

DEVELOPMENT APPLICATION

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

STAFF U	SE OI
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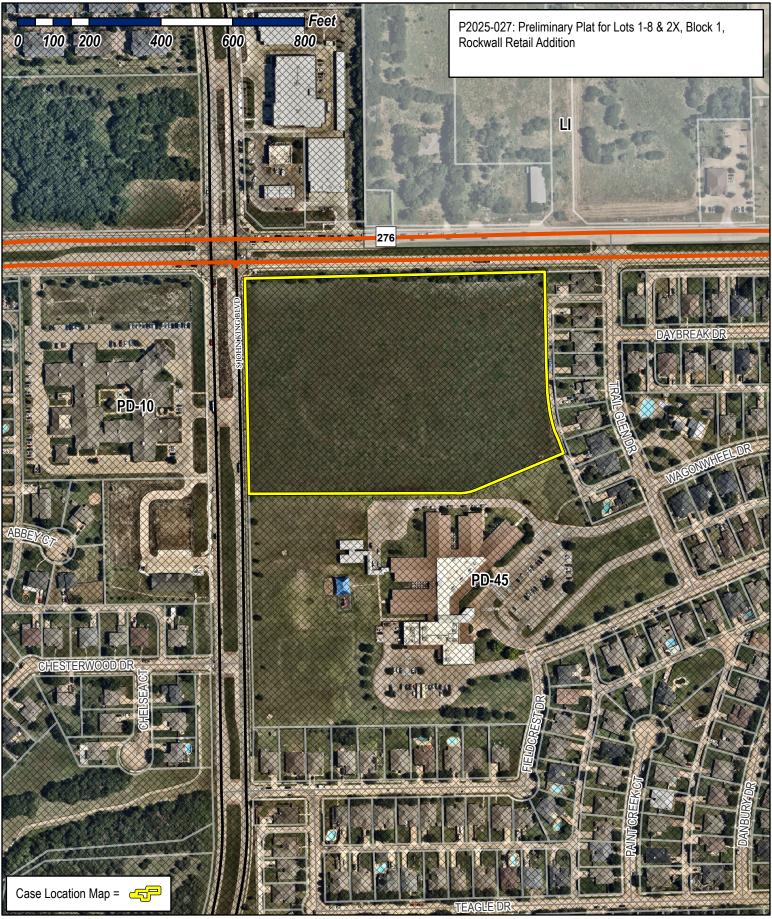
PLANNING & Zu ... G CASE NO.

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 IN	NDICATE THE TYPE OF	DEVELOPMENT REQ	UEST [SELECT ONLY ONE BO	XJ:
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1		☐ SPECIFIC USI ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV	NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ITION FEES:	RE) 1 & 2) ACRE) 1
☐ SITE PLAN (\$25	SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		E, ROUND UP TO ONE (1) ACRE. SEE FOR ANY REQUEST THAT		
PROPERTY INFO	ORMATION [PLEASE PRINT]		30		
ADDRESS	HWY 276 AND HW	YY 205 BYPAS	S, TX		
SUBDIVISION	v I			LOT	BLOCK
GENERAL LOCATION					
ZONING, SITE PL	AN AND PLATTING INFO	RMATION [PLEASE	PRINT]		
CURRENT ZONING	PD-45		CURRENT USE	VACANT	
PROPOSED ZONING	PD-45		PROPOSED USE	RETAIL	
ACREAGE	11.78	LOTS [CURRENT]	1	LOTS [PROPOSED]	7
REGARD TO ITS A	D. PLATS: BY CHECKING THIS BOX Y APPROVAL PROCESS, AND FAILURE ENIAL OF YOUR CASE.				
OWNER/APPLICA	ANT/AGENT INFORMATION	ON [PLEASE PRINT/CHE	CK THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
☐ OWNER	SLATE COMMERCIA	AL.	☐ APPLICANT	KIRKMAN ENGINE	ERING
CONTACT PERSON	KRIS RAMJI		CONTACT PERSON	JOSHUA INCE	
ADDRESS			ADDRESS		
CITY, STATE & ZIP			CITY, STATE & ZIP	Al all and a	
PHONE			PHONE		
E-MAIL			E-MAIL		
	CATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY P ON ON THIS APPLICATION TO BE TRU		KARIM RA	[OWNER]	THE UNDERSIGNED, WHO
NFORMATION CONTAINED		F THIS APPLICATION, HAS HIS APPLICATION, I AGREE PUBLIC. THE CITY IS A	BEEN PAID TO THE CITY OF THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY	AND PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS THE	DAY OF Gug	2025.	Notary	ORMA MUNGIA Public, State of Texas
LOTABLE DATE OF THE STATE OF TH	OWNER'S SIGNATURE	11-000/	25	No.	tary ID 11958670
NUTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS	ina Muni	aro)	MY COMMISSION EXPINES	1/21/2029

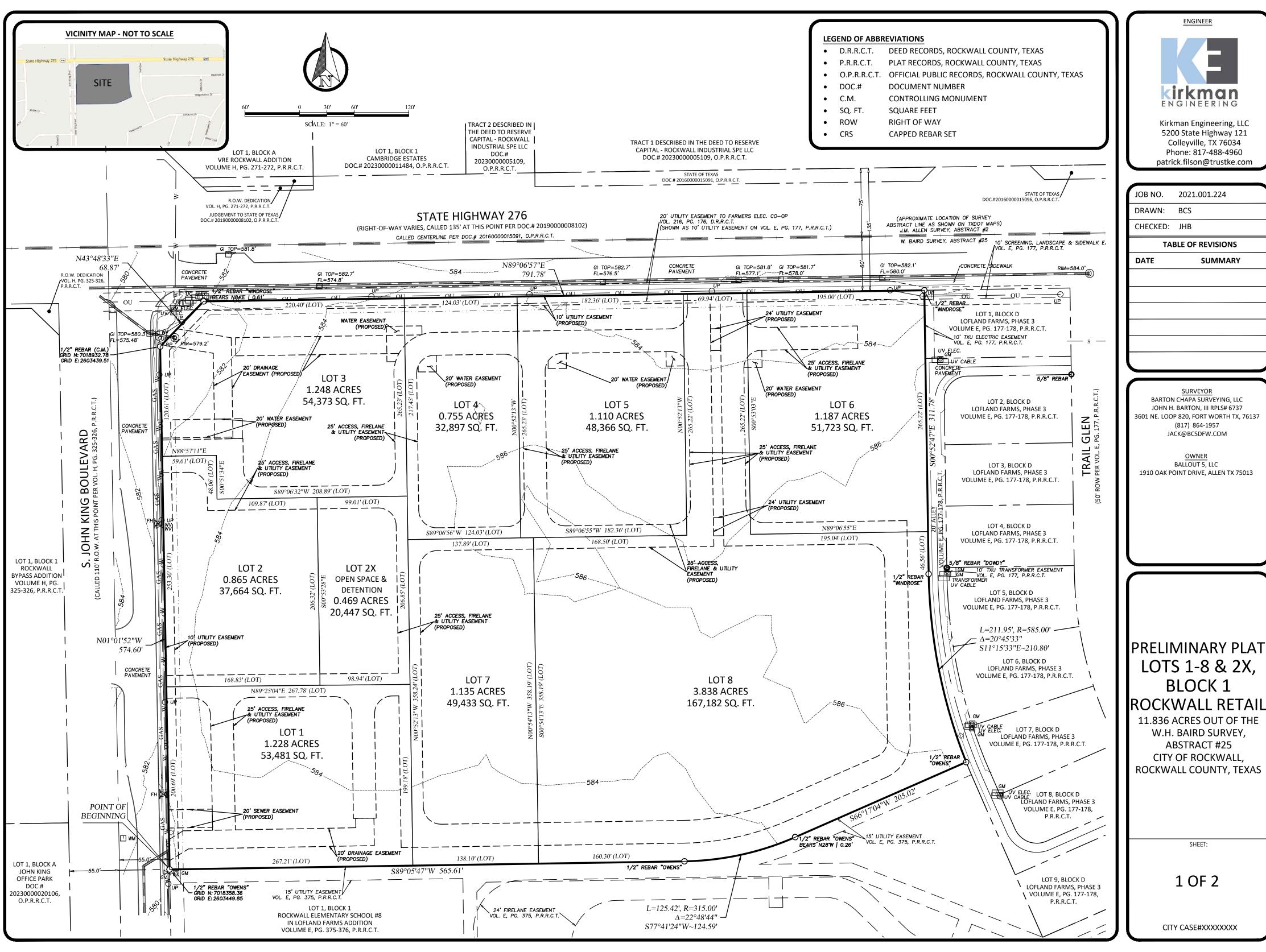




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





STATE OF TEXAS **COUNTY OF ROCKWALL**

WHEREAS BALLOUT 5, LLC is the owner of a tract of land out of the W.H. Baird Survey, Abstract Number 25, in the City of Rockwall, Rockwall County, Texas, and being that same tract described by deed to BALLOUT 5, LLC as recorded under Document Number 20220000021793, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found fort the southwest corner of said Ballout 5 tract and the herein described tract;

THENCE with the perimeter and to the corners of said Ballout 5 tract, the following calls:

- 1. North 01 degrees 01 minutes 52 seconds West, a distance of 574.60 feet to a 1/2 inch rebar found;
- 2. North 43 degrees 48 minutes 33 seconds East, a distance of 68.87 feet to a point from which a 1/2 inch rebar with cap stamped, "WINDROSE" found bears North 84 degrees East, a distance of 0.61 feet;
- North 89 degrees 06 minutes 57 seconds East, a distance of 791.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found;
- South 00 degrees 52 minutes 47 seconds East, a distance of 311.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found at the beginning of a tangent curve to the left, having a radius of 585.00 feet, with a delta angle of 20 degrees 45 minutes 33 seconds, whose chord bears South 11 degrees 15 minutes 33 seconds East, a distance of 210.80 feet;
- 5. Along said tangent curve to the left, an arc length of 211.95 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;
- 6. South 66 degrees 17 minutes 04 seconds West, a distance of 205.02 feet to the beginning of a tangent curve to the right, having a radius of 315.00 feet, with a delta angle of 22 degrees 48 minutes 44 seconds, whose chord bears South 77 degrees 41 minutes 24 seconds West, a distance of 124.59 feet;
- Along said tangent curve to the right, an arc length of 125.42 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;
- South 89 degrees 05 minutes 47 seconds West, a distance of 565.61 feet, returning to the **POINT OF BEGINNING** and enclosing 11.836 acres (515,575 square feet) of land, more or

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BALLOUT 5, LLC, the undersigned, owner of the land shown on this plat and designated as ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1, subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL RETAIL, LOTS 1-8 & LOT 2X, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of

these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing

the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

allout 5, LLC (authorize	ed agent)	
TATE OF TEXAS	§	
OUNTY OF	§	

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Date of Plat/Map: April 17, 2025

John H. Barton III, R	PLS# 6737		
STATE OF TEXAS	§		
COUNTY OF	§		
BEFORE ME, the u	ndersigned, a Notary	Public in an	d f

for the State of Texas, on this day __, known to me to be the person whose name is personally appeared subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.0001461.
- 2. This property lies within Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- 3. Monuments are found unless specifically designated as set.
- 4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- 3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 4. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- 5. The subject property is zoned PD-45.



Kirkman Engineering, LLC 5200 State Highway 121 Collevville, TX 76034 Phone: 817-488-4960 patrick.filson@trustke.com

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB
TAI	BLE OF REVISIONS
DATE	SUMMARY

SURVEYOR BARTON CHAPA SURVEYING, LLC JOHN H. BARTON, III RPLS# 6737 3601 NE. LOOP 820, FORT WORTH TX, 76137 (817) 864-1957 JACK@BCSDFW.COM

BALLOUT 5, LLC 1910 OAK POINT DRIVE, ALLEN TX 75013

PRELIMINARY PLAT LOTS 1-8 & 2X, **BLOCK 1** ROCKWALL RETAIL

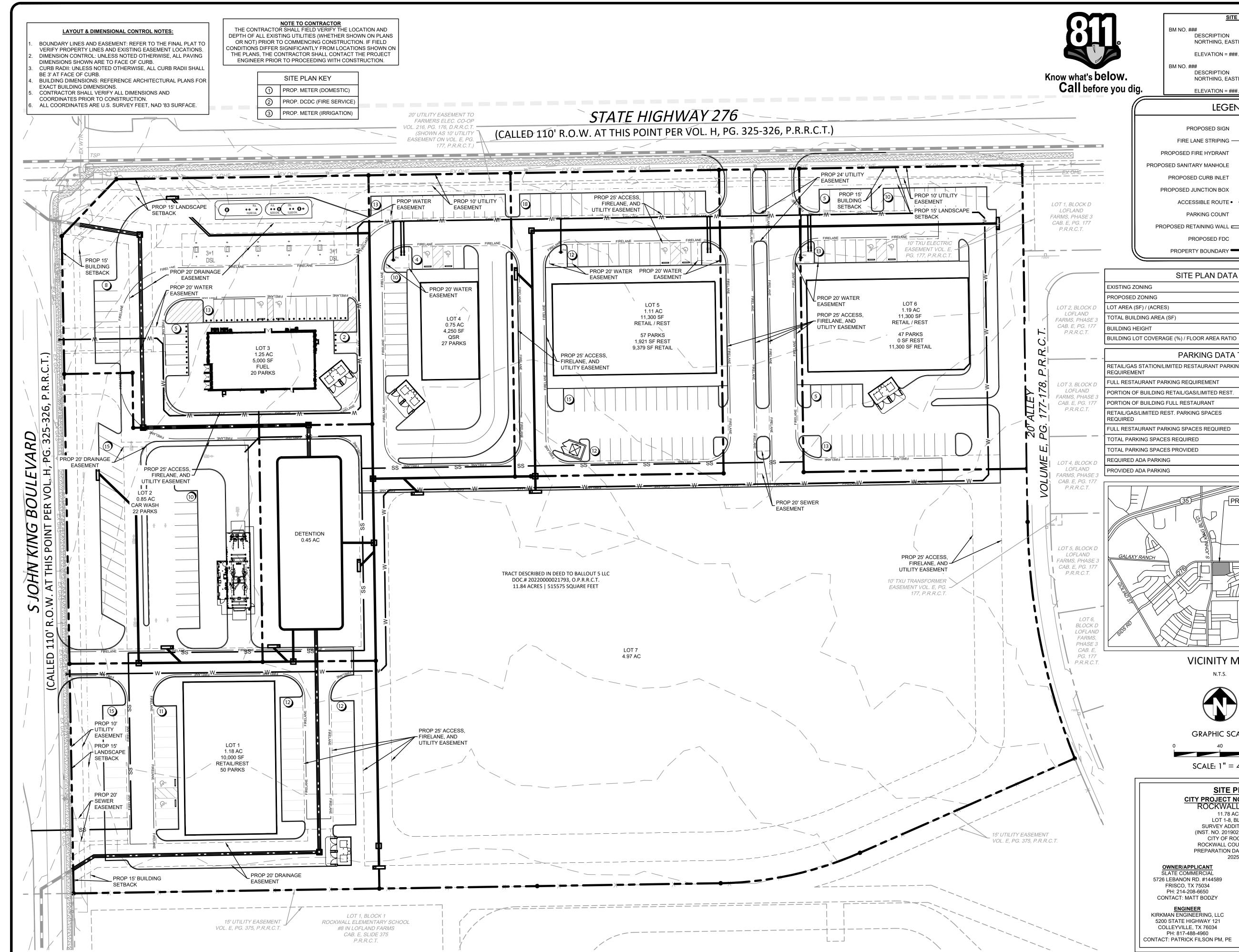
11.836 ACRES OUT OF THE W.H. BAIRD SURVEY, ABSTRACT #25 CITY OF ROCKWALL, **ROCKWALL COUNTY, TEXAS**

SHEET:

2 OF 2

CITY CASE#XXXXXXXX

Planning & Zoning Commission, Chairman	Date
APPROVED:	
I hereby certify that the above and foregoing	
of Rockwall, Texas, was approved by the Ci	
of Rockwall on the day of This approval shall be invalid unless the app	, 20
recorded in the office of the County Cler within one hundred eighty (180) days from s	· · · · · · · · · · · · · · · · · · ·
within one number eighty (190) days nom s	and date of final approval.
WITNESS OUR HANDS, this day of	, 20
Mayor, City of Rockwall	
,,	
City Country	
City Secretary	
City Engineer	



SITE BENCHMARKS

BM NO. ### DESCRIPTION

NORTHING, EASTING ELEVATION = ###.##

BM NO. ###

DESCRIPTION NORTHING, EASTING

LEGEND

ELEVATION = ###.##

PROPOSED SIGN FIRE LANE STRIPING -PROPOSED FIRE HYDRANT

0

31,850

6.21% / 0.062:1

24'-0" (1 STORY)

PROPOSED SANITARY MANHOLE PROPOSED CURB INLET

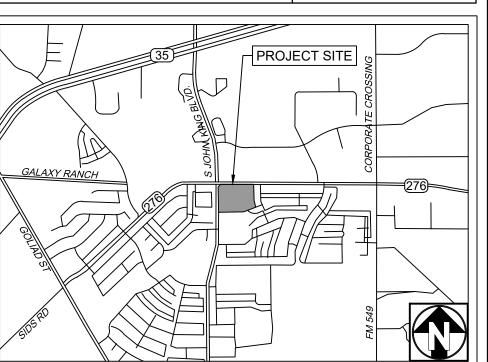
PROPOSED JUNCTION BOX ACCESSIBLE ROUTE • • • • • • • • • • • •

PARKING COUNT PROPOSED RETAINING WALL $\langle \rangle$ PROPOSED EDC

PROPERTY BOUNDARY

SITE PLAN DATA TABLE PD COMMERCIAL 513,137 / 11.78

PARKING DATA TABLE RETAIL/GAS STATION/LIMITED RESTAURANT PARKING 1 SPACE PER 250 SF 1 SPACE PER 100 SF FULL RESTAURANT PARKING REQUIREMENT PORTION OF BUILDING RETAIL/GAS/LIMITED REST. 94% / 29929 SF PORTION OF BUILDING FULL RESTAURANT 6% / 1921 SF RETAIL/GAS/LIMITED REST. PARKING SPACES 120 SPACES FULL RESTAURANT PARKING SPACES REQUIRED 19 SPACES TOTAL PARKING SPACES REQUIRED 139 SPACES TOTAL PARKING SPACES PROVIDED 155 SPACES 6 SPACES (4 VAN) REQUIRED ADA PARKING 8 SPACES (8 VAN)



VICINITY MAP



GRAPHIC SCALE

SCALE: 1'' = 40'

SITE PLAN CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL 11.78 ACRES LOT 1-8, BLOCK 1

SURVEY ADDITION NAME (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PREPARATION DATE: August 13, 2025

OWNER/APPLICANT SLATE COMMERCIAL 5726 LEBANON RD. #144589 FRISCO, TX 75034 PH: 214-208-6650 CONTACT: MATT BODZY

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960

<u>SURVEYOR</u> BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: PATRICK FILSON PM, PE CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT LONDON LANDSCAPES

P.O. BOX 344

MARIETTA, OKLAHOMA 73448 PH: 979-800-0676

CONTACT: AMY LONDON, RLA

PRELIMINAR FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: PATRICK C. FILSON P.E.# 108577

DATE: August 13, 2025

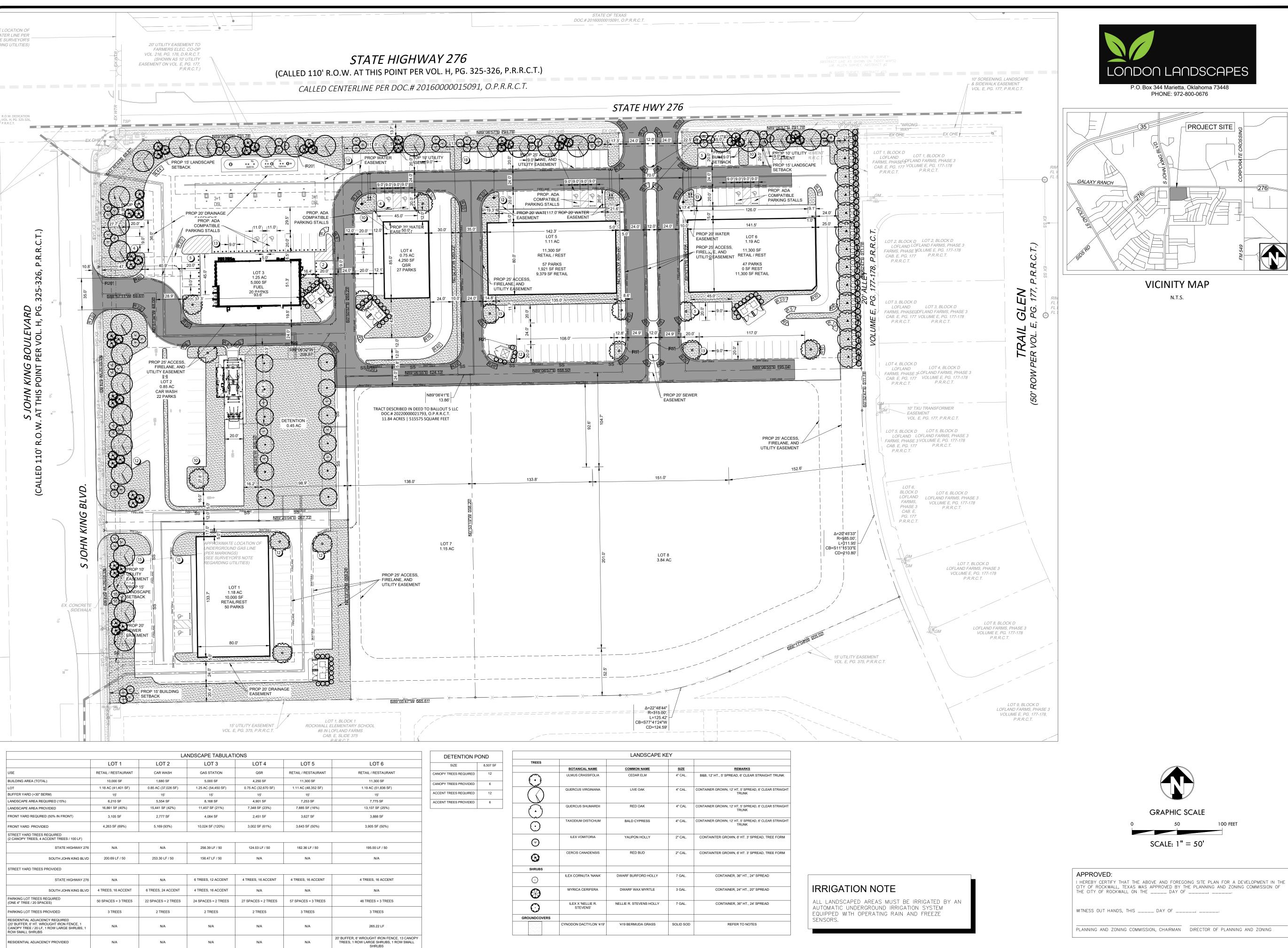
RETAIL CITY OF ROCKWALL C

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

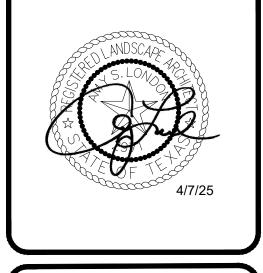
PRELIMINARY SITE PLAN







VICINITY MAP



RIVER'S NEIGHBOI SHOPS-

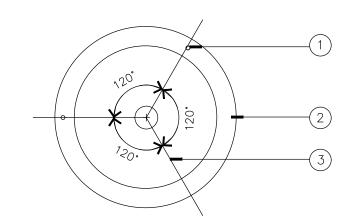
CITY OF FORT WOR DENTON, TEXAS

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

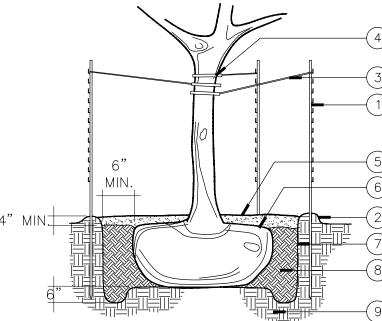
JOB NUMBER: KRJ24006

ISSUE DATE: 4/7/25

LANDSCAPE PLAN



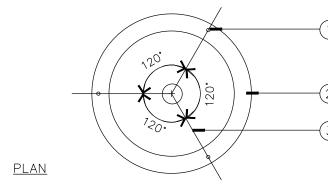
<u>PLAN</u>



<u>SECTION</u>

TREE PLANTING N.T.S.

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

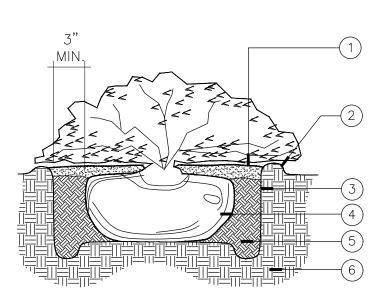


MULTI-TRUNK TREE PLANTING

N.T.S.

SECTION

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

SHRUB PLANTING

(1)2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.

(2)4" EARTH SAUCER 3)GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE

(4) RUBBER CHAFING GUARD (5)3" ORGANIC MULCH

(6)ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)

7) PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.

(8) PIT BACKFILL SOIL PER SPECIFICATIONS

1)2"x2"x24" WOOD STAKE, 3 PER

TREE, SPACED EQUALLY

3) GALVANIZED GUY WIRE, ADD

6) ROOT BALL: REMOVE BURLAP,

FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS,

PLASTIC LINERS, AND OTHER

(8) PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED

TO SET ROOTBALL COLLAR AT

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

BURLAP TIES, AND WIRE BASKET

SYNTHETIC MATERIALS FROM THE

(4) RUBBER CHAFING GUARD

TURNBUCKLES IF NECESSARY TO

(2)4" EARTH SAUCER

STABILIZE TREE

) WARNING FLAGS

7)3" ORGANIC MULCH

LOOSE BACKFILL.

(10) UNDISTURBED EARTH

(1)3" ORGANIC MULCH LAYER.

(3) PLANTING PIT: EXCAVATE 6"

4) MASSERABED REMOVENCESOM

IN MASS PLANTINGS.

(6) UNDISTURBED EARTH

CONTAINER. GENTLY SCARIFY

GIRDERED ROOTS AS NEEDED. DBFMBXEKAHLLT&GSP&EPAREB SOIL

BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX

LARGER (MIN.) THAN WIDTH OF

ROOTBALL, W/ PIT DEPTH AS

NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT

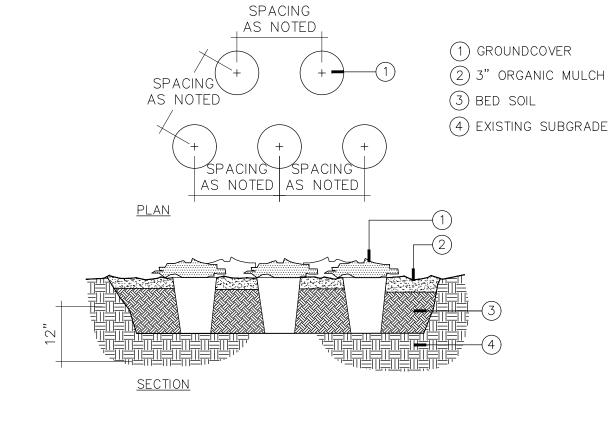
LOOSE BACKFILL. SCARIFY SIDES OF

PIT. PROVIDE CONTINUOUS PIT FOR

(2)3" HIGH EARTH SAUCER

(9) PIT BACKFILL SOIL

(9) UNDISTURBED EARTH



(1) DIFFERENT SURFACE TREATMENTS.

(3) BED SOIL. 6" MINIMUM DEPTH.

(2) STEEL EDGING

(4) NATIVE SOIL

GROUNDCOVER PLANTING

N.T.S.

STEEL EDGING

OR EASEMENT AREAS.

FOR PRIVATE PROPERTY USE ONLY- THESE

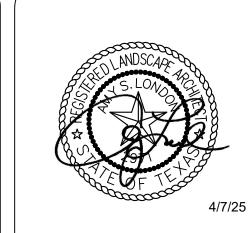
DETAILS SHALL NOT BE USED IN THE R.O.W.

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

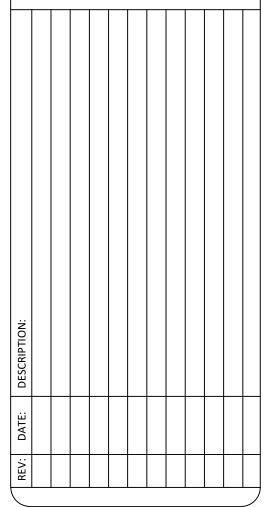
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- 3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- 4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- 13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
- 22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- 23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
- 25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.







F ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL C





5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034

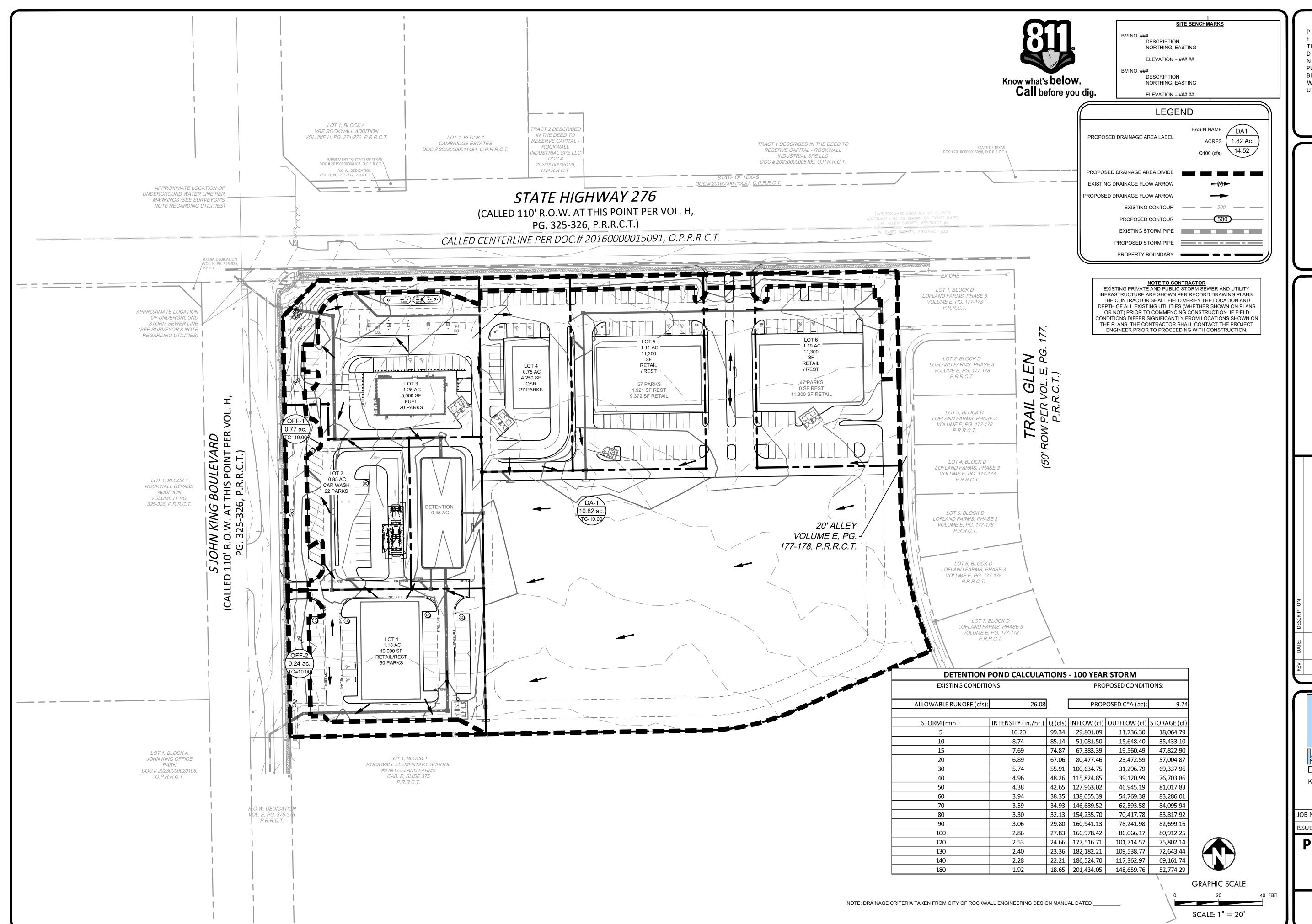
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE: 4/7/25

LANDSCAPE DETAILS

SHEET:



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P.E.# 108577

DATE: August 13, 2025

RETAIL CITY OF I ROCKWALL C

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121

COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

PRELIMINARY DRAINAGE PLAN

VOL. E, PG. 375, P.R.R.C.T

- (PER MARKINGS)

(SEE SURVEYOR'S NOTE

REGARDING UTILITIES)

#8 IN LOFLAND FARMS

CAB. E, SLIDE 375

P.R.R.C.T.

SITE BENCHMARKS

BM NO. ### DESCRIPTION

> KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121

PRELIMINAR

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CITY OF I

PATRICK C. FILSON P.E.# 108577 DATE: August 13, 2025

COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: KRJ24010

ISSUE DATE:

SCALE: 1'' = 40'

PRELIMINARY UTILITY PLAN

