



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 150 Pecan Valley Drive

SUBDIVISION Pecan Valley Retail

LOT 3 BLOCK A

GENERAL LOCATION NW Corner of Pecan Valley Drive and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-65

CURRENT USE Vacant

PROPOSED ZONING PD-65

PROPOSED USE Restaurant/Retail

ACREAGE 0.7621

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER JCDB Goliad Holdings, LLC

APPLICANT Cross Engineering Consultants, Inc

CONTACT PERSON Chad Dubose

CONTACT PERSON Dwayne Zinn

ADDRESS 8350 N. Central Expressway
Suite 1300

ADDRESS 1720 W. Virginia Street

CITY, STATE & ZIP Dallas, TX 75206

CITY, STATE & ZIP McKinney, TX 75069

PHONE 214-561-6522

PHONE 972-562-4409

E-MAIL chad@foremark.com

E-MAIL Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

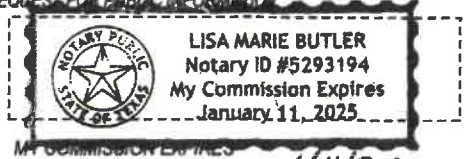
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHad Dubose [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF February, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF February, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2024-008: Site Plan for 1580 Pecan Valley Drive

0 30 60 AG 120 180 240 Feet

SF-10

PD-70

205


GOLIAD ST

WQUAL RUN RD

PD-65

PECAN VALLEY DR

PD-5

Case Location Map = 

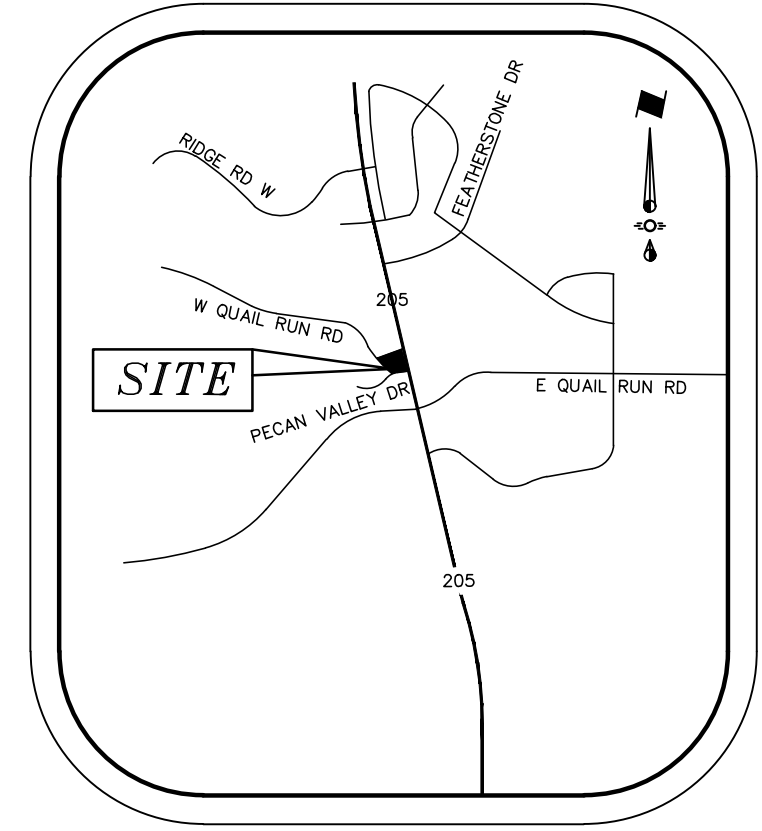
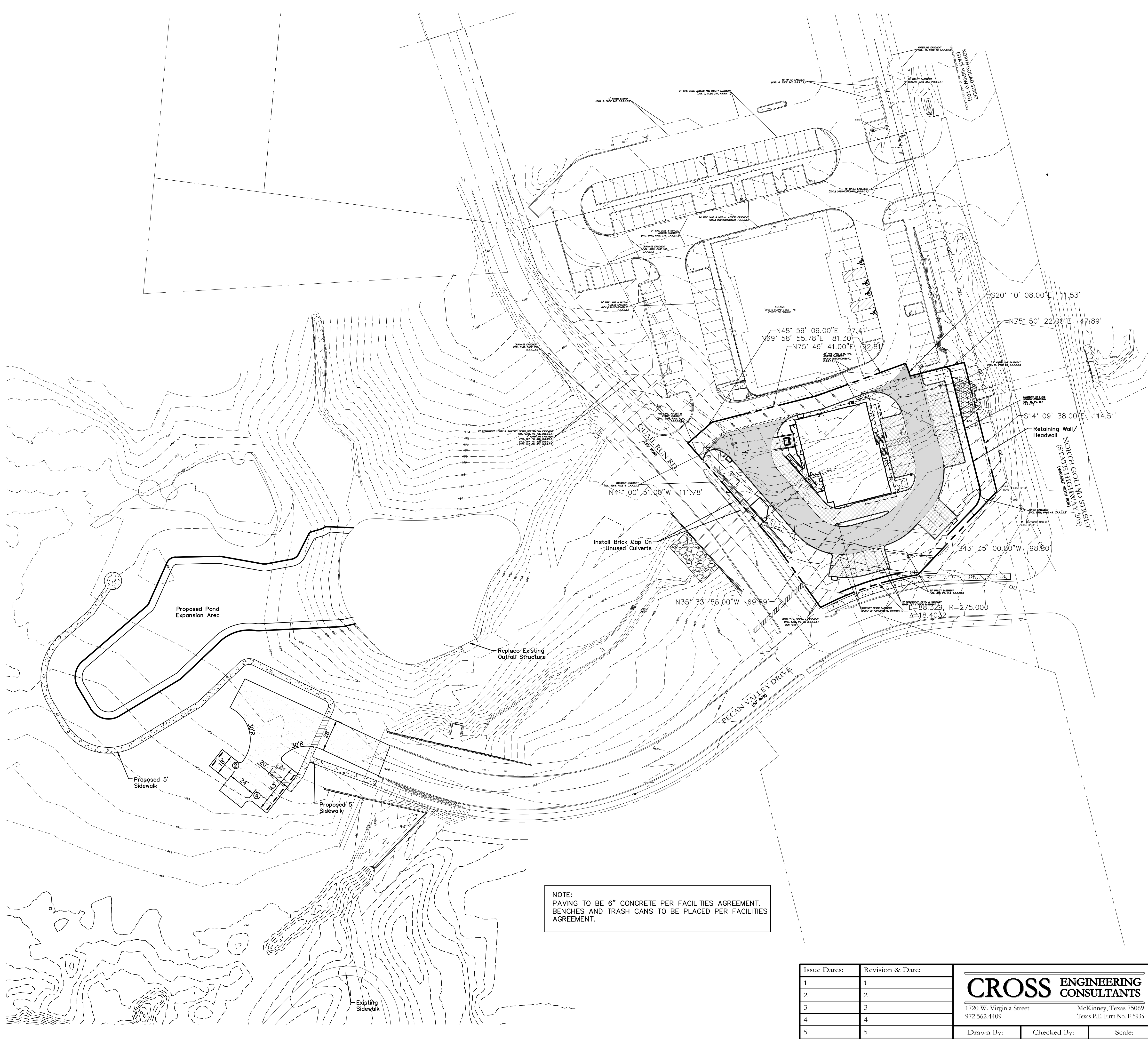


City of Rockwall

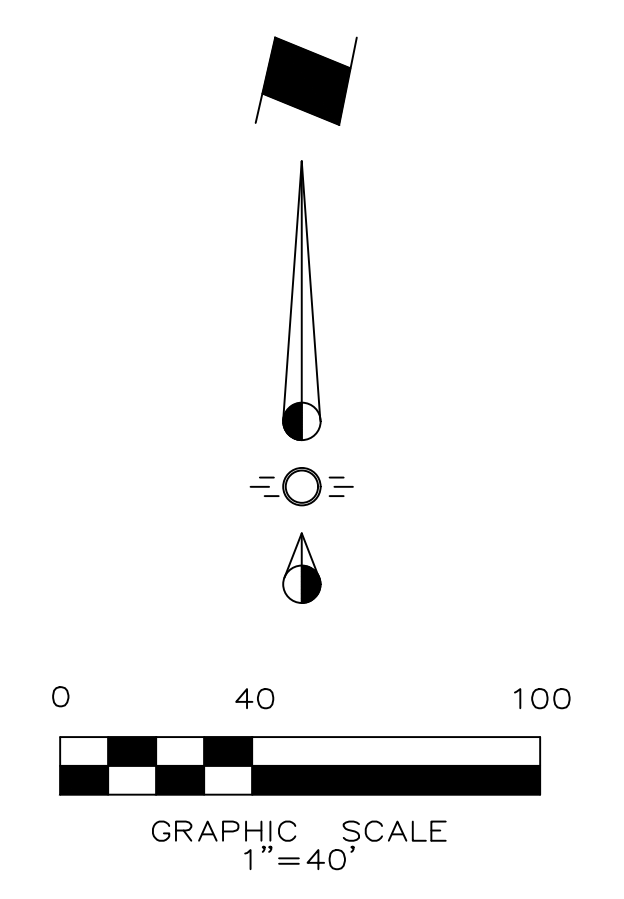
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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





VICINITY MAP
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

| Issue Dates: | Revision & Date: |
|--------------|------------------|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

SITE PLAN - OVERALL
 SMOOTHIE KING ROCKWALL
 DA Goliad Partners, LP
 CITY OF ROCKWALL, TEXAS

Sheet No.
SP-O
 Project No.
20089

SMOOTHIE KING ROCKWALL

STUCCO VENEER TO MATCH
ADJACENT BUILDING

STUCCO
ACCENT
BAND

CAST
STONE

PARAPET COPINGS /
DOWNSPOUTS



BRICK VENEER

ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

STONE VENEER TO MATCH
ADJACENT BUILDING

STOREFRONT
FRAMING /
CANOPIES TO
MATCH
ADJACENT
BUILDING

ROCKWALL, TEXAS
ARCHITECT

ROCKWALL MULTI-TENANT BUILDING
DONALD F. SOPRANZI, AIA, LEED-AP
ARCHITECT

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES THAT HAVE BEEN PRE-APPROVED OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS T POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING = COMM (20%) LANDSCAPE AREA REQUIRED.
 LOT AREA = 32,676 SF
 20% = 6,535 SF
 LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
 WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
 AND A ROW OF SHRUBS AND A BERM.
 QUAIL RUN = 180' 180'/50' = 4+4
 PECAN VALLEY = 185' 185'/50' = 4+4

LANDSCAPE BUFFER AT SH-205 =
 20' WITH 2-CANOPY TREE & 4-ACCENT TREE/100'
 AND A ROW OF SHRUBS AND A BERM.
 SH-205 (N. GOLIAD ST.) = 110' 110'/100' = 3+5

11 CANOPY TREES REQUIRED. 11-PROVIDED.
 13 ACCENT TREES REQUIRED. 13-PROVIDED.
 118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
 4,374 SF PARKING LOT AREA
 1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

APPROVED:

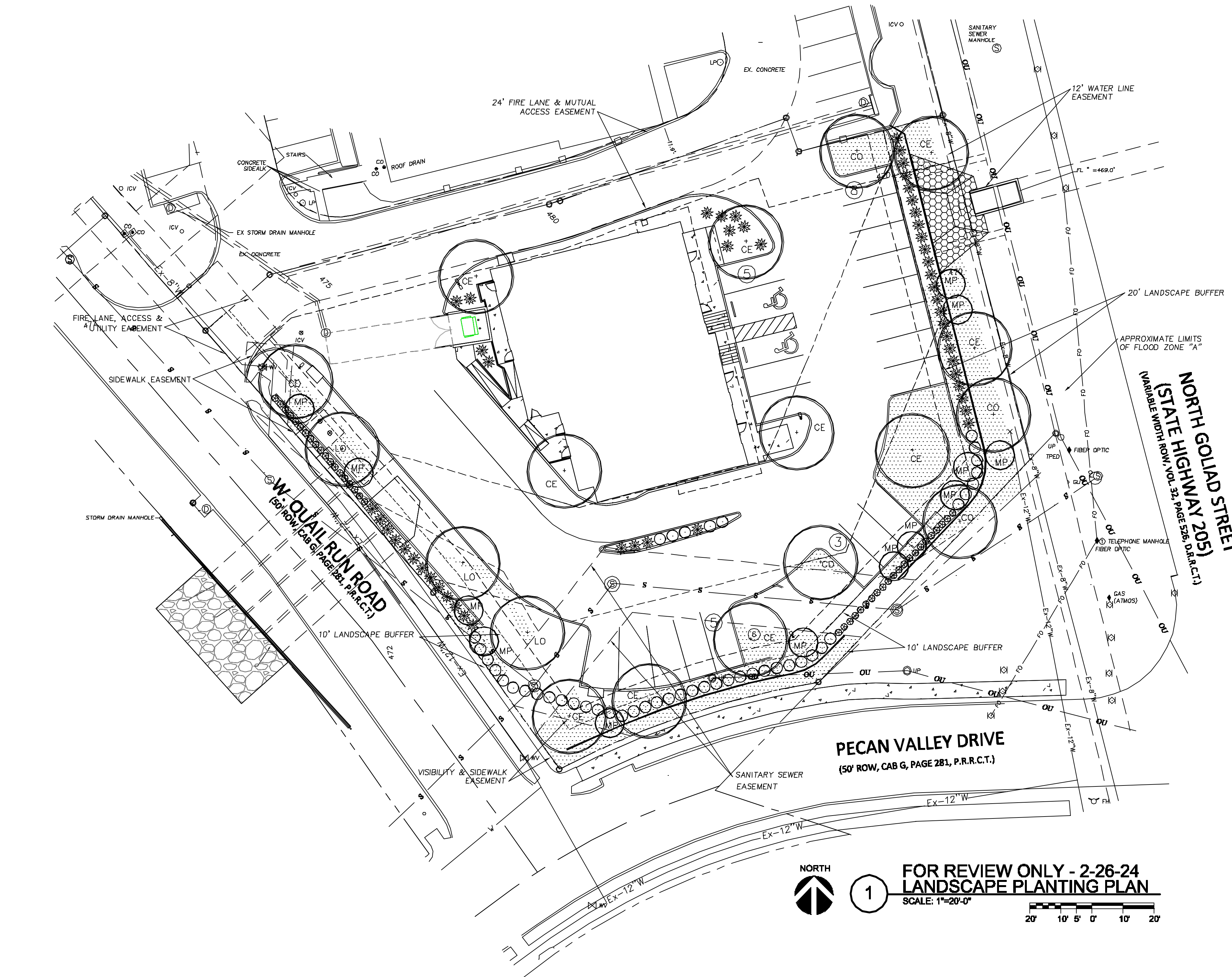
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

WITNESS OUR HANDS, this _____ day of _____, 2024.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, R.L.A.
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com



FOR REVIEW ONLY - 2-26-24
LANDSCAPE PLANTING PLAN
 SCALE: 1"=20'-0"

| KEY | QVAN | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS |
|-------------------------|------|----------------------|------------------------------------|--------------------------------|
| CANOPY TREES | | | | |
| CE | 10 | CEDAR ELM | Ulmus crassifolia | 5" cal. 12'-14' tall, b&b. |
| CO | 5 | CHINQUAPIN OAK | Quercus muhlenbergi | 5" cal. 12'-14' tall, b&b. |
| LO | 3 | LIVE OAK | Quercus virginiana | 5" cal. 12'-14' tall, b&b. |
| ORNAMENTAL TREES | | | | |
| MP | 13 | MEXICAN PLUM | Prunus mexicana | 2" cal., 6'-8' tall, container |
| SHRUBS | | | | |
| CTS | 45 | COMPACT TEXAS SAGE | Leucophyllum frutescens "Compacta" | 5 gallon, 48" on center. |
| RM | 41 | ROSEMARY | Rosemary officinalis | 5 gallon, 30" on center. |
| RY | 54 | RED YUCCA | Hesperaloe parvifolia | 5 gallon, 48" on center. |
| GROUND COVER | | | | |
| PW | - | PURPLE WINTERCREEPER | Euonymus fortunei 'Coloratus' | 1 gallon, 18" on center. |
| TURF GRASS | | | | |
| BG | - | TIFF TURF BERMUDA | Cynodon spp. "Tiff Turf" | solid sod |

| REVISION | No. | DATE |
|----------|-----|------|
| | | |
| | | |
| | | |
| | | |

Don C. Wheeler
 Landscape Architect
 Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 DATE: -

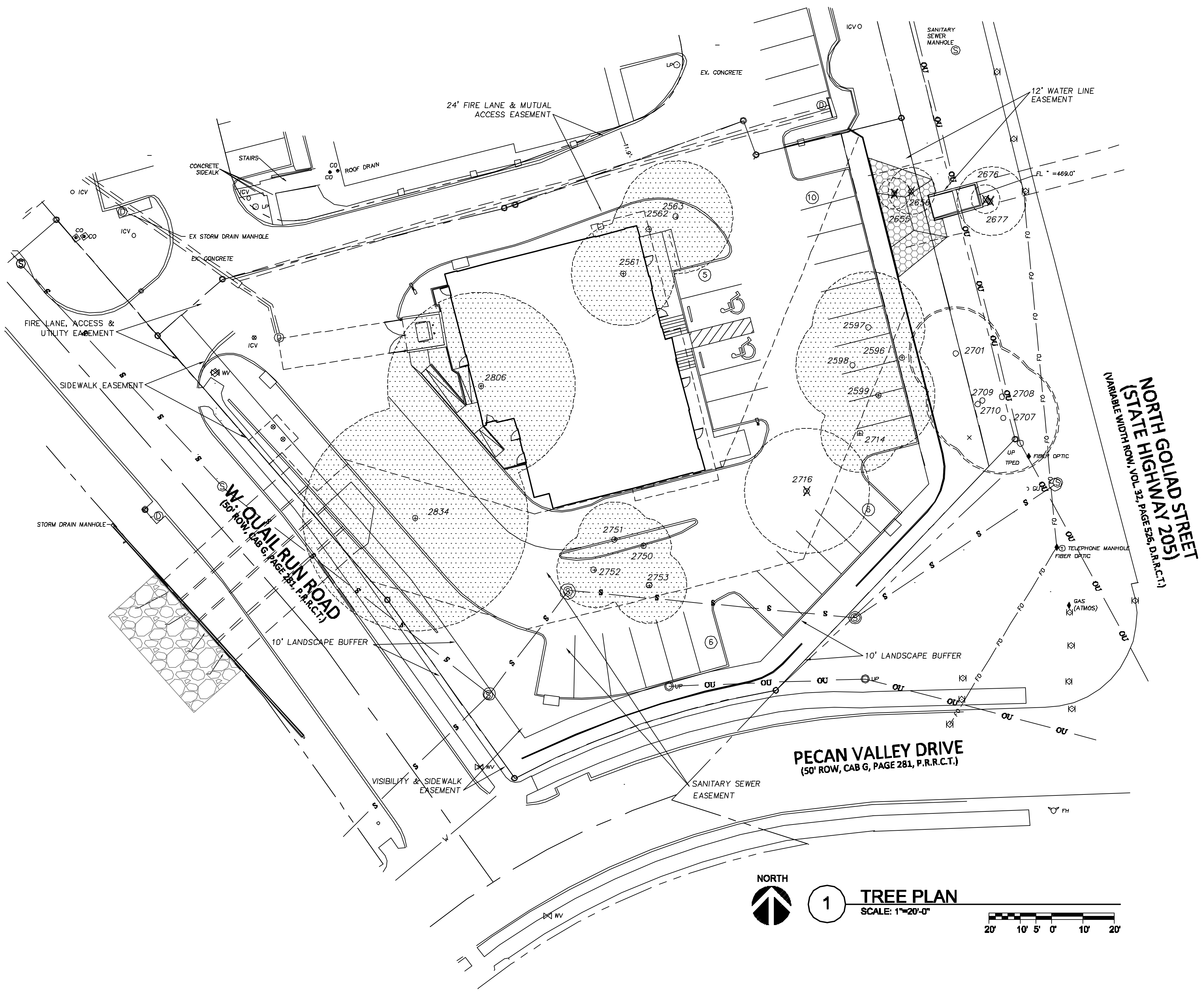
LANDSCAPE PLAN Sheet No. **L1**

SMOOTHIE KING ROCKWALL

DA Goliad Partners, L.P.

CITY OF ROCKWALL, TEXAS

| # | SPECIE | CALIPER INCHES | PROTECT OR REMOVE | TREE HEALTH (1-5) | DISEASE (Y/N) | INSECT (Y/N) | STRUCTURAL (Y/N) | MITIGATION REQUIRED |
|--|------------|----------------|-------------------|-------------------|---------------|--------------|------------------|---------------------|
| 2561 | PECAN | 22 | REMOVE | 4 | N | N | N | 22 |
| 2562 | PECAN | 16 | REMOVE | 4 | N | N | N | 16 |
| 2563 | PECAN | 24 | REMOVE | 4 | N | N | N | 24 |
| 2596 | PECAN | 8 | REMOVE | 4 | N | N | N | 8 |
| 2597 | PECAN | 24 | REMOVE | 4 | N | N | N | 24 |
| 2598 | PECAN | 20 | REMOVE | 4 | N | N | N | 20 |
| 2599 | PECAN | 24 | REMOVE | 4 | N | N | N | 24 |
| 2655 | CHINABERRY | 6 | REMOVE | 4 | N | N | N | 0 |
| 2656 | CHINABERRY | 9 | REMOVE | 4 | N | N | N | 0 |
| 2676 | CHINABERRY | 5 | REMOVE | 4 | N | N | N | 0 |
| 2677 | CHINABERRY | 15 | REMOVE | 4 | N | N | N | 0 |
| 2701 | PECAN | 19 | REMOVE | 4 | N | N | N | 19 |
| 2707 | PECAN | 24 | REMOVE | 4 | N | N | N | 24 |
| 2708 | PECAN | 16 | REMOVE | 4 | N | N | N | 16 |
| 2709 | PECAN | 24 | REMOVE | 4 | N | N | N | 24 |
| 2710 | PECAN | 7 | REMOVE | 4 | N | N | N | 7 |
| 2714 | PECAN | 17 | REMOVE | 4 | N | N | N | 17 |
| 2716 | BOIS D'ARC | 27 | REMOVE | 4 | N | N | N | 0 |
| 2750 | ELM | 12 | REMOVE | 4 | N | N | N | 12 |
| 2751 | ELM | 16 | REMOVE | 4 | N | N | N | 16 |
| 2752 | ELM | 16 | REMOVE | 4 | N | N | N | 16 |
| 2753 | ELM | 16 | REMOVE | 4 | N | N | N | 16 |
| 2806 | ELM | 40 | REMOVE | 4 | N | N | N | 80 |
| 2834 | ELM | 48 | REMOVE | 4 | N | N | N | 96 |
| TOTAL = | | | | | | | | 481 |
| 18 - NEW 5" CANOPY TREES = | | | | | | | | <90> |
| REMAINING CALIPER INCHES TO MITIGATE = | | | | | | | | 391 |



TREE LEGEND

- EXISTING TREES (5) - (parkway tree) COUNTED AS REMOVED BUT MAY REMAIN
 - EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
 - EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.
-
- TOTAL PROTECTED TO MITIGATE - 481"
-
- 18-NEW 5" TREES PLANTED = 90"
-
- (10) CEDAR ELM 'CE'
(5) CHINQUAPIN OAK 'CO'
(3) LIVE OAK 'LO'
- THE REMAINING 391 INCHES TO MITIGATE WILL BE THE PLANTING OF NEW TREES IN THE ADJACENT PARK, BASED ON AVAILABLE SPACE AND PAYMENT INTO THE CITY TREE FUND.



| Course | Bearing | Distance |
|--------|---------------|----------|
| L 1 | N 35°33'55" W | 69.89' |
| L 2 | N 18°54'05" W | 37.43' |

| Curve | Radius | Length | Delta | Chord | Chord Bear. |
|-------|---------|--------|-----------|--------|---------------|
| C 1 | 275.00' | 88.33' | 18°24'13" | 87.95' | S 71°24'38" W |

| <table border="1"> <thead> <tr><th>REVISION</th><th>No.</th><th>DATE</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | REVISION | No. | DATE | | | | | | | | | | Don C. Wheeler Landscape Architect P.O. Box 470865 Office 817.335.1405 Fort Worth, Texas 76147 don@dcwla.com | 01/22/24 | <p>TREE PLAN</p> <p>SMOOTHIE KING ROCKWALL</p> <p>DA Goliad Partners. L.P.</p> <p>CITY OF ROCKWALL, TEXAS</p> | <p>Sheet No.</p> <p style="font-size: 2em;">TP1</p> |
|---|----------|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--------------|---|--|
| REVISION | No. | DATE | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| <p>TREE SURVEY BY: STOVALL & ASSOCIATES P.O. BOX 202 GREENVILLE, TEXAS 75403 PHONE (903) 450-1120 info@stovallassociates.com SEPT. 24, 2015</p> | | | <p>PLAN PREPARED BY: DON C. WHEELER, RLA PO BOX 470865 FT. WORTH, TX 76147 817.335.1405 don@dcwla.com</p> | | | | | | | | | | | | | |
| <p>PROJECT NO. 2K22-45</p> | | <p>DATE: 01-22-2024</p> | | | | | | | | | | | | | | |

