
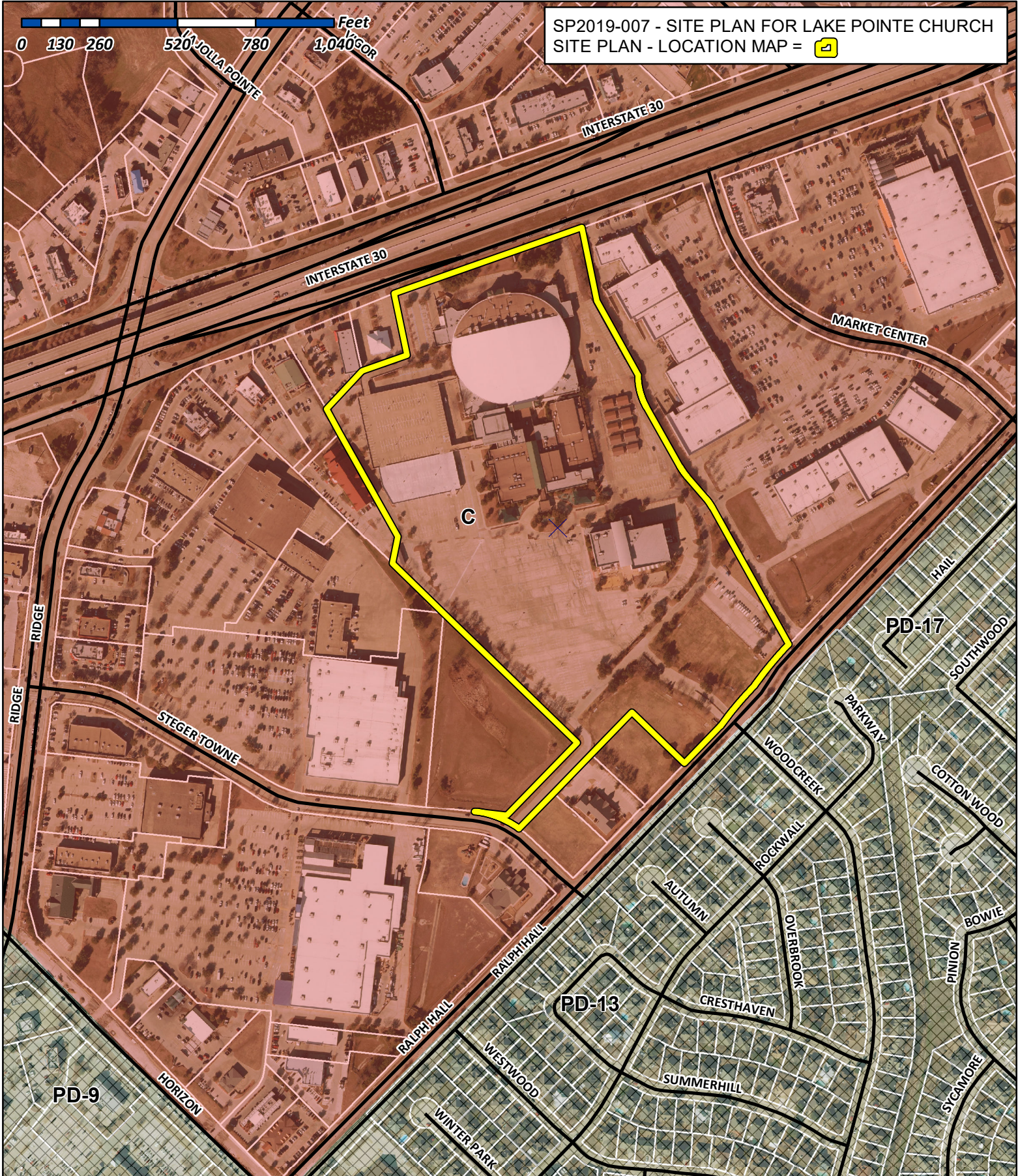


0 130 260 520 780 1,040 Feet

SP2019-007 - SITE PLAN FOR LAKE POINTE CHURCH  
SITE PLAN - LOCATION MAP = 

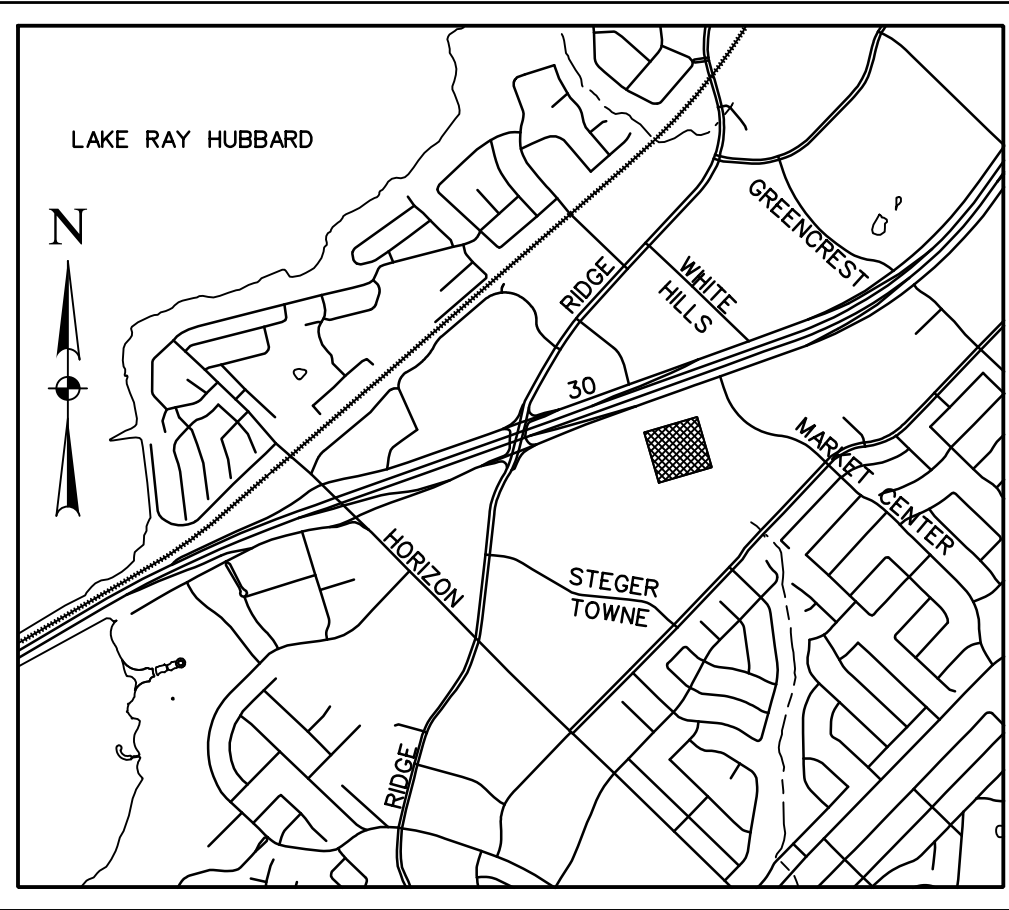


# City of Rockwall

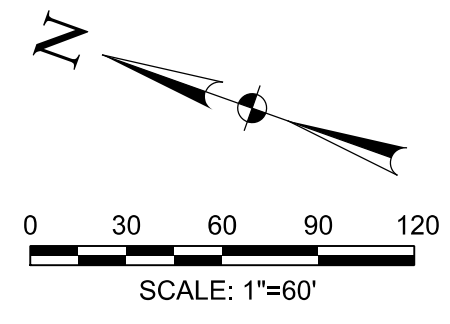
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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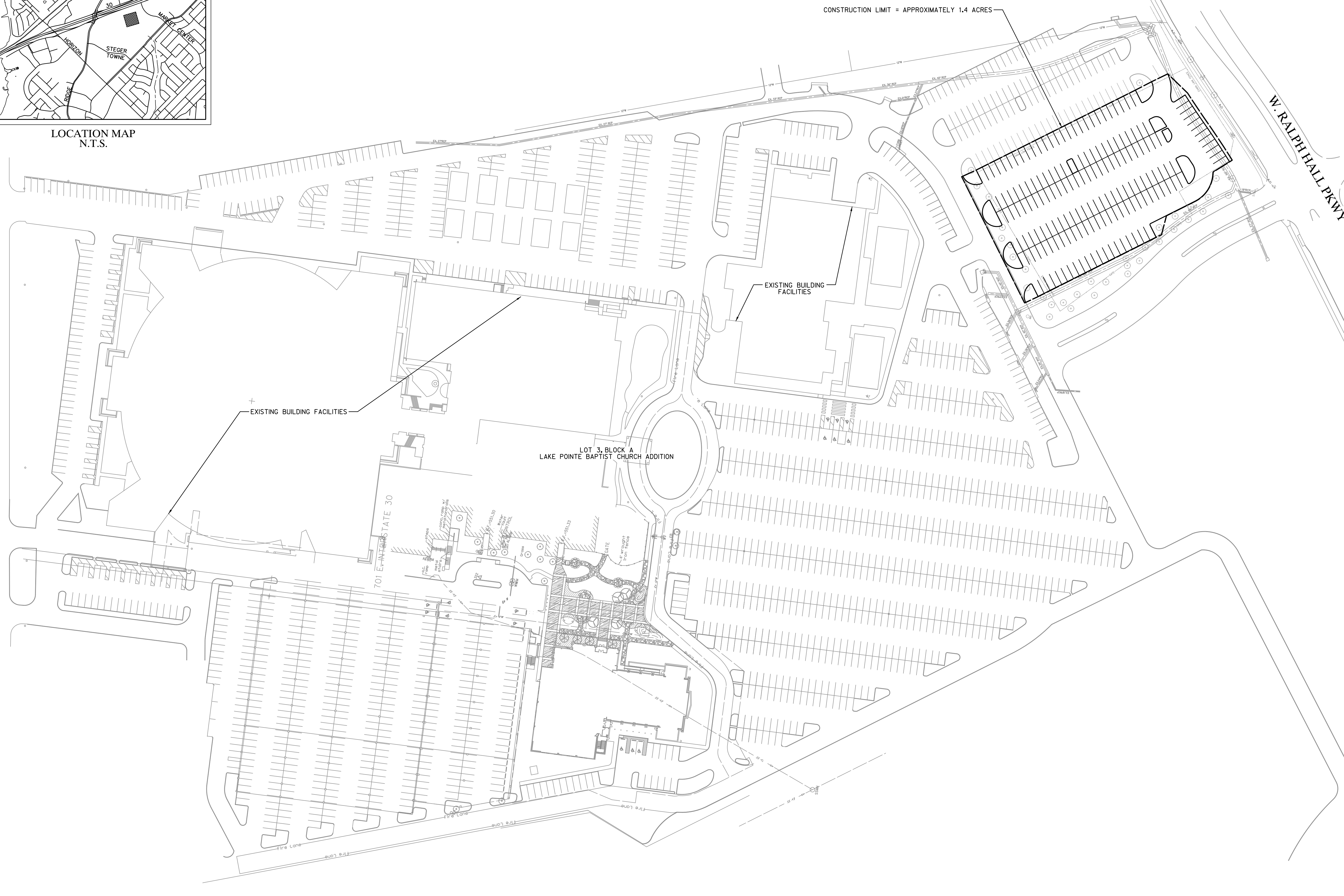
LOCATION MAP  
N.T.S.



CONSTRUCTION LIMIT = APPROXIMATELY 1.4 ACRES

I-30 FRONTAGE ROAD

W. RALPH HALL PKWY



**LAKE POINTE CHURCH  
PARKING LOT EXPANSION**  
701 Interstate 30 Rockwall, TX 75087



Revision No.	Date	Description

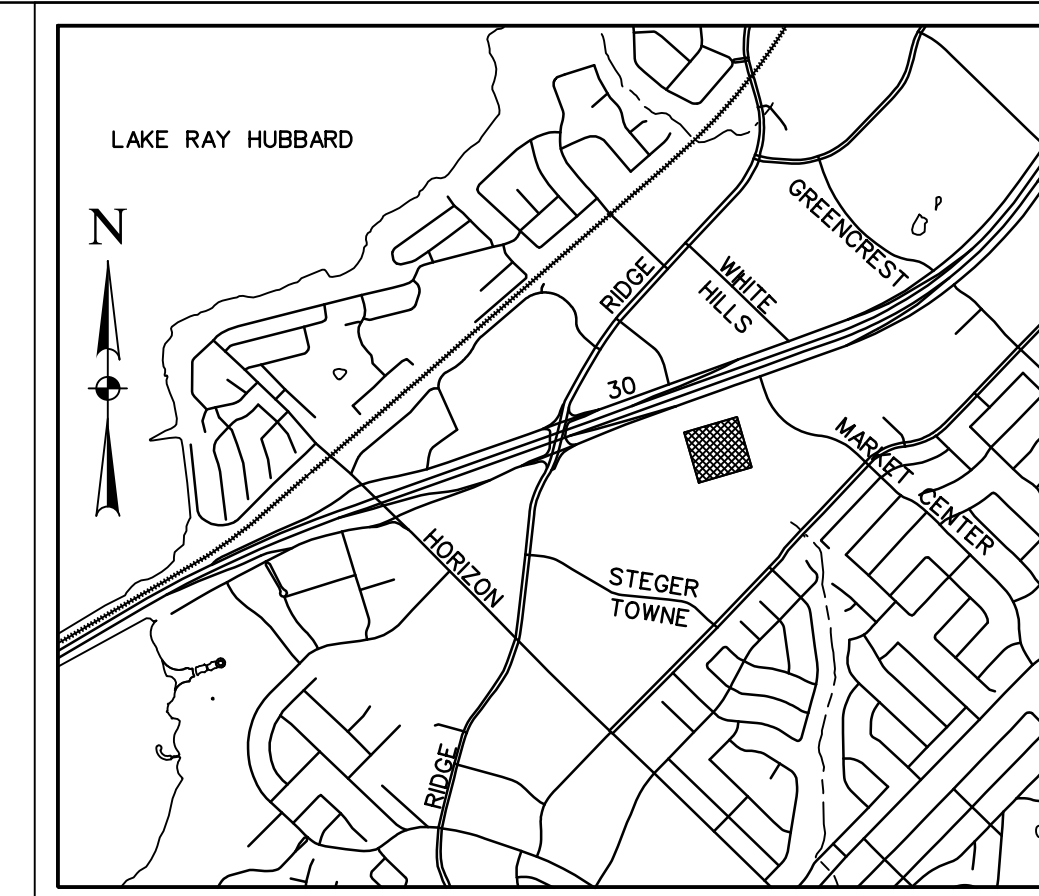
**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

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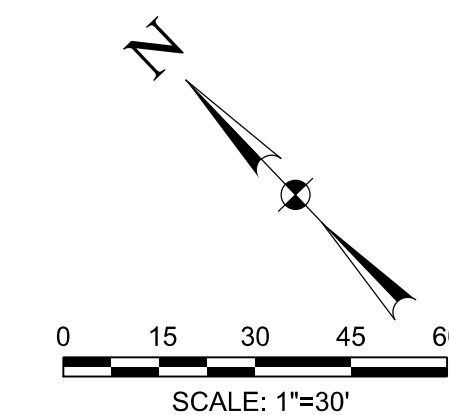
DANIEL W. WARFIELD 95847  
NAME P.E. NO.  
DATE 3/15/2019  
TBPE FIRM #F-312

Project No.:	35866
Issued:	3/15/2019
Drawn By:	CAD
Checked By:	DWW
Scale:	AS NOTED
Sheet Title	SITE LOCATION PLAN
C1.01	Sheet Number

**CAUTION!!!**  
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)

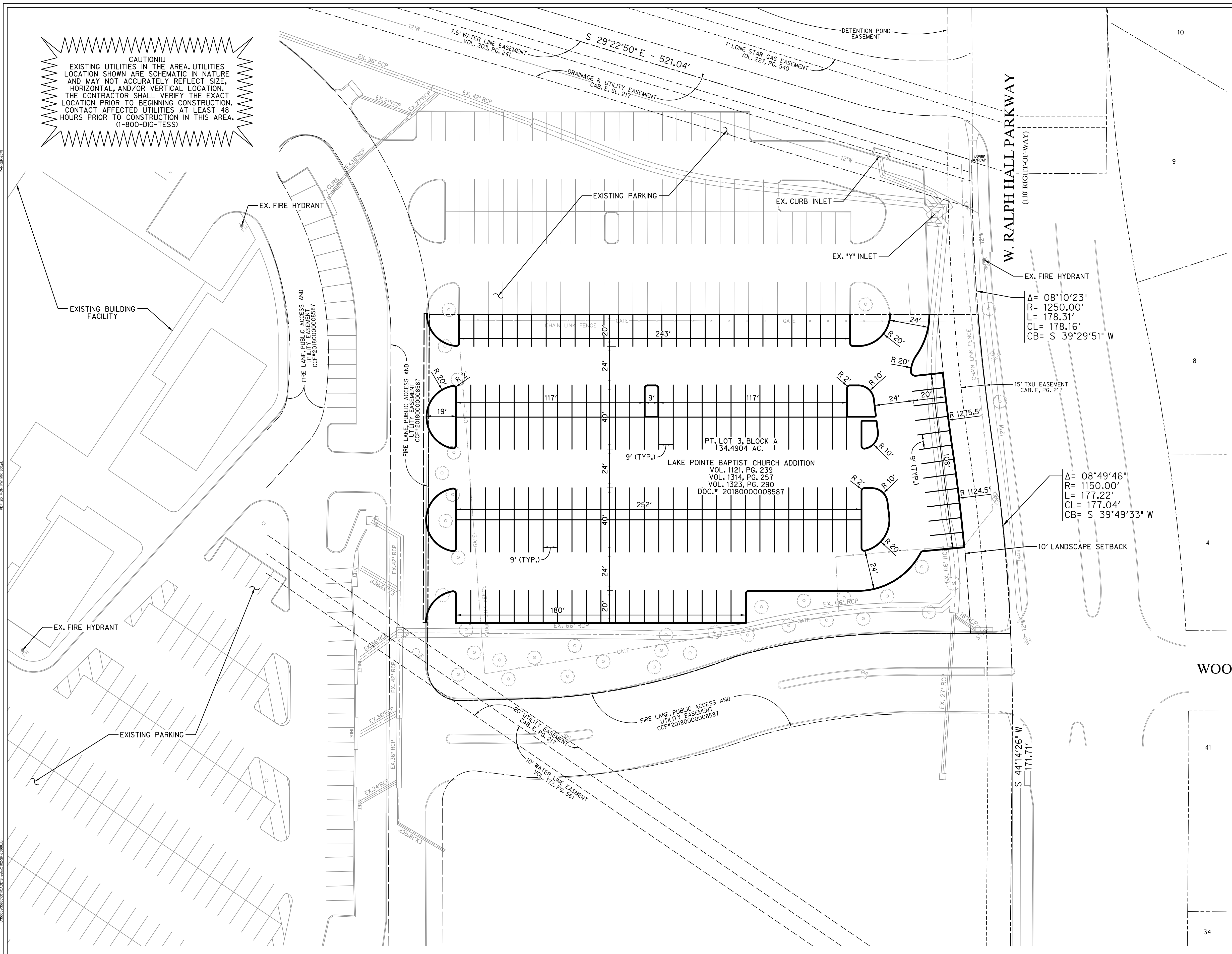


LOCATION MAP  
N.T.S.



**LEGEND:**

- EX. F/O --- EXISTING FIBER OPTIC
- EX. TEL --- EXISTING TELEPHONE LINE
- EX. GAS --- EXISTING GAS LINE
- EX. SS --- EXISTING SANITARY SEWER
- EX. OHE --- EXISTING OVERHEAD ELECTRIC
- EX. UGE --- EXISTING UNDERGROUND ELECTRIC
- EX. WL --- EXISTING WATER LINE
- --- STORM SEWER
- --- MAJOR CONTOUR LINE
- --- MINOR CONTOUR LINE
- --- EXISTING MAJOR CONTOUR LINE
- --- EXISTING MINOR CONTOUR LINE
- --- PROPERTY LINE
- --- EASEMENT LINE
- --- ASPHALT
- PP POWER POLE
- SANITARY SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- ⊗ WM WATER METER



**LAKE POINTE CHURCH  
PARKING LOT EXPANSION**  
701 Interstate 30 Rockwall, TX 75087



Revision No.	Date	Description

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DANIEL W. WARFIELD 95847  
NAME P.E. NO.  
DATE 3/15/2019  
TBPE FIRM #F-312

PARKING TABLE	
ZONING	COMMERCIAL
PROPOSED USE	CHURCH
ARTIFICIAL LOT AREA (SF/AC)	77,248 SF / 1.77 AC
BUILDING AREA (SF)	N/A
BUILDING HEIGHT	N/A
TOTAL PARKING REQUIRED	N/A
TOTAL PARKING PROVIDED	169 SPACES

**OWNER / DEVELOPER**  
JOHN WARDELL  
LAKE POINTE CHURCH- ROCKWALL CAMPUS  
701 INTERSTATE 30  
ROCKWALL, TX 75087  
(PH) 469-698-2244

**CIVIL ENGINEER**  
HALFF ASSOCIATES, INC.  
3803 PARKWOOD BLVD., SUITE 800  
FRISCO, TX 75034  
TBPE FIRM #F-312  
CONTACT: DAN WARFIELD, P.E.  
(PH) 214-618-4570

**SITE PLAN  
LAKE POINTE CHURCH  
PART OF LOT 3, BLOCK A  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
MARCH, 2019**

CASE #: \_\_\_\_\_

Project No.:	35866
Issued:	3/15/2019
Drawn By:	CAD
Checked By:	DWW
Scale:	AS NOTED
Sheet Title	SITE PLAN
Sheet Number	C1.02

Revision No. Date Description



3-14-19  
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Project No.: 35866  
Issued: 03.14.19  
Drawn By: MAM  
Checked By: KMW  
Scale: 1:20  
Sheet Title

TREESCAPE PLAN

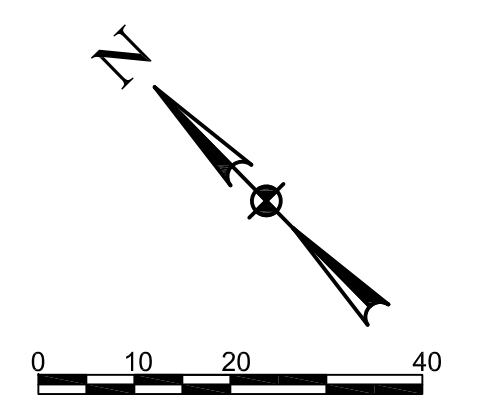
L1.01  
Sheet Number

**TREE INVENTORY / MITIGATION**

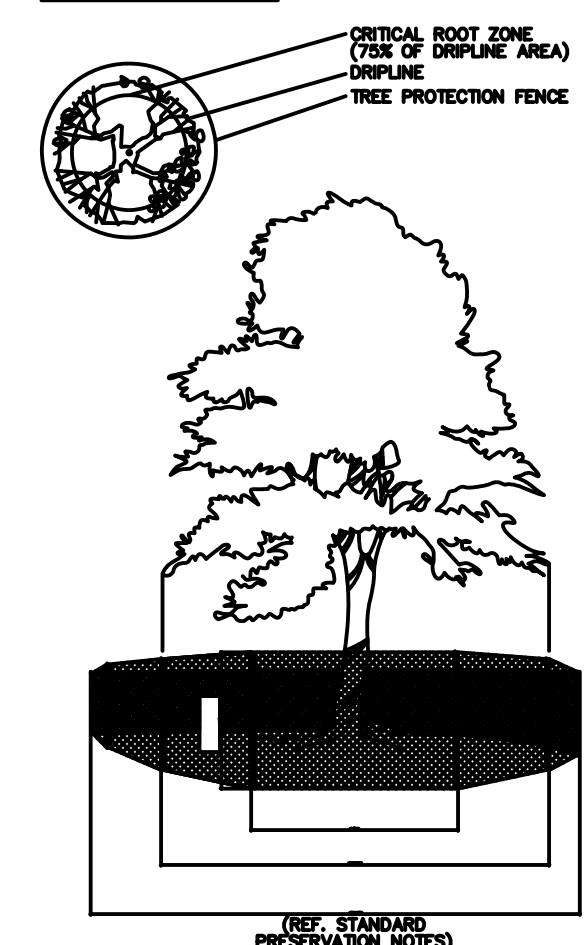
REF	DBH (INCHES)		SPECIES
	RETAINED	REMOVED (OTHER)	
1	18		RED OAK
2	15		RED OAK
3	9		RED OAK
4	16		BALD CYPRESS
5	13		CEDAR ELM
6	16		BALD CYPRESS
7	10		LIVE OAK
8	6		RED OAK
9	8		RED OAK
10	13		RED OAK
11	18		CHINESE PISTACHE
12	16		CHINESE PISTACHE
13	18		CHINESE PISTACHE
14	6		PINE
15	6		PINE
16	5		PINE
17	12		BRADFORD PEAR
18	10		LIVE OAK
19	16		LIVE OAK
20	16		LIVE OAK
21	10		BRADFORD PEAR
22	11		BRADFORD PEAR
23	10		BRADFORD PEAR
24	10		BRADFORD PEAR
25	10		BRADFORD PEAR
26		10	LIVE OAK
27		10	LIVE OAK
28	10		LIVE OAK
29		3	CRAPE MYRTLE
30		2	CRAPE MYRTLE
31		2	CRAPE MYRTLE
32			12 BRADFORD PEAR
33			10 BRADFORD PEAR
34	13		BRADFORD PEAR
35	13		LIVE OAK
36	12		CEDAR ELM
37	7		CEDAR ELM
TOTAL	353	7	42

MITIGATION REQUIREMENT: 42 INCHES

MITIGATION PROVIDED: (7) 4" TREES IN PARKING LOT  
(2) 4" TREES IN SITE LANDSCAPING  
(2) 3" TREES IN SITE LANDSCAPING  
  
42" TOTAL PROVIDED



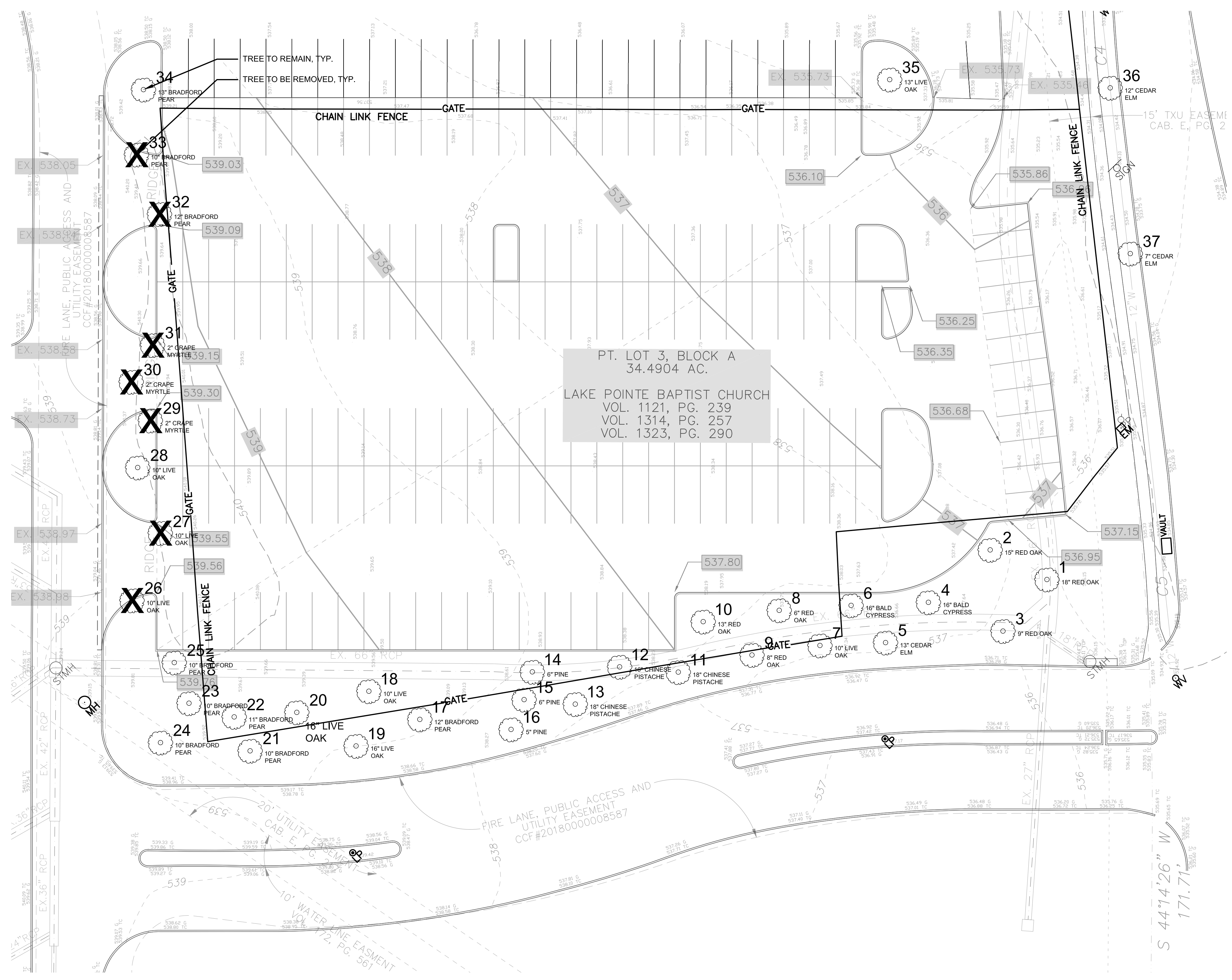
PLAN VIEW



01 TREE PROTECTION DETAIL  
SCALE: 1/4"=1'-0"

**STANDARD PRESERVATION NOTES FOR TREE AND NATURAL AREA PROTECTION**

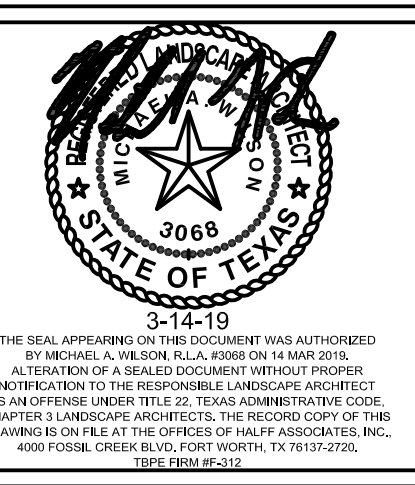
- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
  - Protective fences shall be erected according to City Standards for Tree Protection.
  - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
  - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
  - Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of driplines. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
    - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
    - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
    - Wounds to exposed roots, trunk or limbs by mechanical equipment;
    - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
  - Exceptions to installing fences at tree drip lines may be permitted in the following cases:
    - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2' to 4 feet beyond the area disturbed;
    - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimize root damage);
    - Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
    - Where there are severe space constraints due to tract site, or other special requirements, contact an Arborist to discuss alternatives.
- Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no siting of stock piling of material or dirt is allowed around trees.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapping on planking to a height of 8 ft. in addition to the reduced fencing provided.
  - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
  - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
  - Trenching required for the installation of irrigation shall be placed on or from existing tree trunks as possible.
  - No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
  - Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
  - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).



**LAKE POINTE CHURCH  
PARKING LOT EXPANSION**  
701 Interstate 30 Rockwall, TX 75087



Revision No.	Date	Description



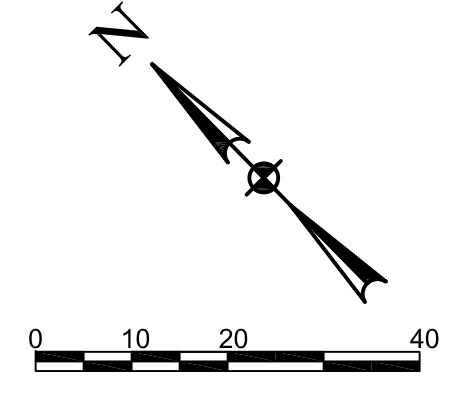
Project No.:	35866
Issued:	03.14.19
Drawn By:	MAW
Checked By:	KMW
Scale:	1:20
Sheet Title	LANDSCAPE PLAN
Sheet Number	L2.01

**REQUIRED LANDSCAPING**

Total Impervious Area	55,462 sf
Required Parking Lot Landscaping	2,773 sf
Proposed Parking Lot Landscaping	3,935 sf

**REQUIRED TREES**

Number of Parking Spaces	170
Required Parking Lot Trees	17
Provide Parking Lot Trees	17
Existing Parking Lot Trees	10
Proposed Parking Lot Trees	7



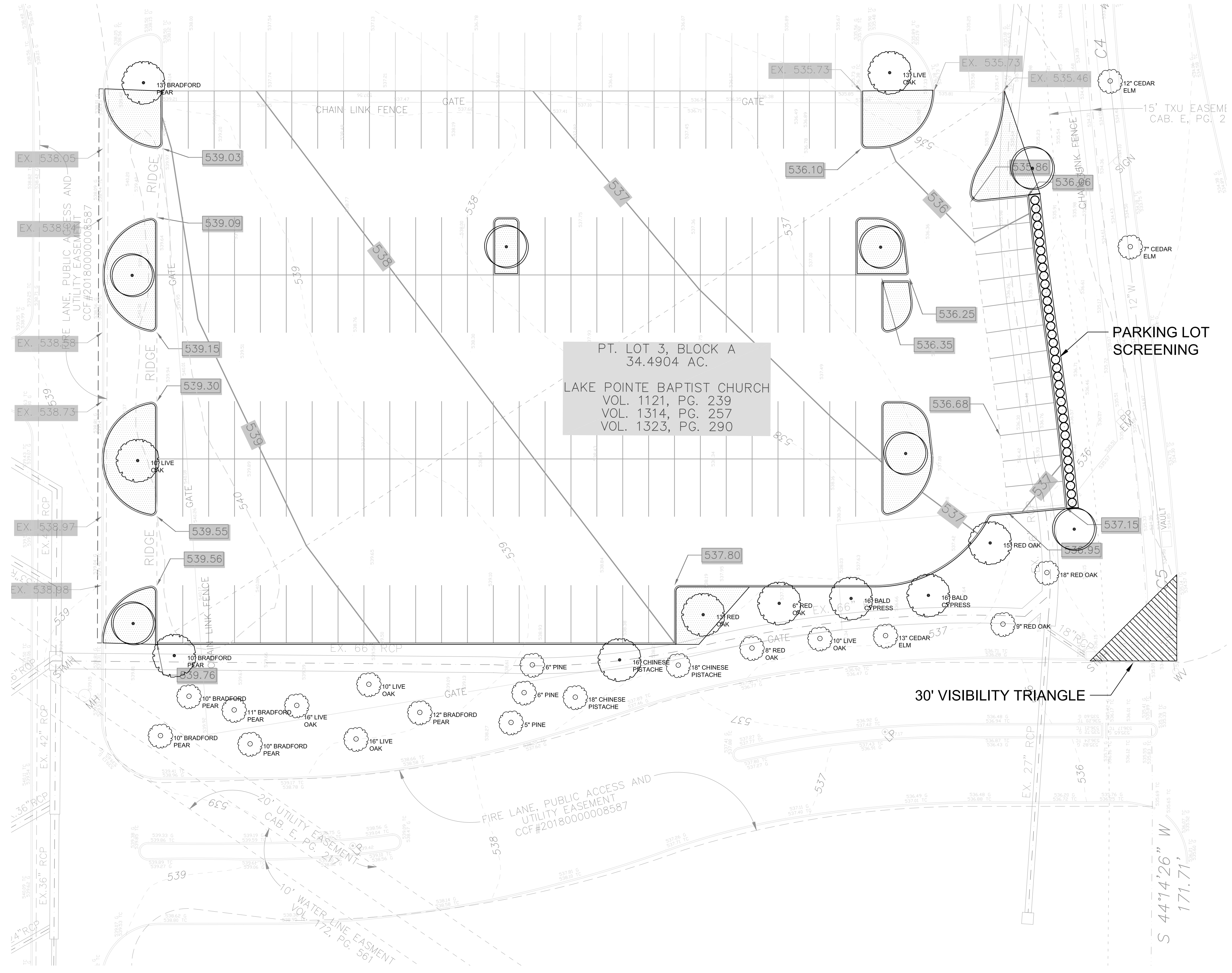
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	SPD
	7	Canopy Tree in accordance with City of Rockwall tree planting guidelines and requirements	Container Grown	4" Cal	12-16'	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPD	
	37	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal	1'-3' Ht.	1'-3' Spd	
SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE		
	3,935 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	Seed			

**EXISTING TREES**

- EXISTING TREES TO BE PROTECTED / PRESERVED (COUNTED TOWARDS PARKING LOT REQUIREMENTS DUE TO PROXIMITY)
- EXISTING TREES TO BE PROTECTED / PRESERVED

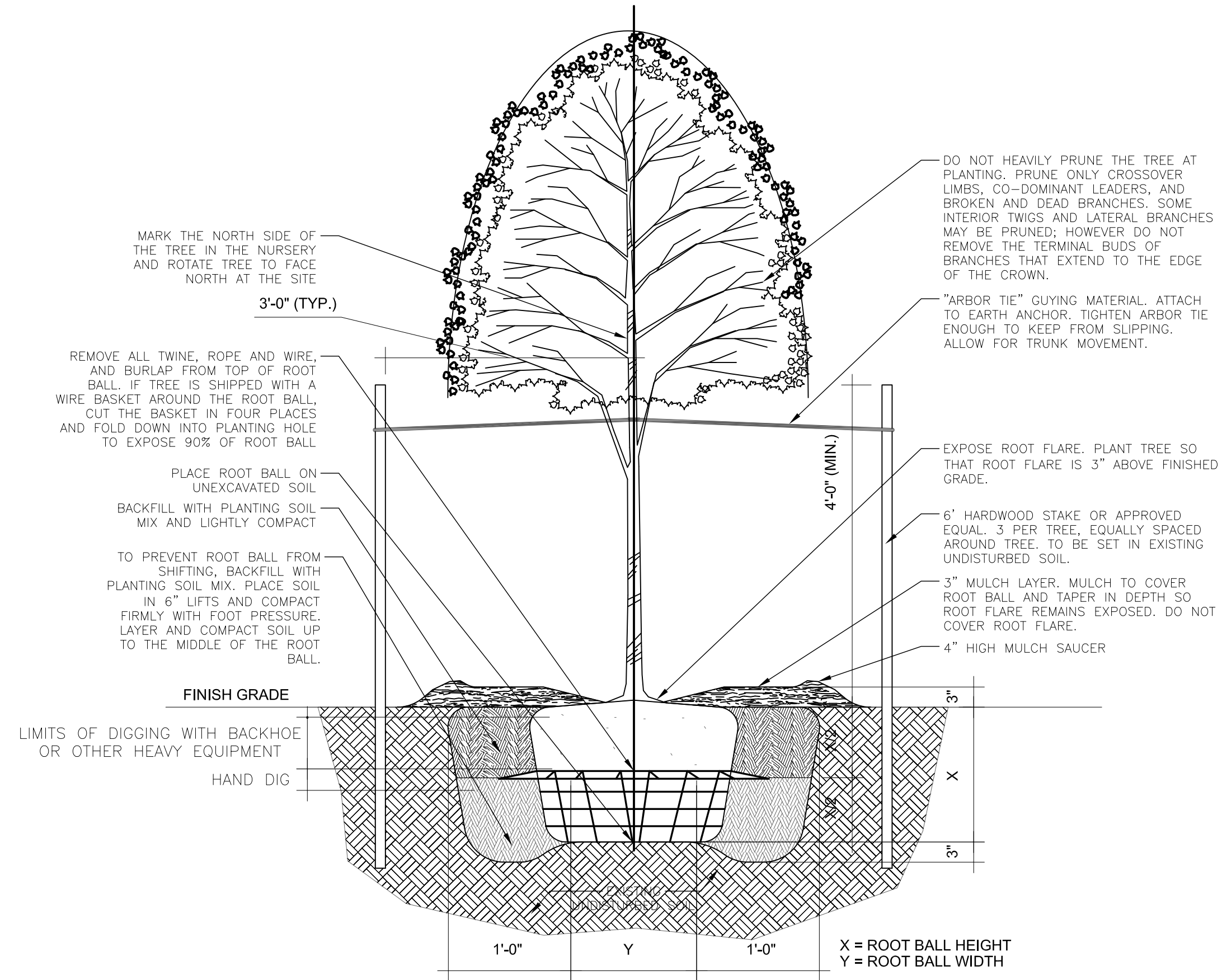
IRRIGATION NOTE: ALL NEW TREES AND SHRUBS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TCEQ AND UDC.



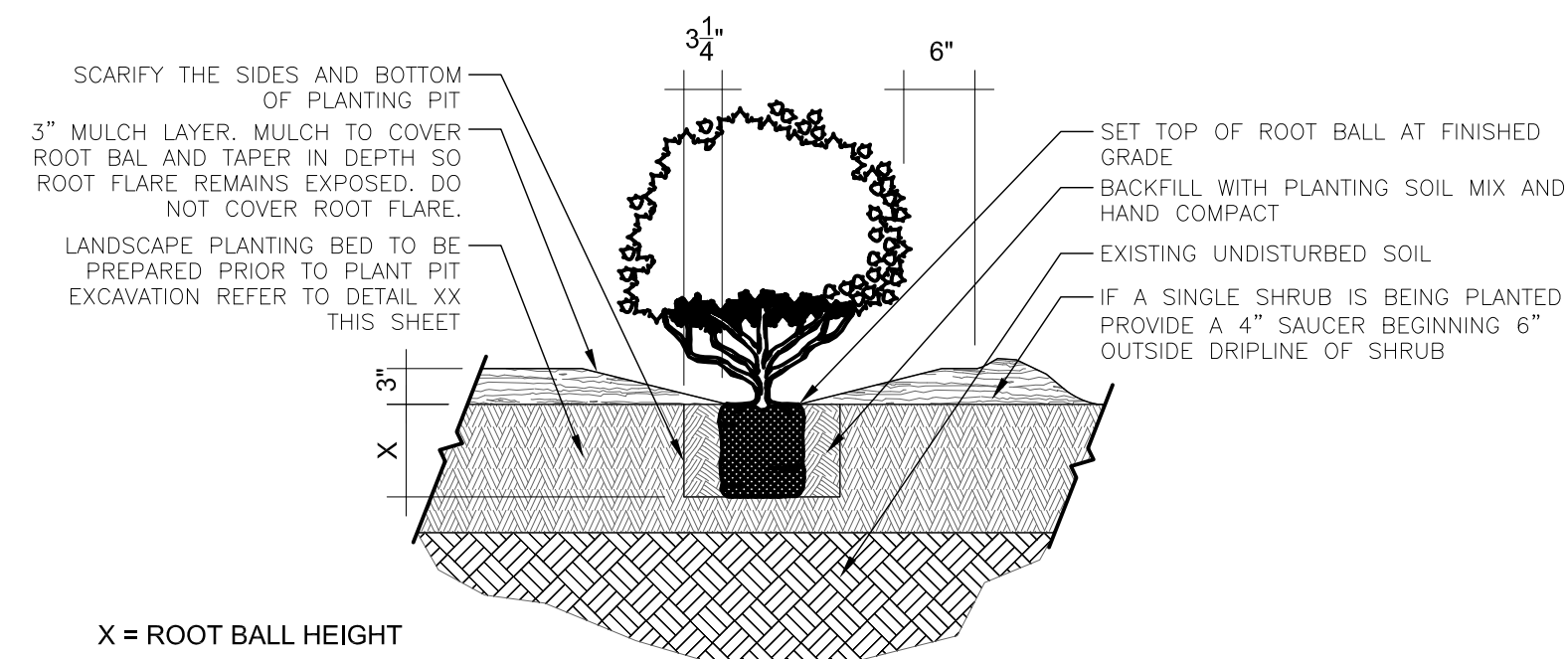
PT. LOT 3, BLOCK A  
34.4904 AC.  
LAKE POINTE BAPTIST CHURCH  
VOL. 1121, PG. 239  
VOL. 1314, PG. 257  
VOL. 1323, PG. 290

PARKING LOT  
SCREENING

30' VISIBILITY TRIANGLE

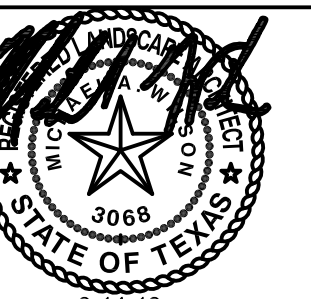


1 SINGLE TREE TRUNK WITH STAKES  
3/4" = 1'-0"



2 SHRUB PLANTING DETAIL  
3/4" = 1'-0"

Revision No.	Date	Description



3-14-19  
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Project No.:	35866
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Checked By:	KMW
Scale:	AS NOTED
Sheet Title	LANDSCAPE DETAILS
Sheet Number	L3.01