity Center within Homestea	ad							
SUBDIVISIO	N Homestead		LOT 9 BLOCK F						
GENERAL LOCATION	Corner of Fisher Road and Hard	lin Boulevard							
ZONING, SITE PI	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]							
CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center						
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center						
ACREAG	E 1.60 LOTS [CURRENT	1 1	LOTS [PROPOSED] 1						
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.	THAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL						
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CF	ECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]						
☐ OWNER	SH DEV KLUTTS ROCKWALL LLC		Johnson Volk Consulting						
CONTACT PERSON	Stephen Pepper	CONTACT PERSON	Cody Johnson						
ADDRESS	2400 Dallas Parkway	ADDRESS	704 Central Parkway East						
	Suite 460		Suite 1200						
CITY, STATE & ZIP	Plano, Texas 75093	CITY, STATE & ZIP	Plano, Texas 75074						
PHONE	972-526-7700	PHONE	972-201-3100						
E-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com						
BEFORE ME, THE UNDE	CATION [REQUIRED] RESIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE FION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Stephen FOLLOWING:	Pepper [OWNER] THE UNDERSIGNED, WHO						
Nouember	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H 20 3 BY SIGNING THIS APPLICATION, I AGR ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSI	EE THAT THE CITY OF RC	DCKWALL (I.E. "GITY") IS AUTHORIZED AND PERMITTED TO PROVIDE D. PERMITTED TO REPRODUCE ANY COPYRIGHTED PROCESSIFIC						
	O AND SEAL OF OFFICE ON THIS THE 13 DAY OF No.		Notary ID #7476108 My Commission Expires April 19, 2027						
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	acker.	MY COMMISSION EXPIRES						





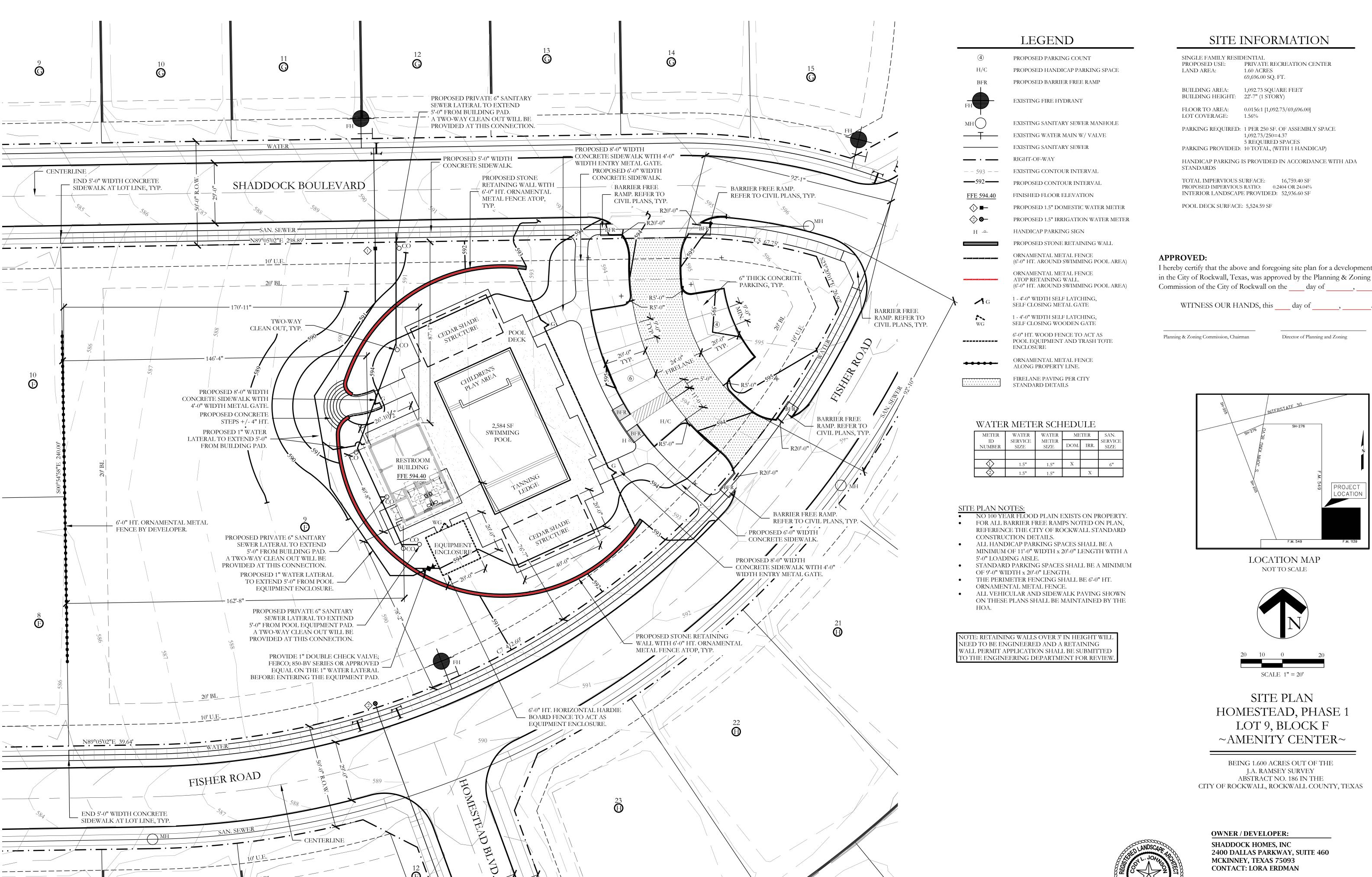
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (072) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

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





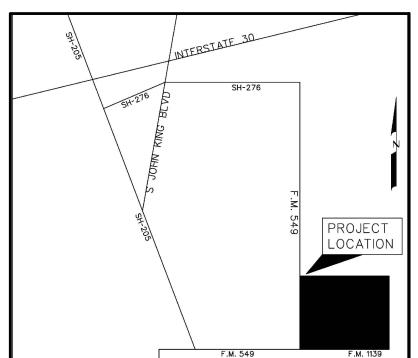


PRIVATE RECREATION CENTER

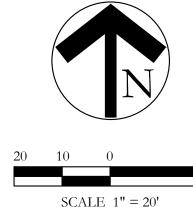
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning

Director of Planning and Zoning



NOT TO SCALE



HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

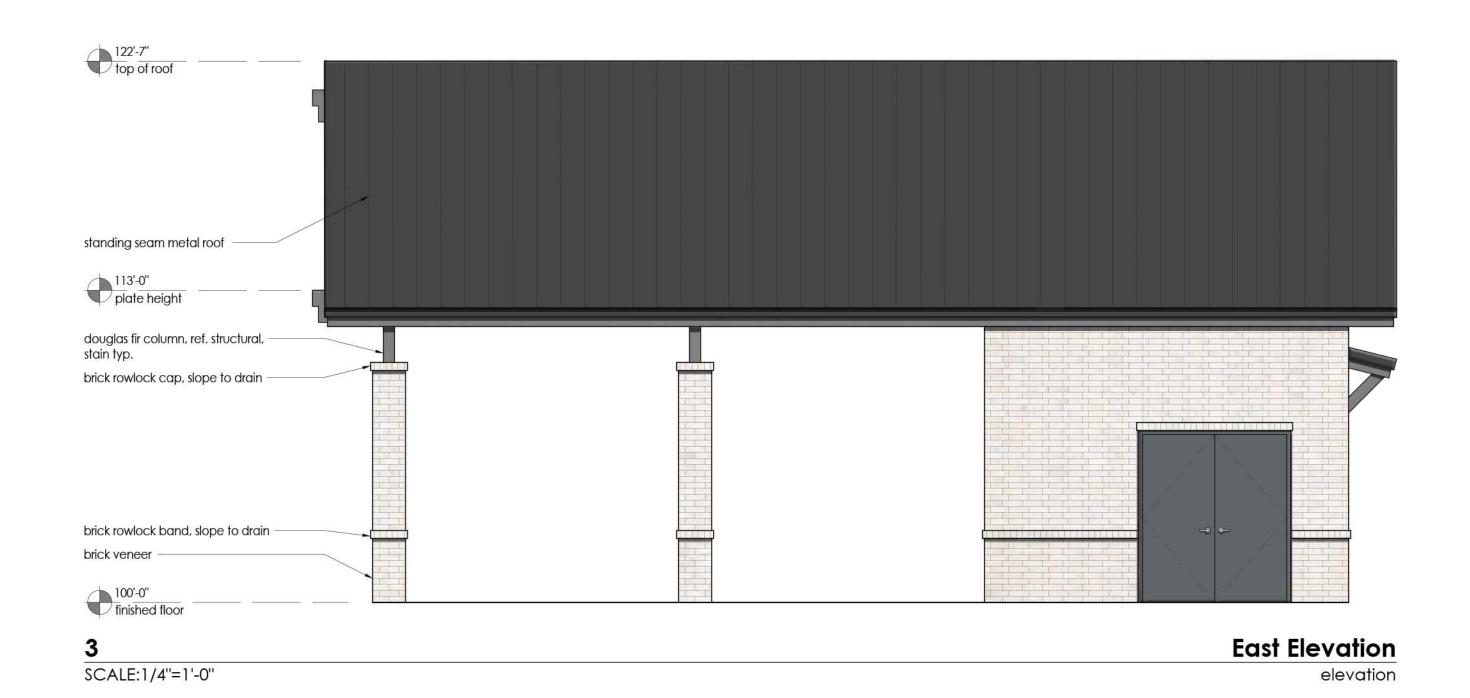
BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



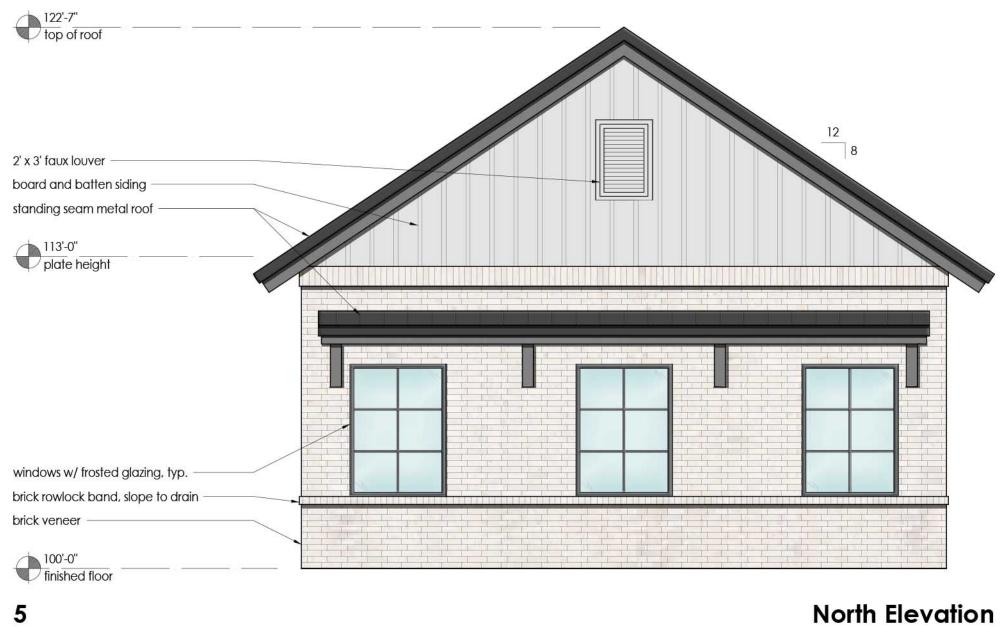
2400 DALLAS PARKWAY, SUITE 460

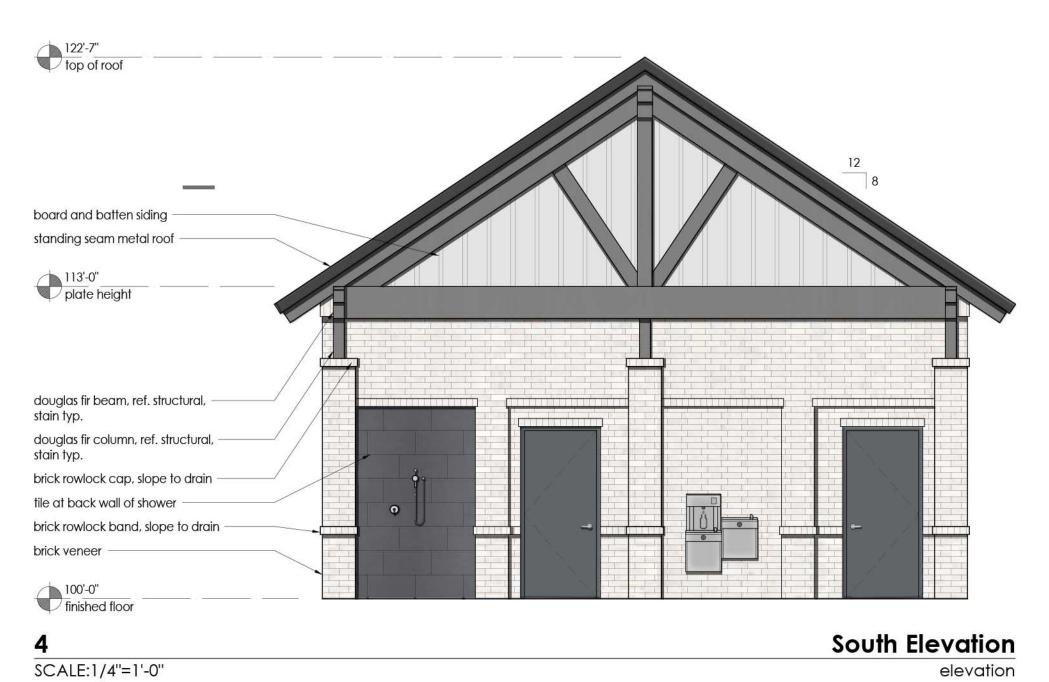
LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI









FACADE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____

WITNESS OUR HANDS, this ____ day of _

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 CONTACT: LORA ERDMAN

LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI



DESIGN TEAM
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500



SHERWIN WILLIAMS WEB GRAY SW 7075



ACME BRICK ASHWOOD



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



MUELLER, INC. DARK CHARCOAL



DALTILE DARK GREY (TILE) 12 X 24



SHERWIN WILLIAMS ICE CUBE SW 6252



GLASS WINDOW WITH FROSTED GLAZING

OWNER/DEVELOPER:

SHADDOCK HOMES, INC
2400 DALLAS PARKWAY, SUITE 460
MCKINNEY, TEXAS 75093
CONTACT: LORA ERDMAN
PHONE: 972-526-7645
EMAIL: LORAERDMAN@SHADDOCKHOMES.COM

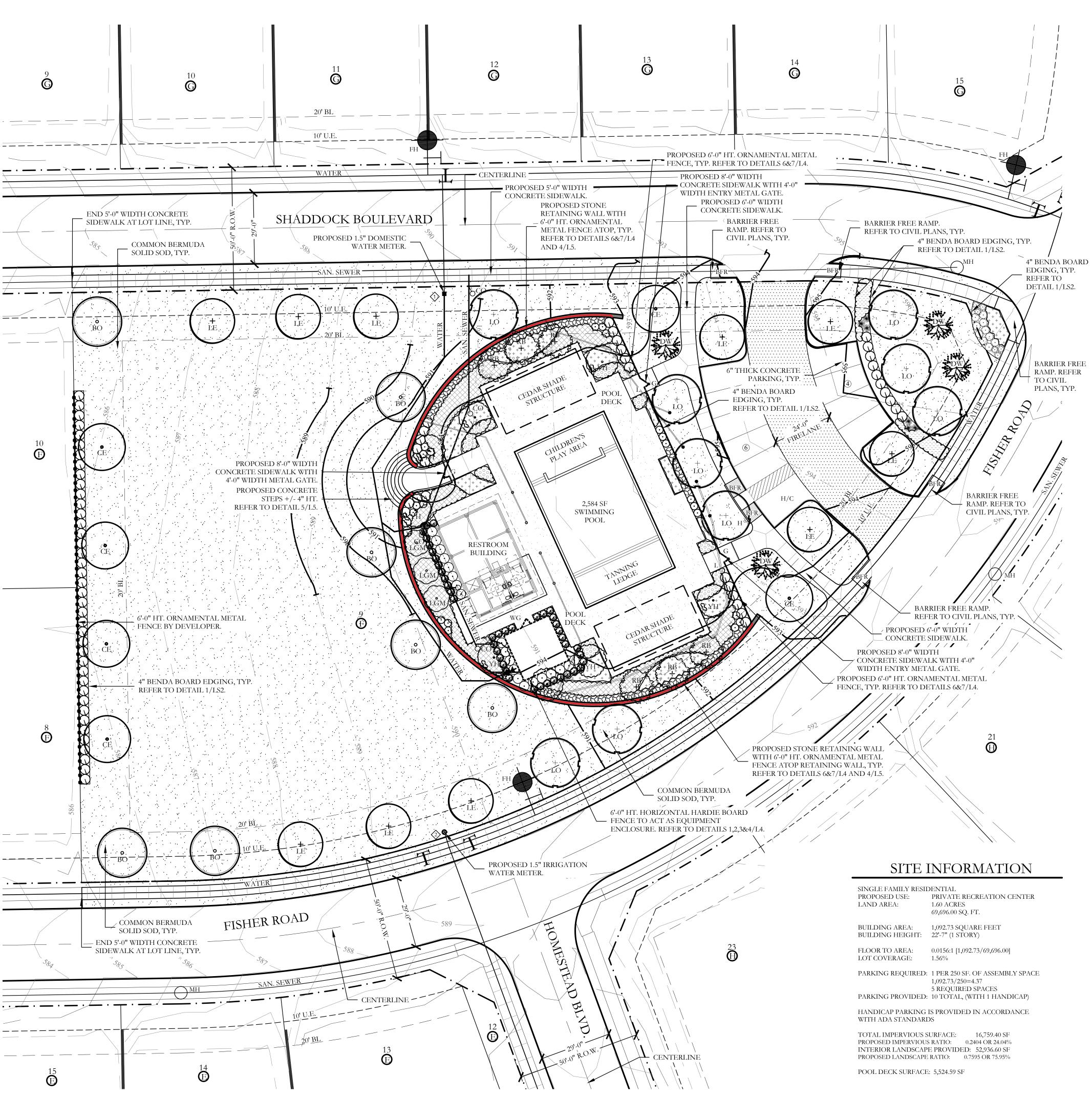
LANDSCAPE ARCHITECT:

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PLANO, TEXAS 75074
CONTACT: CODY JOHNSON, RLA, ASLA, LI
PHONE: 972-201-3100
EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

Copyright © 2023

DATE: SCALE: JOB NO. DRAWN: APPD: ACAD #

DRAWING NO DEV



PLANT LEGEND									
SYMI	BOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING			
+		LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN			
o BC		ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN			
+ LH		LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN			
C.E		CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN			
LĞ	M	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN			
DV	A. C.	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN			
(BAH		YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN			
RE LANGE CO	San	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN			
\odot)		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.			
Q)		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.			
8)		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.			
Ø			DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.			
37.00 30.00			UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.			
*			DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.			
200 g	3		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.			
0)		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.			
+ + + + + + + +	+ + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.			
			LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.			
			MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.			
(0000000000000000000000000000000000000			ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.			
			COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD			

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _

WITNESS OUR HANDS, this _____ day of

Planning & Zoning Commission, Chairman Director of Planning and Zoning

One Inch JVC No SHA012A

GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.

2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO

CALLING FOR ROW INSPECTION AND PERMIT 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO

FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.

2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.

3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE

4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.

THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.

A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.

TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.

9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.

10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH. 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL

SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID

LABORATORY'S RECOMMENDATIONS.

. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE

IRRIGATION SYSTEM. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.

MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.

5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE

8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER

AND SANITARY SEWER LINES. 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF

2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.

3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC

4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR

TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY

COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.

3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.

4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE. 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.

6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE

7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.

8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.

10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

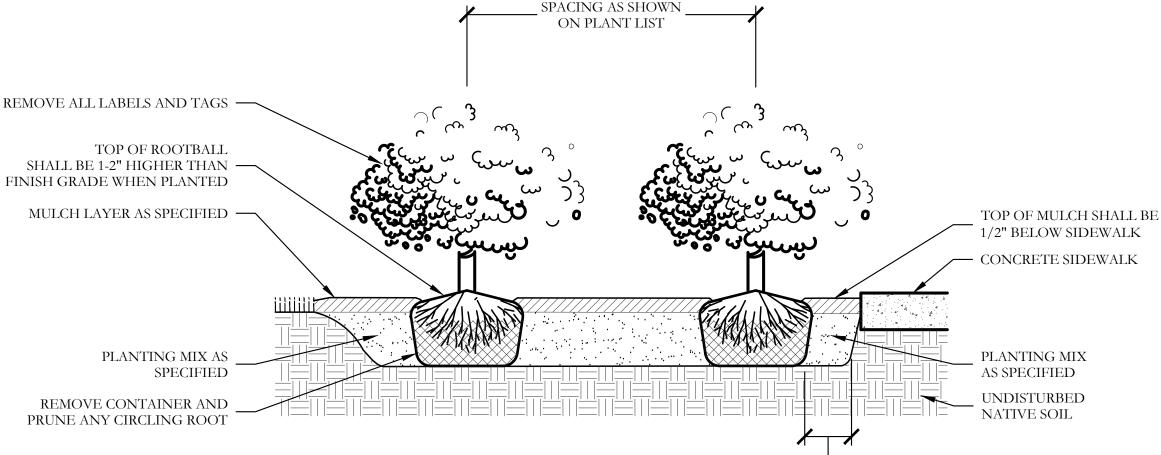
> ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

I hereby certify that the above and foregoing site plan for a development

in the City of Rockwall, Texas, was approved by the Planning & Zoning

Commission of the City of Rockwall on the day of

WITNESS OUR HANDS, this ____ day of



1/2 SPACING AS SHOWN ON PLANT LIST SQUARE SPACING

SPACING AS SHOWN

- 2X ROOT BALL -

TYPICAL TREE PLANTING

CONCRETE SIDEWALK

TAPER PLANTING BED DOWN TO TOP OF

- MULCH LAYER AS SPECIFIED

4" BENDA BOARD EDGING AS SPECIFIED

PLANTING SIDE OF EDGE

TYPICAL BED EDGING DETAIL

DECK SCREWS FOR ATTACHMENT, LOCATE ON

PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED

IS HIGHER THAN MULCH TO CONTAIN.

MAX. 1" DOWN —

DO NOT CUT

CENTRAL LEADER

BLACK, 1/2" WIDE

TRUNK FLARE SHALL

NYLON TAPE

REMAIN VISIBLE

TOP OF ROOTBALL AT THE SURFACE

FINISH GRADE —

FINISH

GRADE

- EDGING. CONTRACTOR TO CONFIRM EDGING

PLANTING MIX

AS SPECIFIED

NOT TO SCALE

TRIANGULAR SPACING

NOT TO SCALE

TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

1/2 ROOTBALL DIAMETER -

PLANT LIST

SCIENTIFIC NAME

QUERCUS VIRGINIANA

DUERCUS MACROCARPA

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

PURPLE DIAMOND'

ΓEXENSIS

BURFORD'

UPRIGHT'

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LOROPETALUM CHINENSIS '

LINNAEA X GRANDIFLORA

ILEX CORNUTA' DWARF

MISCANTHUS SINENSIS

HESPERALOE PARVIFLORA

HARRINGTONIA 'PROSTRATA'

TO BE SELECTED BY OWNER

MORNING LIGHT

CEPHALOTAXUS

LIRIOPE MUSCARI

NASSELLA TENUISSIMA

CYNODON DACTYLON

ROSMARINUS OFFICINALIS

MISCANTHUS SINENSIS ADAGIO

LEUCOPHYLLUM FRUTESCENS

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

7 GALLON

7 GALLON

7 GALLON

7 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

1 GALLON

1 GALLON

4" POT

SQUARE

FEET

SPACING

AS SHOWN

48" O.C.

48" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

48" O.C.

18" O.C.

18" O.C.

8" O.C.

SOLID SOD

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

CONTAINER GROWN; FULL PLANT.

MINIMUM 100% COVERAGE ALL AREAS SHOWN

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

COMMON NAME

LIVE OAK

BUR OAK

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

PURPLE DIAMOND

LOROPETALUM

GLOSSY ABELIA

DWARF BURFORD HOLLY

UPRIGHT ROSEMARY

DWARF MAIDEN GRASS

PLUM YEW PROSTRATA

MEXICAN FEATHER GRASS

COMMON BERMUDA GRASS

MORNING LIGHT

MISCANTHUS

LIRIOPE GRASS

ANNUAL COLOR

RED YUCCA

TEXAS SAGE

LITTLE GEM MAGNOLIA

CEDAR ELM

QUANTITY

74

21

70

825

85

825

50,135

LO

ВО

LE

CE

LGM

DW

YH

RB

REMOVE BURLAP FROM TOP HALF OF ROOT BALL

MULCH LAYER AS SPECIFIED

4" EARTHEN WATERING RING

TREE.

MINIMUM 2"x2"x36" WOOD STAKE. POSITION TO

SECURELY STABILIZE TREE.

PROVIDE (3) TOTAL ON EACH

- PLANTING MIX AS SPECIFIED

UNDISTURBED NATIVE SOIL

NOT TO SCALE

APPROVED:

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE: JVC No SHA012A

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK PER CITY

JOINT AT EDGE OF STEPS.

2-#3 BARS TOP AND BOTTOM

NOT TO SCALE

1-1/2" X 1-1/2" TUBE RAILS

3/4" SQ. TUBULAR STEEL

PICKET @ 4" O.C. MAX. TYP.

AT TOP AND BOTTOM

WITH #3 STIRRUPS SPACED 18" O.C. FOR TOP AND

BOTTOM STEPS.

2" X 2" TUBULAR

SQUARE STEEL POST

NOTE: REFER TO GRADING PLANS AND

FIELD VERIFY FOR LENGTH OF CHEEK

WALL AND NUMBER OF STEPS.

SLOPE TO DRAIN

STANDARDS. PROVIDE EXPANSION

SCALE: DETAILS One Inch

JVC No SHA012A

HORIZONTAL HARDIE BOARD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.

2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.

4. HARDIE BOARD MATERIAL FOR FENCE

4.1. STRINGERS - HARDIE BOARD MATERIAL OR BETTER.

4.2. PICKETS - HARDIE BOARD MATERIAL OR BETTER. 4.3. CAPS - HARDIE BOARD MATERIAL OR BETTER.

5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.

6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED. 7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS

WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.

9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL MATERIAL SURFACES.

10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

11. ALL HARDIE BOARD MEMBERS SHALL RECEIVE TWO COATS OF MARINE GRADE PAINT; FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY.

ORNAMENTAL METAL FENCE NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- 2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.

4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.

5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.

6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.

7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.

8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.

9. FENCE MEMBER SIZES TO BE AS FOLLOWS:

9.1. PICKETS, 3/4" SQUARE 16 GA. 9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.

10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.

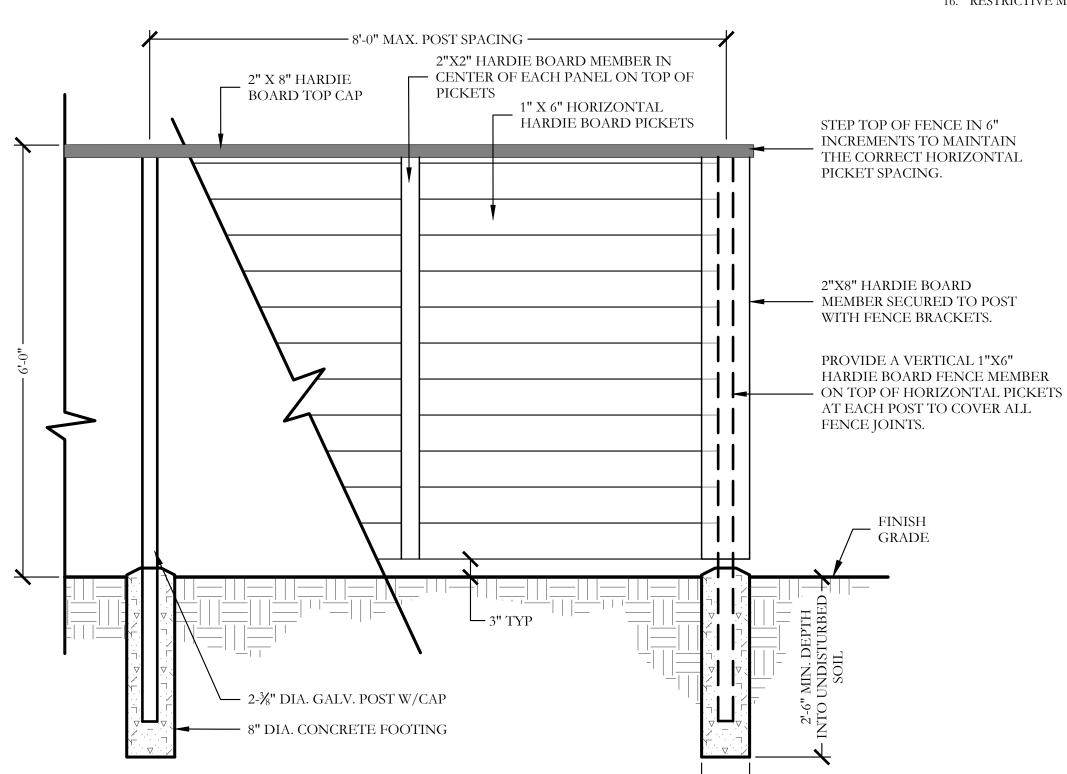
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH. 12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN

OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE. 13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C. 14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR

OWNER FOR MATERIALS AND/OR LABOR.

15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.

16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2".



4" DEPTH, 3/4"-1" CRUSHED

POOL EQUIPMENT & TRASH TOTE ENCLOSURE

— 4" DEPTH, 3/4"-1" CRUSHED ROCK

FINAL GRADE PER PLANS

COMPACTED SUBGRADE

DEWITT 4.1 OZ LANDSCAPE FABRIC

CONTINUOUS BENEATH

CRUSHED ROCK BASE SECTION

4'-0" WIDTH GATE TO MATCH

CONCRETE

POOL DECK

HARDIE BOARD FENCE.

CONCRETE

POOL DECK

ROCK. REFER TO DETAIL 2/L4.

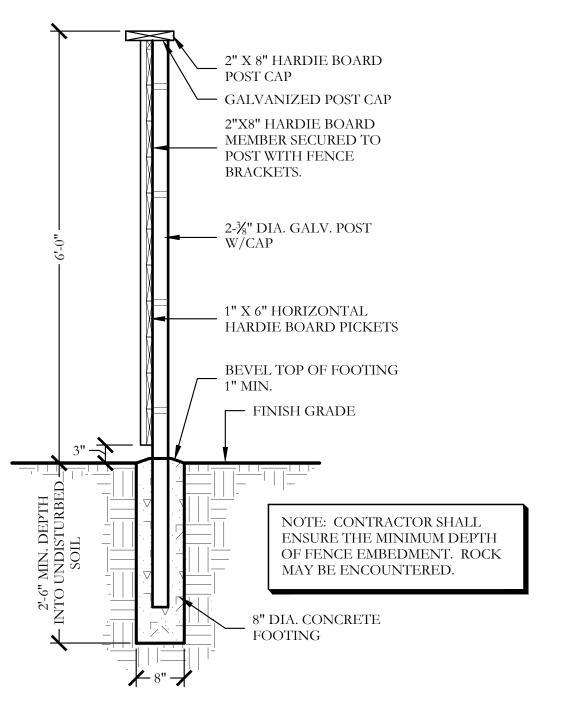
6'-0" HT. HORIZONTAL HARDIE BOARD

PAD AS REQUIRED.

CONCRETE POOL EQUIPMENT

FENCE. REFER TO DETAILS 3&4/L4.

' HT. HORIZONTAL HARDIE BOARD FENCE



6'-0" HT. HARDIE BOARD FENCE

// 42" LATCH HT. — 4" TYP → — FINISH GRADE 3 EA. 90degree HINGES (SELF CLOSING) 6" DIA. X 3' DEEP CONCRETE FOOTING 6'-0" O.C. MIN. 8'-0" O.C. MAX. 10" HT. METAL KICKPLATE ALONG BOTTOM SIDE OF GATE. INSTALL ON PUSH SIDE. 6'-0" HT. ORNAMENTAL METAL FENCE AND GATE SCALE: 1/2"= 1'-0"

NOTE: RETAINING/CHEEK WALL

#3 BARS EACH WAY SPACED AT

- TREAD NOSES AND 18" ON CENTER

FOR MIDDLE SECTION OF STEPS.

4'-0" SELF CLOSING

SELF LATCHING GATE

BEYOND. REFER TO SITE

HEIGHTS AND DETAIL.

PROVIDE $\frac{1}{2}$ " CHAMFER

CONCRETE SIDWALK PER

JOINT AT EDGE OF STEPS.

CITY STANDARDS.

PROVIDE EXPANSION

ON ALL STEPS

TYPICAL CONCRETE STAIR DETAIL

TRILOGY LOCKING MECHANISM ON ALL GATES.

CODE FROM THE OUTSIDE OF THE SWIMMING POOL. —

INSIDE THE POOL ENCLOSURE TO EXIT FREELY.

KNOX BOX PER CITY OF ROCKWALL STANDARDS —

INSIDE LEVER IS ALWAYS FREE ALLOWING PEOPLE

USER CAN ACCESS THE POOL BY ENTERING IN THE

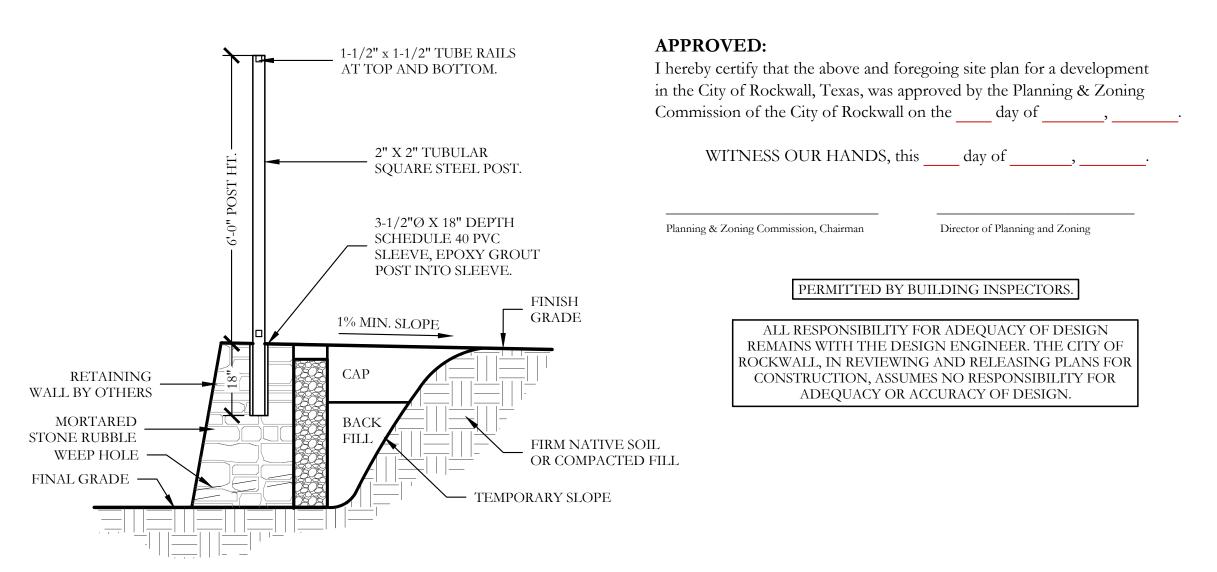
RESTRICTIVE MESH -

GRADING PLANS FOR WALL

2-#3 BARS TOP AND BOTTOM WITH

- #3 STIRRUPS SPACED 18" O.C. FOR

TOP AND BOTTOM STEPS.



6'-0" HT. ORN. METAL FENCE ATOP RET. WALL

SCALE: 3/4"=1'-0"

SCALE: DETAILS One Inch

JVC No SHA012A

CEDAR SHADE STRUCTURE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION

OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS. 2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND

4. WOOD MATERIAL FOR FENCE

4.1. JOIST-CEDAR, #2 GRADE OR BETTER.

4.2. BEAM-CEDAR, #2 GRADE OR BETTER. 4.3. POST- CEDAR, #2 GRADE OR, BETTER

5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED. 6. IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL

HIDE THE BRACKETS WITH CEDAR TRIM. 7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.

8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. 9. ALL WOOD MEMBERS SHALL RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT;

FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY.

HEIGHT (H) BASE DEPTH (A) 16" BASE WIDTH (B) FULL FULL CAP DEPTH (C) N/A N/A GRAVEL DEPTH (D)

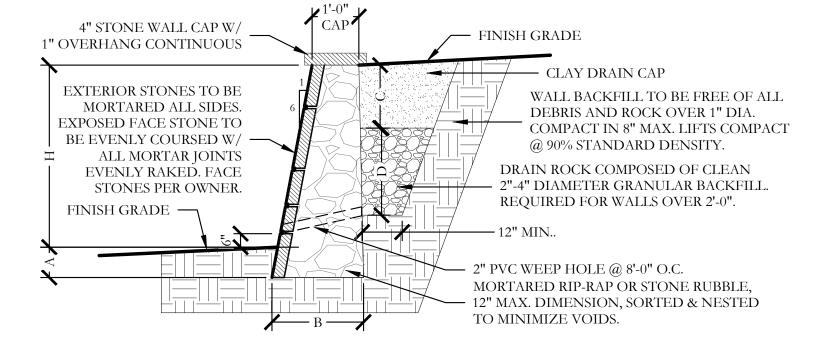
> GENERAL NOTES: 1. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM

2. TYPE S MORTAR REQUIRED.

WALL DIMENSION SCHEDULE (BASED ON CLAY (CH) SOIL)

3. CONTROL JOINTS AT 25' MAXIMUM SPACING. 4. INSTALL 2" PVC WEEP HOLES FOR ALL WALLS 2'-0" HEIGHT

AND OVER @ 8'-0" O.C. SPACING. 5. MINIMUM 2% AND MAXIMUM 4:1 TOE SLOPE AT FINISH



3' MAX. HEIGHT GRAVITY RETAINING WALL DETAIL
SECTION
NOT:

RETAINING WALL NOTES

- 1. DESIGN BASED ON JOHNSON VOLK CONSULTING GRADING AND DRAINAGE PLAN DATED December 05, 2023 AND SUBSURFACE EXPLORATION, FOUNDATION ANALYSIS AND PAVEMENT RECOMMENDATIONS REPORT (NO. D211141) DATED NOVEMBER 01, 2021 BY TERRADYNE ENGINEERING, INC. AS PROVIDED BY CLIENT.
- 2. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO
- 1.5H FROM WALL. 3. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000

PSI @ 28 DAYS. 4. ALL MORTAR SHALL BE TYPE S.

5. CONTROL JOINT'S AT 25' MAXIMUM SPACING.

6. 4" STONE VENEER TO MATCH BUILDING FACADE PER ARCHITECTURE PLANS.

7. MINIMUM 2% TOP & TOE SLOPE AT FINISH GRADE. 8. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY

INSPECTIONS.

9. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN

CONCRETE (MIN. 2000 PSI @ 28 DAYS) OR COMPACTED FLEX BASE MATERIAL. 11. PERIODIC OBSERVATION BY ENGINEER OR RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTOR'S ADHERENCE TO PLANS AND

SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK. 12. CONTRACTOR SHALL PROVIDE ENGINEER MINIMUM 72 HOURS NOTICE PRIOR TO BEGINNING

CONSTRUCTION TO SCHEDULE REQUIRED INSPECTIONS. 13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES

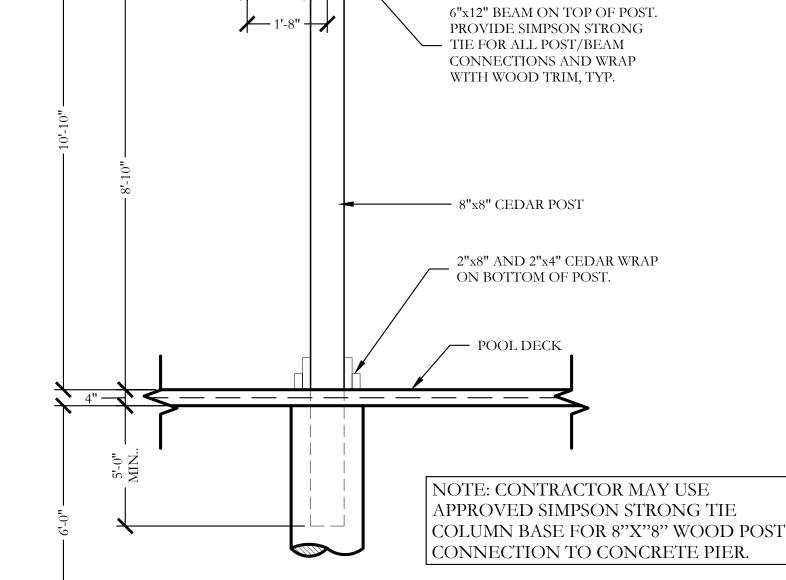
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



2"x4" LATHING @ 6" O.C

TYP.

- 1'-4" **-**

n n n n n n n n n n n

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

2"x8" JOISTS AT 18" O.C. MAX.

18" DIA. x 6'-0" OVERALL DEPTH

 CONCRETE PIER IN CENTER OF POST. REFER TO DETAIL 3/L5.

—— 2"x4" LATHING @ 6" O.C.

20'-0" x 40'-0" CEDAR SHADE STRUCTURE

8"x8" CEDAR POST.

6"x12" BEAM ON TOP

OF POST EACH WAY.

(4) EACH SIDE

— 12'-3" POST SPACING —

20'-0" x 40'-0" CEDAR SHADE STRUCTURE

8"x8" CEDAR POST.

(4) EACH SIDE

2"x8" JOISTS SPACED 18" O.C. MAXIMUM

2"x8" JOISTS AT 18" O.C. MAX.

6"x12" BEAM ON TOP OF POST.

2"x8" AND 2"x4" CEDAR WRAP

ON BOTTOM OF POST.

— POOL DECK

EXTEND CEDAR POST A

MINIMUM OF 5'-0" INTO PIER.

18" DIA. x 6'-0" OVERALL DEPTH

- CONCRETE PIER IN CENTER OF

POST. REFER TO DETAIL 3/L5.

PROVIDE SIMPSON STRONG

- TIE FOR ALL POST/BEAM

WITH WOOD TRIM, TYP.

— 8"x8" CEDAR POST

CONNECTIONS AND WRAP

— 2"x4" LATHING @ 6" O.C.

6"x12" BEAM ON TOP

OF POST EACH WAY.

FOOTING PER PLAN — 4-#5 HOOKS, 8"x36" DOUBLE TIE OR #3 - ROUND STIRRUPS AT TOP OF PIER 4-#5 BARS VERTICAL #3 ROUND STIRRUP @ 18" O.C.

4-#5 VERTICAL @ 90Deg.

#3 ROUND STIRRUP

@ 18" O.C.

PLAN/SECTION

SPACING AROUND SPIRAL

PIER CAP OR

SCALE: 3/4" = 1'-0"

SECTION

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND

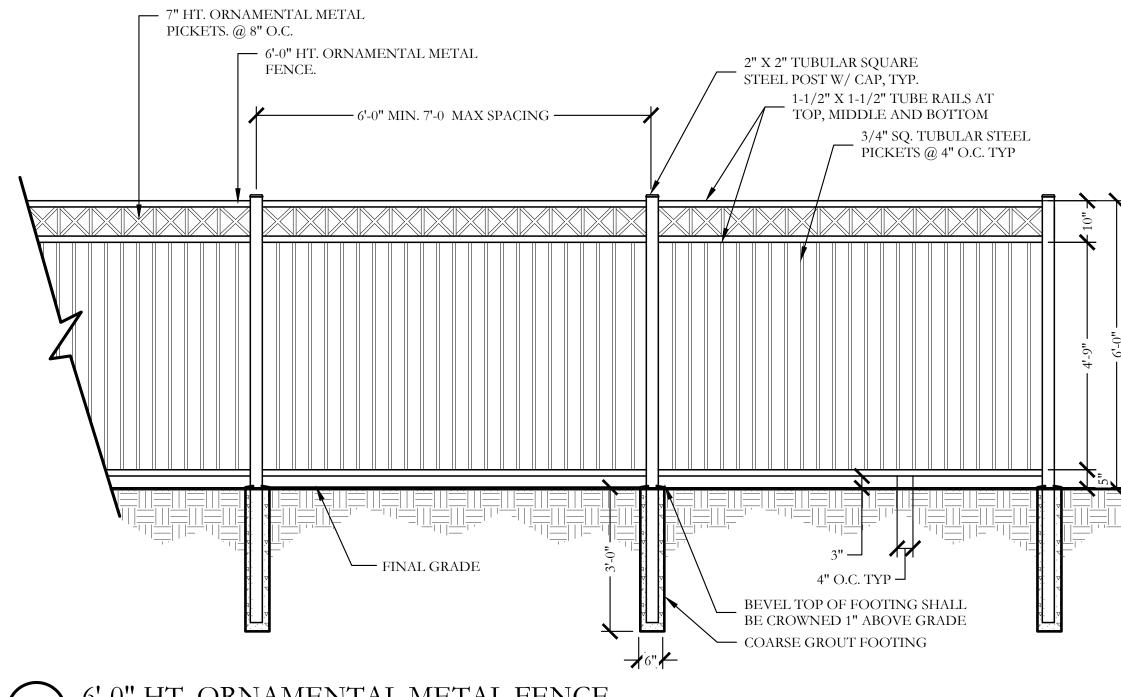
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH

UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS. 4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.

REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.

OF 3000 PSI @ 28 DAYS.



1-1/2" x 1-1/2" TUBE RAILS AT TOP, MIDDLE AND BOTTOM 2" X 2" TUBULAR SQUARE STEEL POST W/ CAP, TYP. BEVEL TOP OF FOOTING SHALL BE CROWNED 1" ABOVE GRADE FINAL GRADE PER CIVIL PLANS - 3,000 PSI CONCRETE FOOTING TYP. METAL POST FOOTING

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

CENTER

THESE **DOCUMENTS** ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING

PURPOSES.

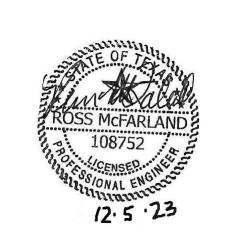
December 05, 2023

SCALE: DETAILS One Inch

JVC No SHA012A

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES





HOMESTEAD AMENITY CENTER

Issue: 11/10/2023
Revisions:

Drawing Title:

APPROVED:

Planning & Zoning Commission, Chairman

I hereby certify that the above and foregoing site plan for a development

in the City of Rockwall, Texas, was approved by the Planning & Zoning

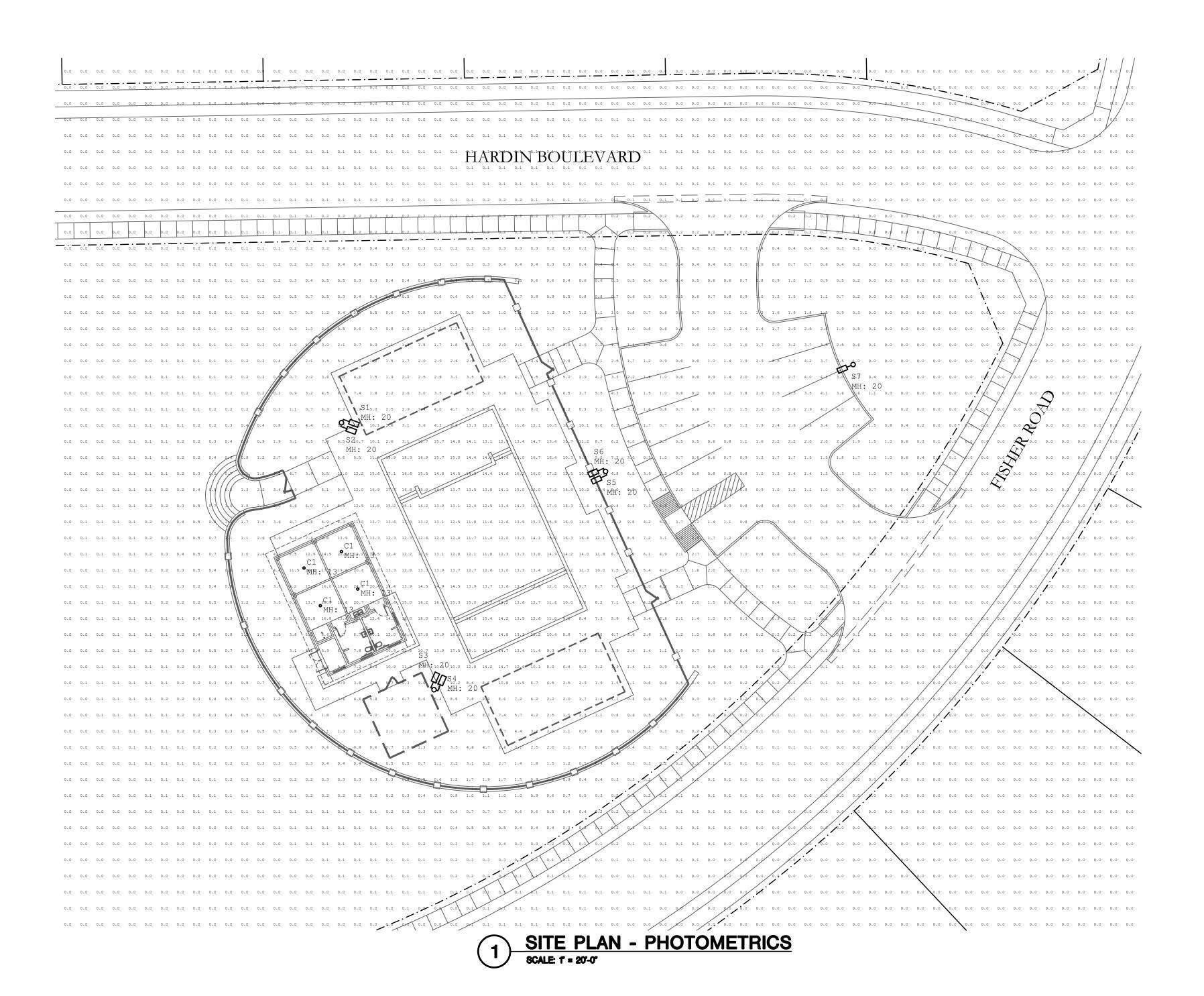
Director of Planning and Zoning

Commission of the City of Rockwall on the day of

WITNESS OUR HANDS, this ____ day of _

PHOTOMETRIC -SITE PLAN

E1.00



Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
⊕	4	C1	Single	DMF_DCC_DC4-(X)-D20WF-00000- 40WH-(X)-R		0.900	2297	28	112	13
Ð	1	S1	SINGLE	EALS03_K4AH740WITH ELS- EAL-FS4-BLCK- LEFT	PAIRED WITH S2	0.900	24800	239	239	20
Ð	1	S2	SINGLE	EALS03_K4AH740WITH ELS- EAL-FS4-BLCK- LEFT	PAIRED WITH S1	0.900	24800	239	239	20
Ð	1	\$3	SINGLE	EALS03_K4AH740WITH ELS- EAL-FS4-BLCK- RIGHT	PAIRED WITH S4	0.900	24800	239	239	20
Ð	1	S4	SINGLE	EALS03_K4AH740WITH ELS- EAL-FS4-BLCK- RIGHT	PAIRED WITH S3	0.900	24800	239	239	20
Ð	1	S5	SINGLE	EALS03 K4AH740	PAIRED WITH S6	0.900	29000	239	239	20
Ð	1	S6	SINGLE	EALS03_K4AH740	PAIRED WITH S5	0.900	29000	239	239	20
Ð	1	S7	SINGLE	EALS03_D4AF740		0.900	8900	70	70	20



January 11, 2024

TO: Cody Johnson

Johnson Volk Consulting

704 Central Parkway East, Suite 1200

Plano, TX 75074

FROM: Henry Lee, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: SP2023-046; Site Plan for Homestead Amenity Center

Cody Johnson:

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 Planning and Zoning Commission on December 12, 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 <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a Site Plan by a vote of 6-0, with Commissioner Womble absent.

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

Sincerely.

Henry Lee, AICP, Senior Planner

City of Rockwall Planning and Zoning Department