CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-023

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

☐ ***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	Rayburn Electric Cooperative	☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	David Naylor	CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	950 Sids Rd	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Tx 75032	CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June, 2025. *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 12 *DAY OF* June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



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.

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

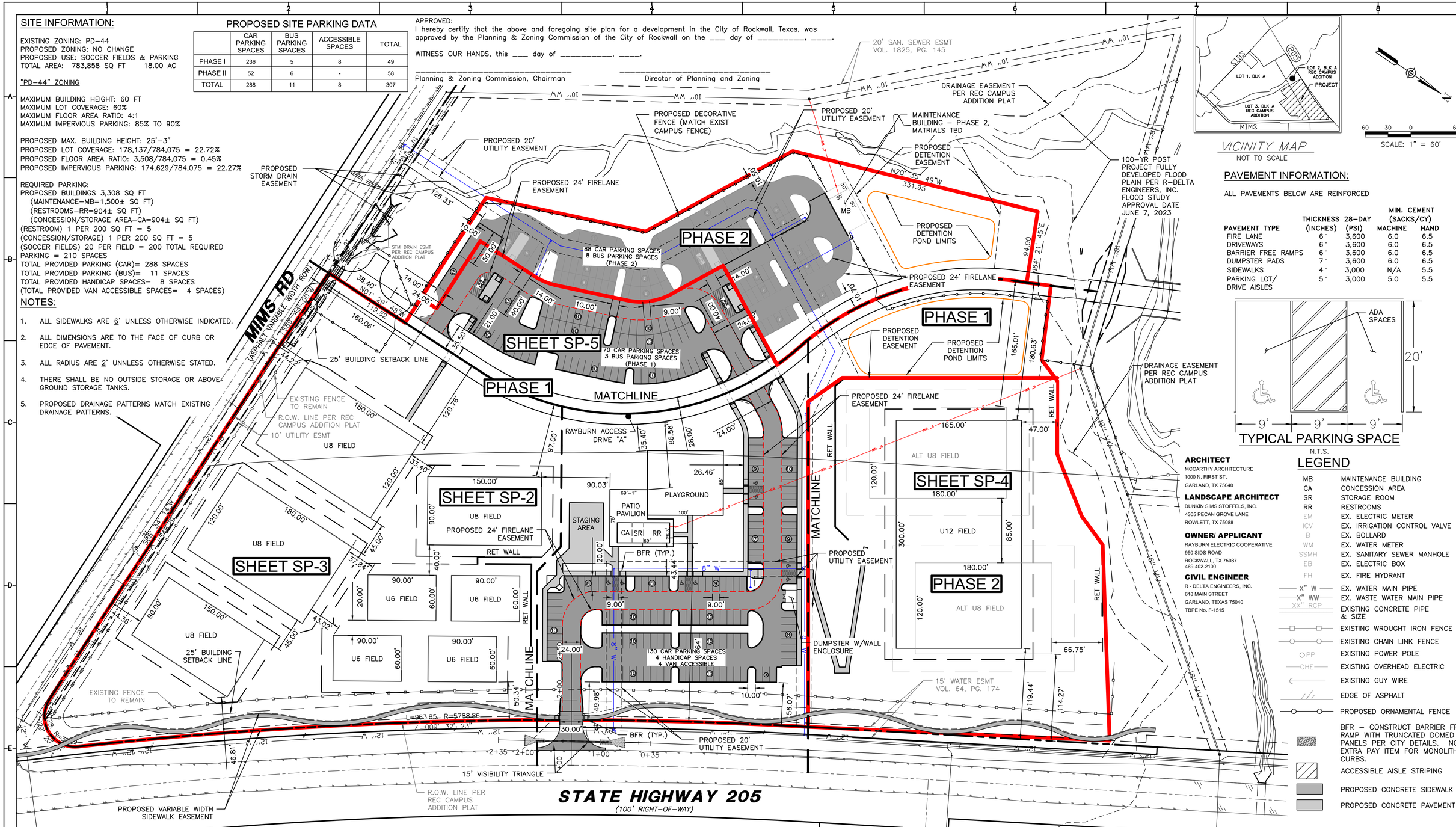
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	49
PHASE II	52	6	-	58
TOTAL	288	11	8	307

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



VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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X" W	EX. WATER MAIN PIPE
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	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

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PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

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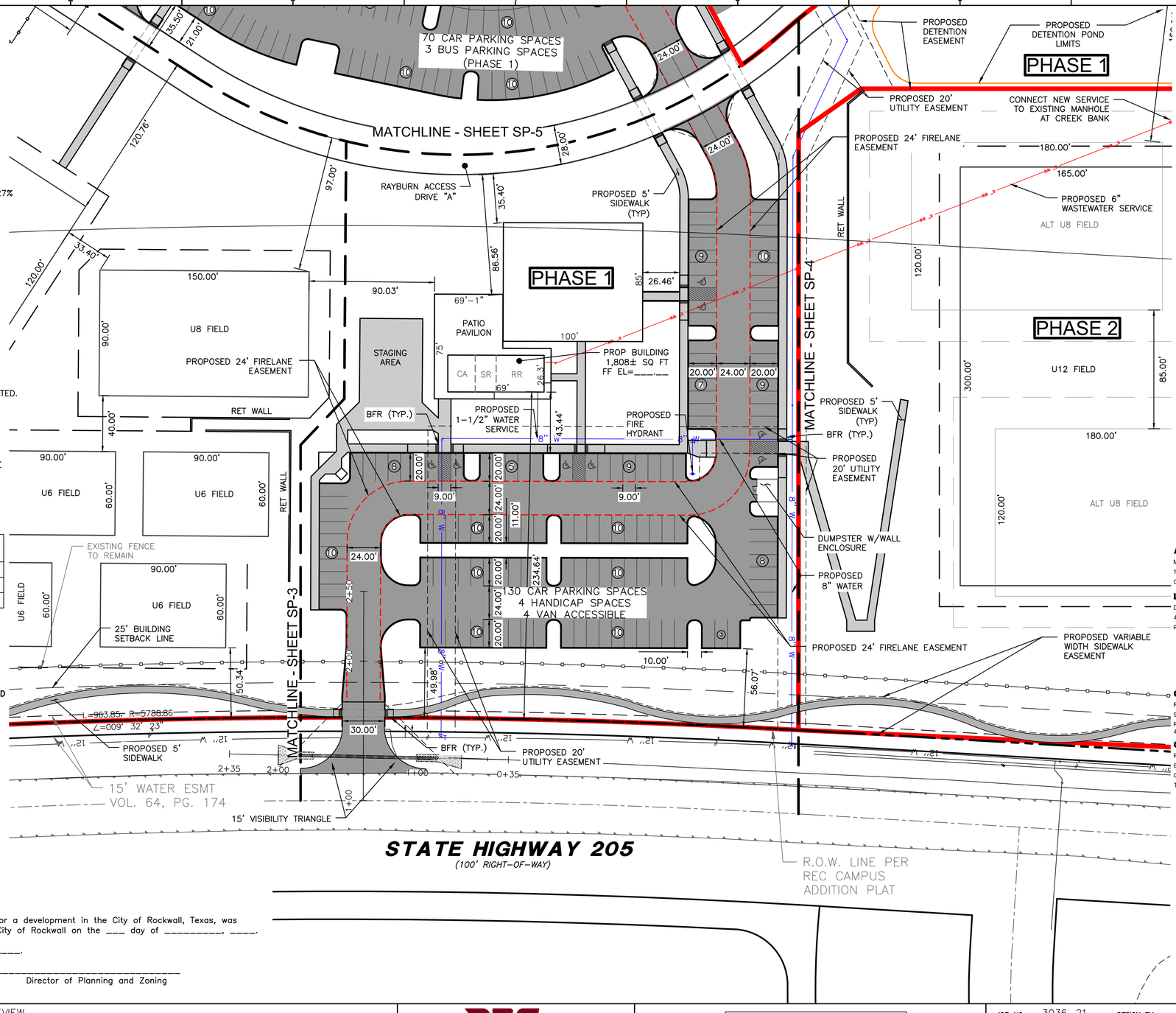
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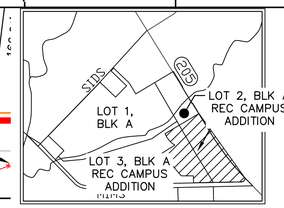
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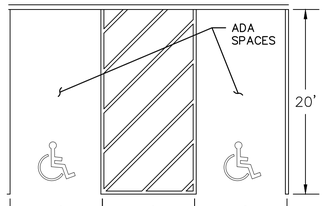
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VICINITY MAP
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GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

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LEGEND

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APPROVED:
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_____ Planning & Zoning Commission, Chairman

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R-Delta Engineers, Inc.
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JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-2
ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
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CITY SITE PLAN SUBMITTAL

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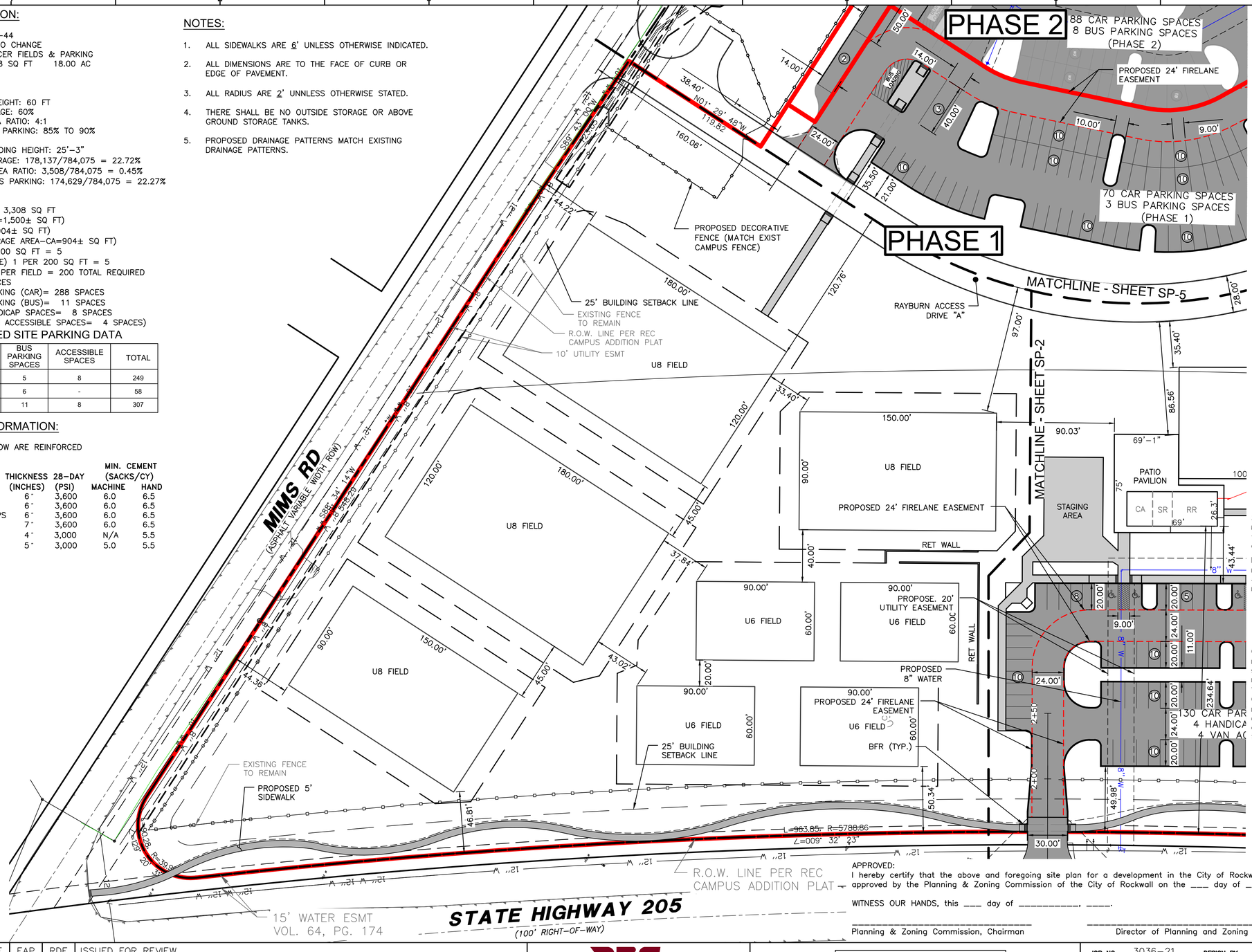
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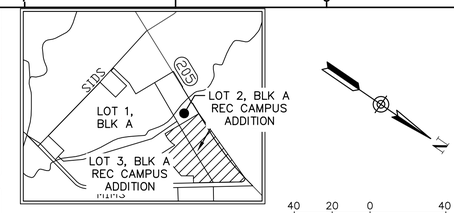
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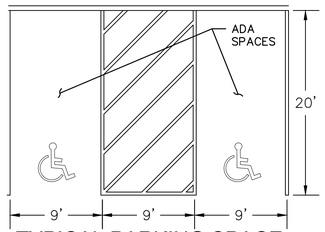
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VICINITY MAP
NOT TO SCALE

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GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

LEGEND

EM	EX. ELECTRIC METER
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B	EX. BOLLARD
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	PROPOSED CONCRETE PAVEMENT

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N, FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 12, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED 06/12/2025 CHECKED BY RDE
LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
CHECKED: DRAWING NO.: SP-3 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 200 SQ FT = 5
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 210 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	236	5	8	249
PHASE II	52	6	-	58
TOTAL	288	11	8	307

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

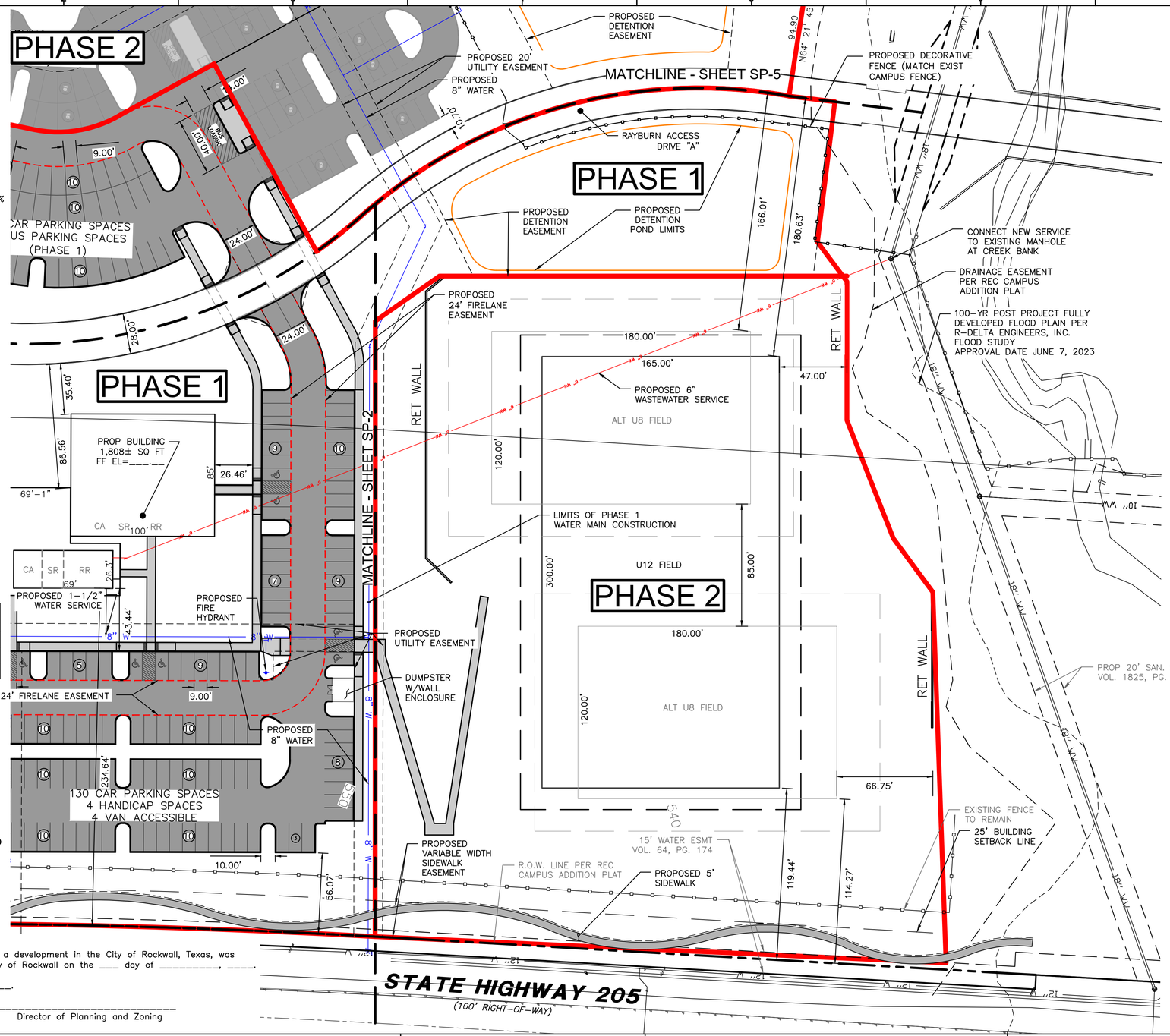
PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

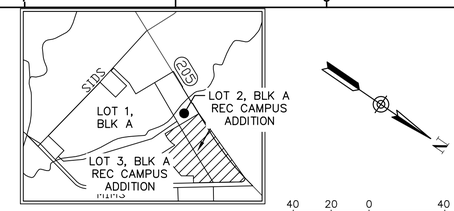
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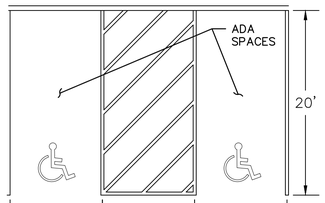
_____ Director of Planning and Zoning





VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

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GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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LAST UPDATE BY
DRAWN: RDE SCALE: AS NOTED
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APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-___
CITY SITE PLAN SUBMITTAL

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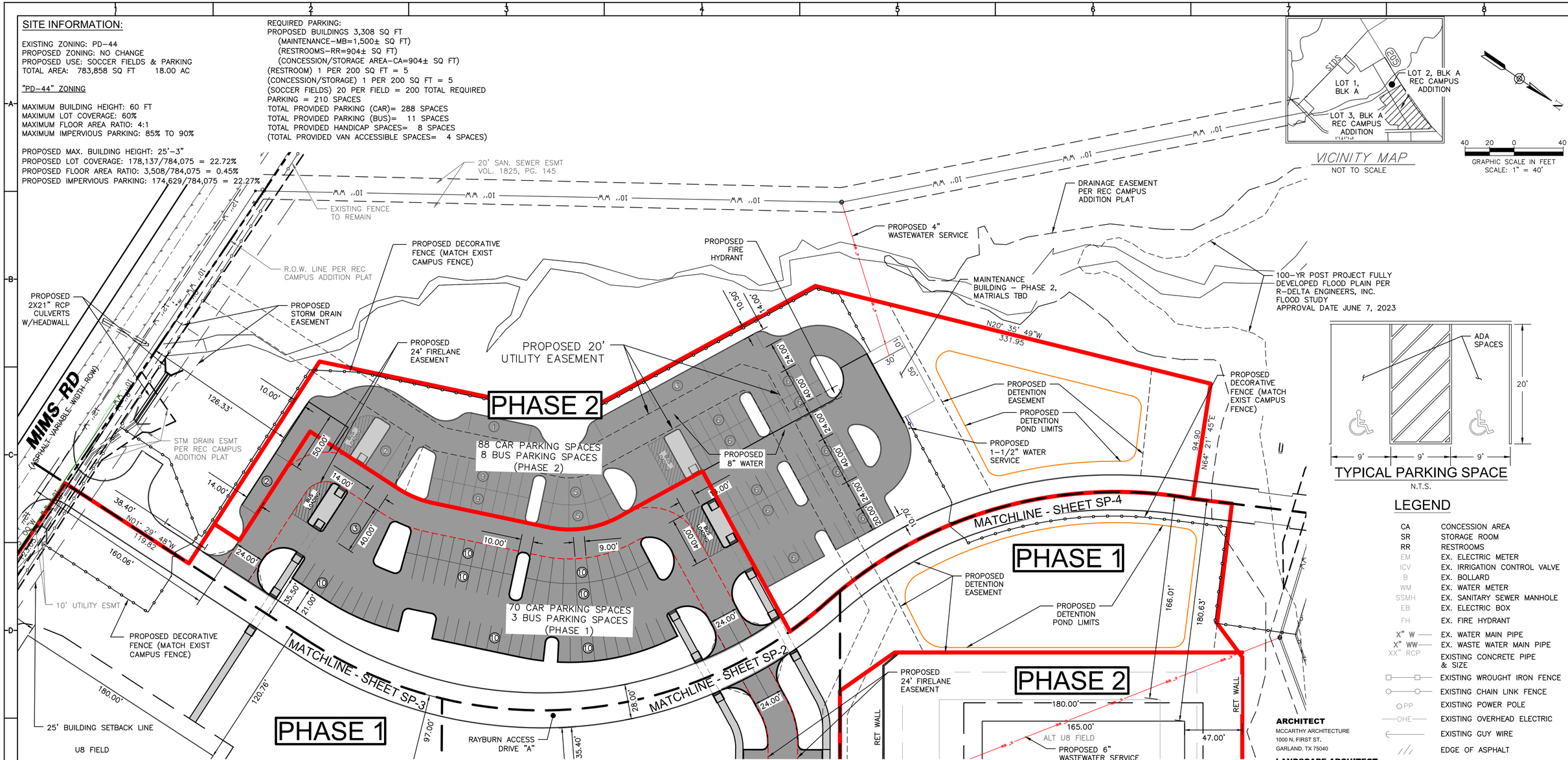
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GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

TYPICAL PARKING SPACE
N.T.S.

LEGEND

CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
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B	EX. BOLLARD
WM	EX. WATER METER
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DRIVEWAYS	6"	3,600	6.0	6.5
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SIDEWALKS	4"	3,000	N/A	5.5
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_____ Director of Planning and Zoning

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CREATED		CODE	
PLOTTED	06/12/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-5
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE #____-__
CITY SITE PLAN SUBMITTAL

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

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

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

SEAL

BUILDING MATERIAL



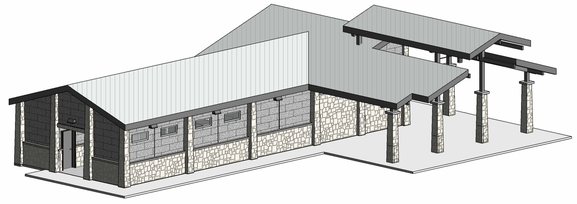
DARK BRONZE ALUM. FRAME



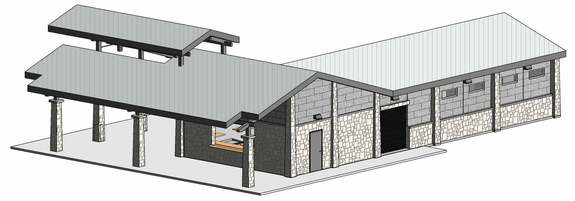
STONE - BUFF LUEDERS LIMESTONE



CMU - SPLIT FACE CONCRETE BLOCK



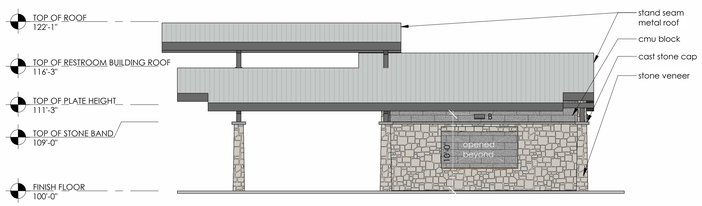
5 3D VIEW
SCALE:



6 3D VIEW
SCALE:

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



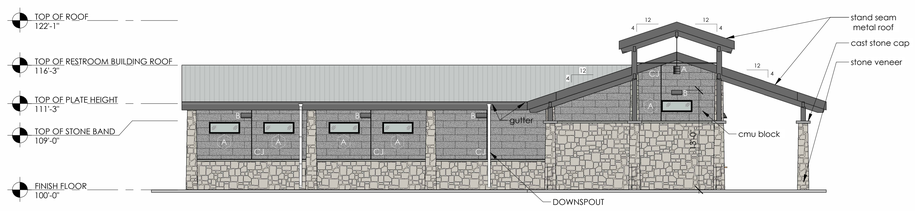
4 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



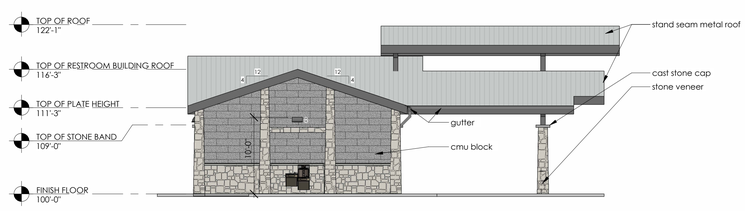
3 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**SOUTH**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	**EAST**	**PERCENT**
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 CONCESSION ELEVATION
SCALE: 1/8" = 1'-0"

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Copyright © 2025

DATE:	6.12.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	Approver
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS – CONCESSION BUILDING

DRAWING NO. **A4.00**

REV NO.

SOCCER
CONCESSION & EQUIPMENT BUILDINGS
ROCKWALL, TEXAS

DESIGN TEAM

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950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

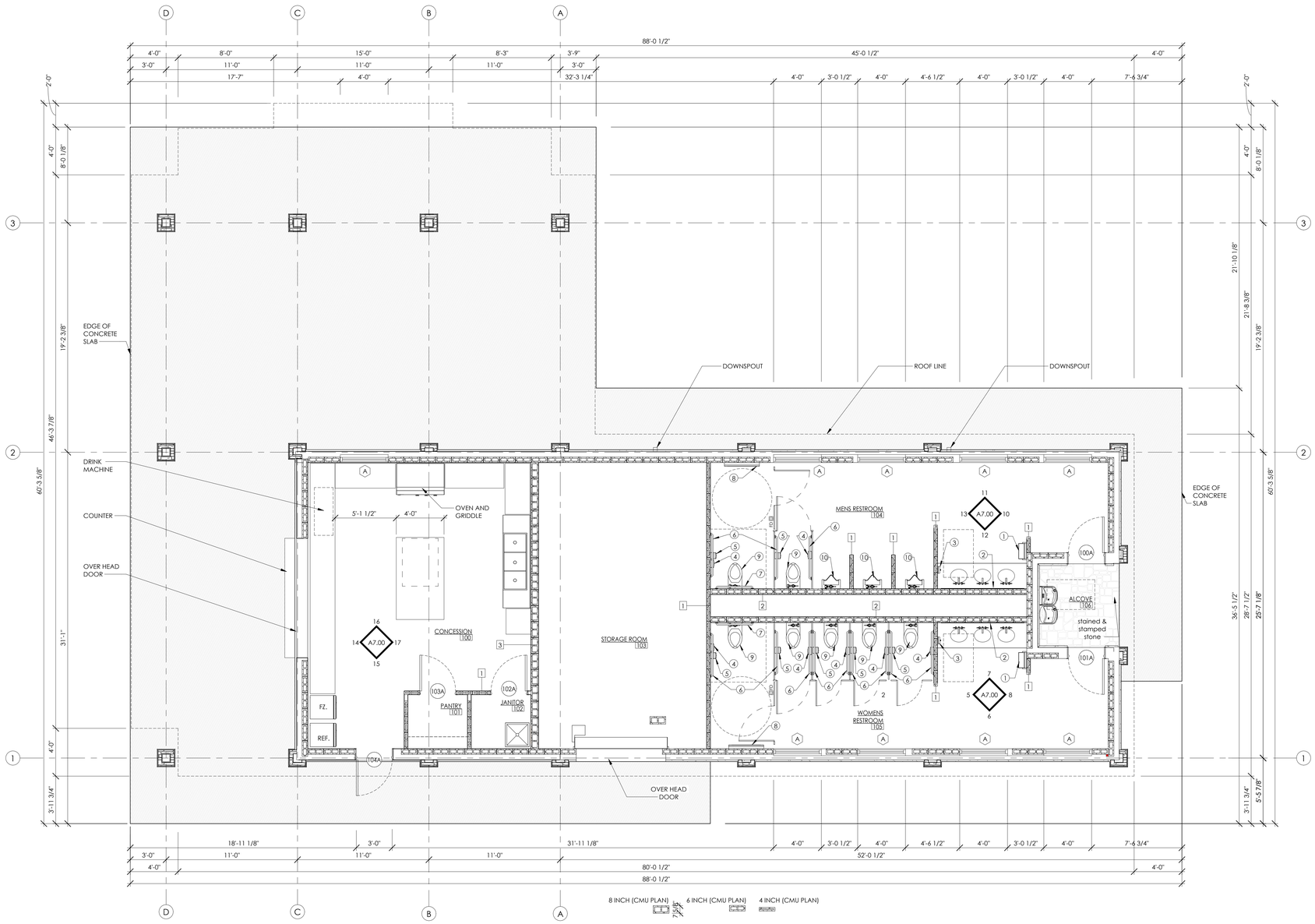
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ISSUE



FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5806X36 GRAB BAR 36"
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MCA AMERICAN STANDARD WALL MOUNTED TOILET 2257.001
10. MCA AMERICAN STANDARD URINAL 6590.125

1 SOCCER CONCESSION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL

Copyright © 2025

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APPD:	Approver
ACAD #	

FLOOR PLAN – CONCESSION BUILDING

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		300,618 s.f.	Common Bermuda	Common Bermuda Grass	Solid Sod
		242,086 s.f.	Tif 419 Bermuda	Tif 419 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE / PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road

Total (10' Wide) Required Landscape Buffer Area - 7,786 SF

Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material 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 variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

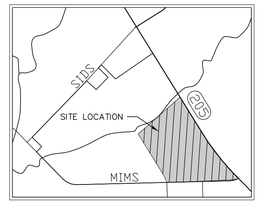
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	05/21/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: May 23, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 5/21/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: LP-1 | ISSUE: 0

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

MIMS ROAD

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

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LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

ACCESS DRIVE TO REC SOCCER EXPANSION

15' WATER SUPPY EASEMENT

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

MATCH LINE- A

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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LAST UPDATE BY

DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: LP-3 | ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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_____ Director of Planning and Zoning

RIM IN N 524.43 INV NE 511.14 INV SW 512.93

RIM IN NE 521.37 INV SW 511.20 INV S 511.53

MATCH LINE- A

MATCH LINE- B

QV 1

UC 1

20 10 0 20

GRAPHIC SCALE IN FEET
SCALE: 1" = 20

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

STATE HIGHWAY 205 (100' RIGHT-OF-WAY)

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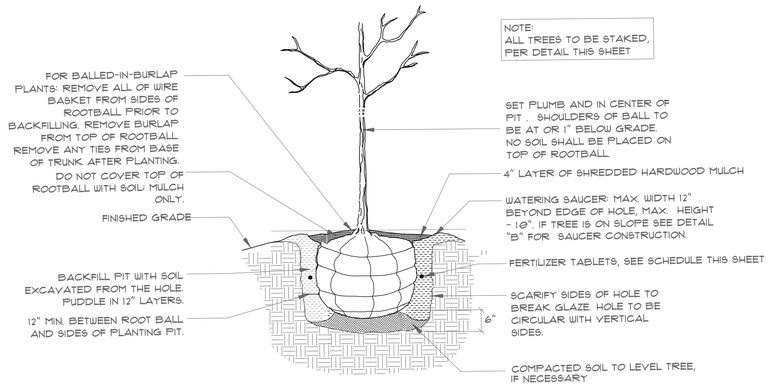
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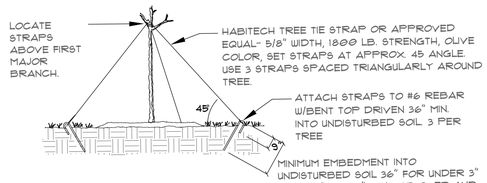
JOB NO.	3036-21	DESIGN BY	BS
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LAST UPDATE BY			
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APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

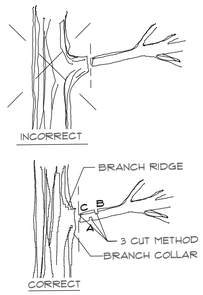


A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

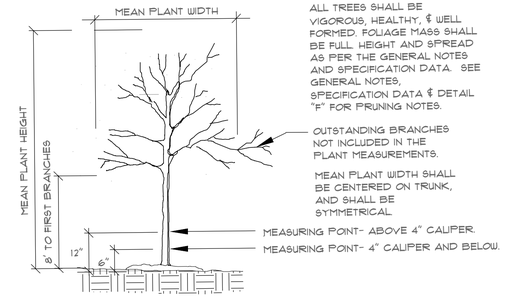
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS

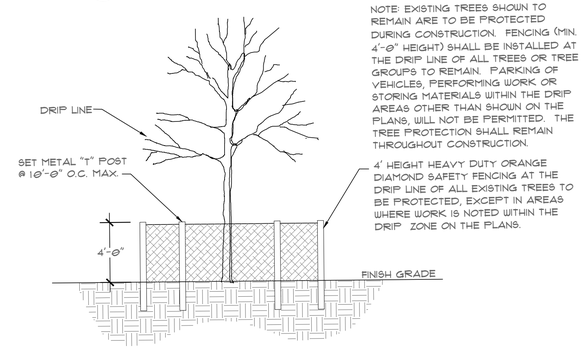


D SECTION: TREE MEASURING
NTS

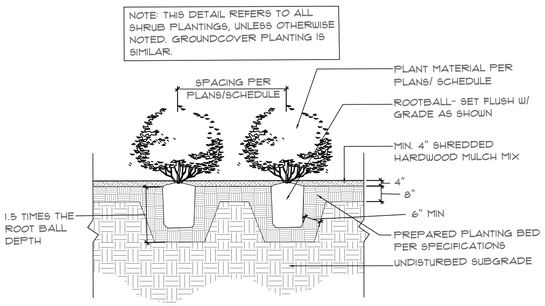
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

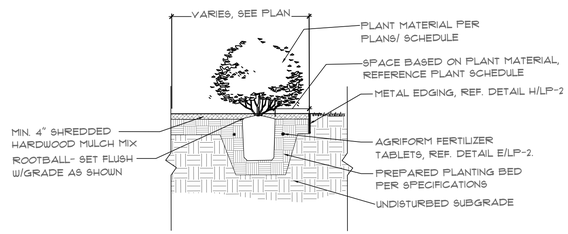
E CHART: FERTILIZER SCHEDULE



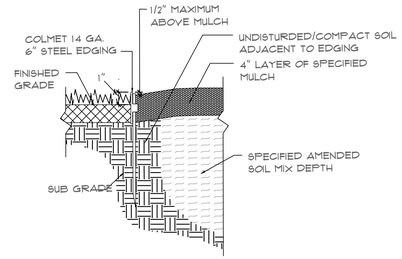
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

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APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY
TRIANGLE

PROPERTY/
R.O.W. LINE

10' LANDSCAPE
BUFFER

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

APPROVED:
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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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-1 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

BUS LOADING

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

12" W

DHE

R.O.W. LINE

15' WATER SUPPY EASMENT

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

R.O.W. LINE

MATCH LINE- A

MATCH LINE- A

30 15 0 30

GRAPHIC SCALE IN FEET
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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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APPROVED:		TM-2	0
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REC CAMPUS EXPANSION
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ROCKWALL, TX 75032

TREE MITIGATION PLAN

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_____ Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

18" WW

12" DHE

30 15 0 30
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)
(ASPHALT VARIABLE WIDTH ROW)

MATCH LINE- B

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CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: TM-3 | ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** . Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/11/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-4	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR				x		Remove	4	
881	9	CEDAR				x		Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead			x		Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA		x				Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥8" Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-5 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', DIseased				x	To Remain		
257	22	WILLOW	> 8', DIseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', DIseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree ≥ 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Gouping-
Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUPING
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees > 8' Ht.= 466 Canopy Trees Mitigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/11/2025	BS	BS	BS	ISSUED FOR REVIEW

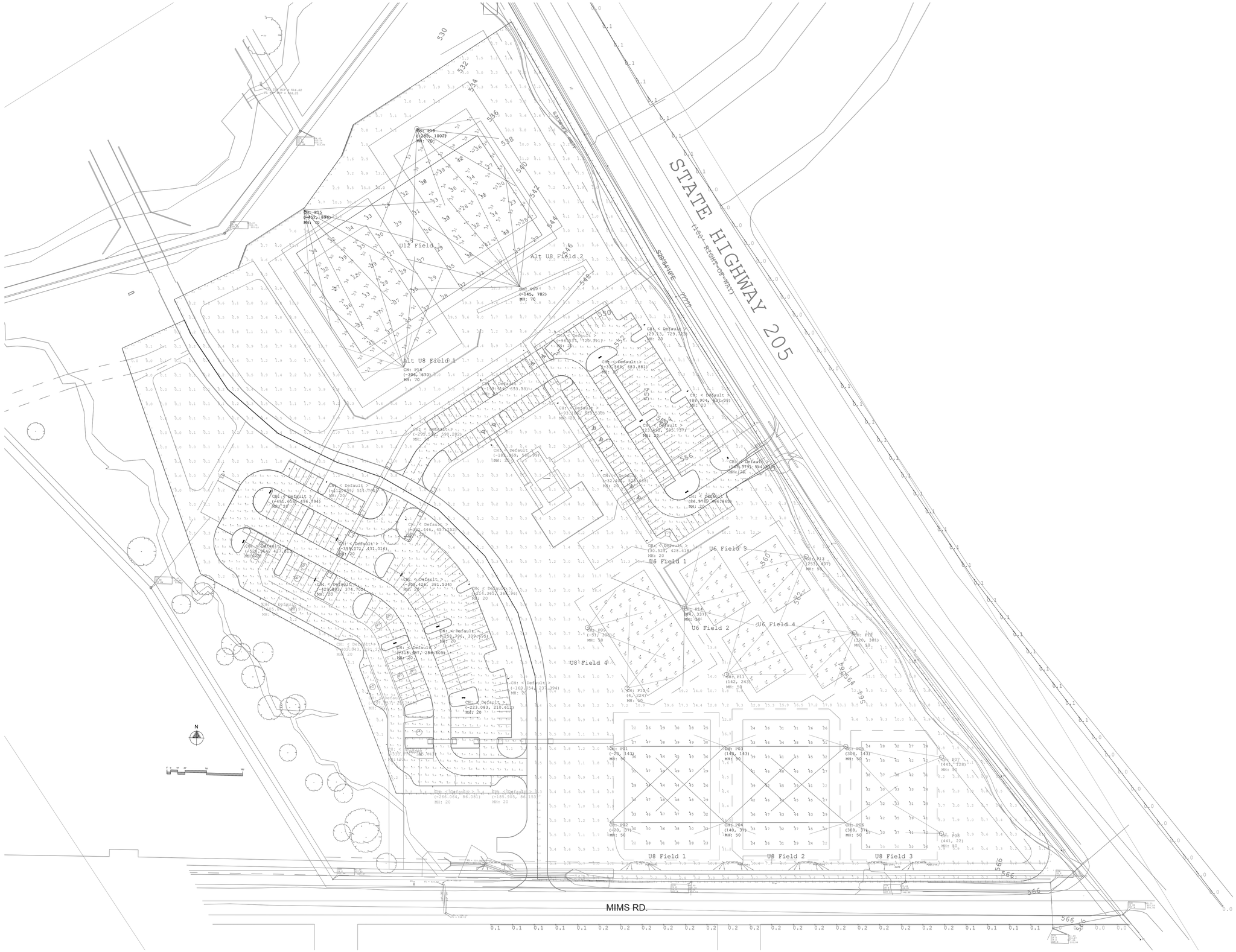
Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
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Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/11/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-6 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 SITE PLAN - PHOTOMETRICS

0' 60' 120' 180'

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

PRELIMINARY

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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

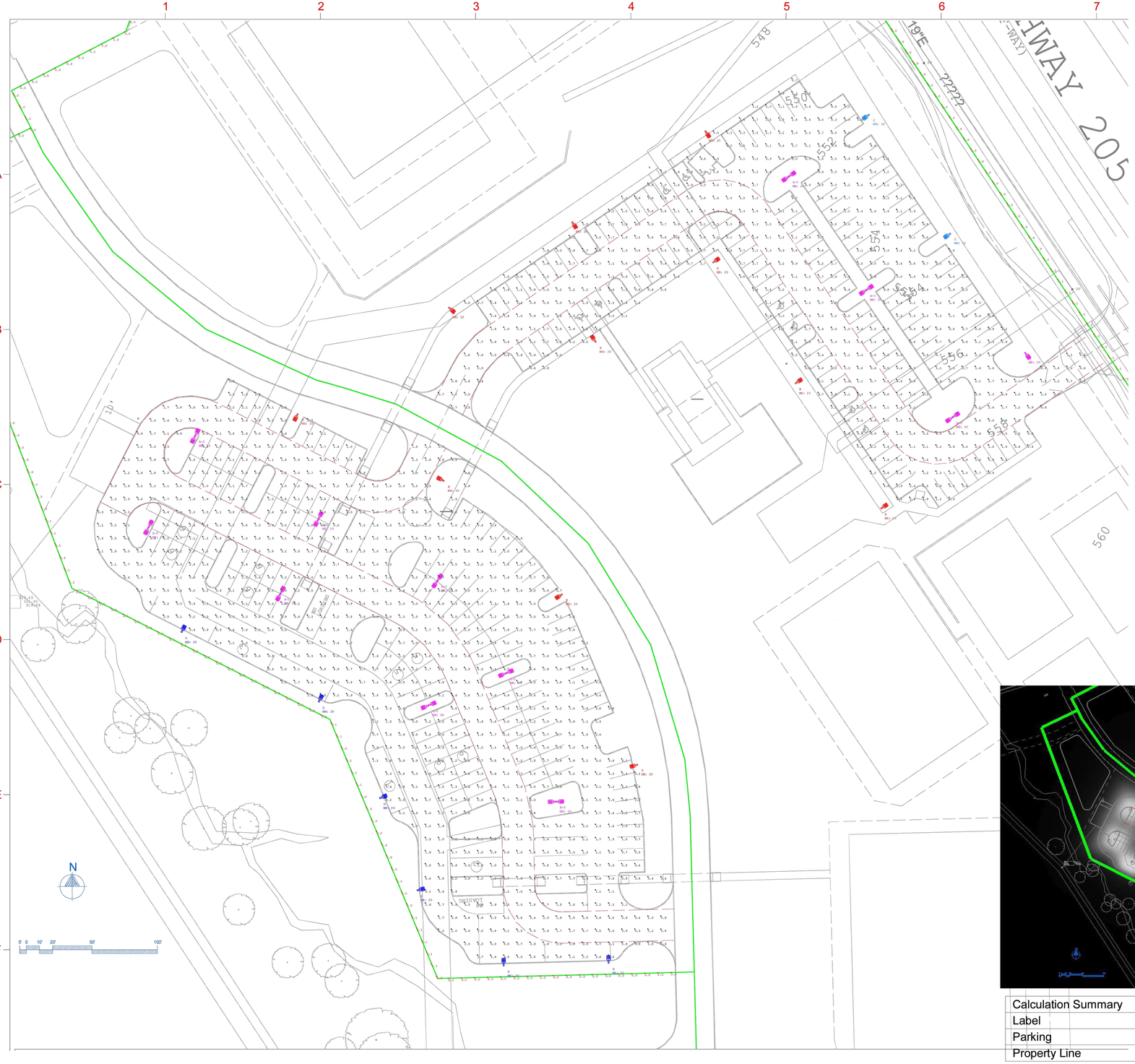
SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

SHEET
L-0.0





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS
PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-1.0



Scenario/Channel Summary			
Scenario: CHM Lighting			
Channel	**M.H.**	**# Lums**	**Total KW**
P01	50'	3	2.24 kW
P02	50'	3	2.24 kW
P03	50'	6	4.47 kW
P04	50'	6	4.47 kW
P05	50'	5	3.73 kW
P06	50'	5	3.73 kW
P07	50'	2	1.49 kW
P08	50'	2	1.49 kW
P09	50'	3	2.24 kW
P10	50'	3	2.24 kW
P11	50'	4	2.98 kW
P12	50'	4	2.98 kW
P13	50'	4	2.98 kW
P14	50'	7	5.22 kW
P15	70'	8	5.96 kW
P16	70'	8	5.96 kW
P17	70'	8	5.96 kW
P18	70'	8	5.96 kW

Note:
Poles are a back-to-back configuration

P03,P04
(3) facing front - (3) facing back

P05,P06
(3) facing front - (2) facing back

P14
(4) facing front - (3) facing back

Luminaire Schedule						
Scenario: CHM Lighting						
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**Description**	**Lum. Watts**
USLED2-D-C2		41	0.950	Single	USLED2DXX5070C2XXGCDTO	745
USLED2-D-C3		48	0.950	Single	USLED2DXX5070C3XXGCDTO	745

Calculation Summary											
Scenario: CHM Lighting											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20
U8 Field 2	Illuminance	Fc	37.0	49	22	1.7	2.2	54	20	20
U8 Field 3	Illuminance	Fc	32.9	42	20	1.6	2.1	40	20	20
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15
U12 Field	Illuminance	Fc	32.1	45	19	1.7	2.4	60	30	30
U8 Field 1 - Alt	Illuminance	Fc	31.6	43	19	1.7	2.3	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	31.2	43	17	1.8	2.5	54	20	20

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

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ROCKWALL SOCCER FIELDS
PHOTOMETRICS
SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

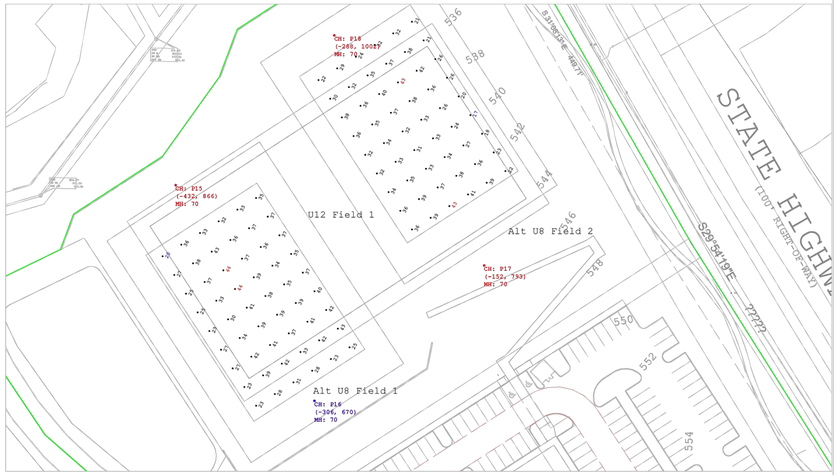
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

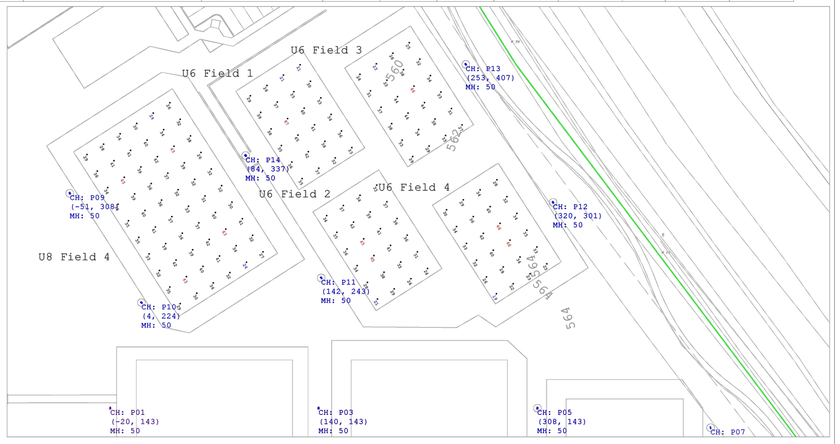
SHEET
L-2.0

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U8 Field 5 - Alt	Illuminance	Fc	34.5	44	20	1.7	2.2	54	20	20
U8 Field 6 - Alt	Illuminance	Fc	32.3	43	17	1.9	2.5	54	20	20



U8 Field 1-2 - Alternate
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	34.9	47	21	1.7	2.2	24	15	15
U6 Field 2	Illuminance	Fc	34.8	45	21	1.7	2.1	24	15	15
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 4	Illuminance	Fc	35.3	43	24	1.5	1.8	60	15	15



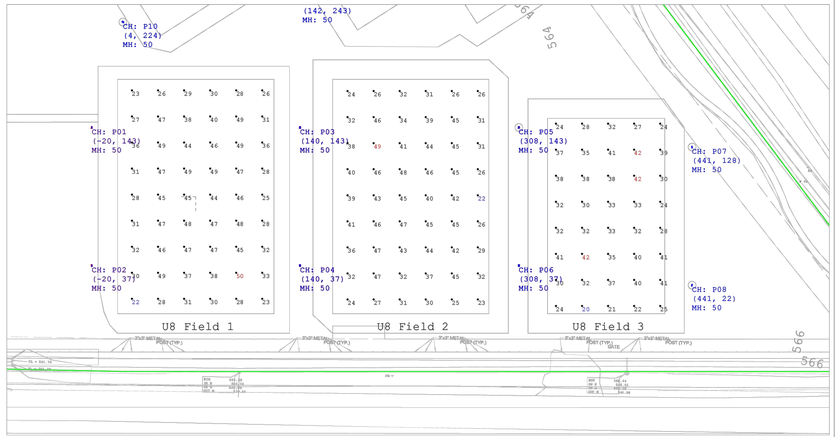
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U12 Field	Illuminance	Fc	33.8	45	19	1.8	2.4	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Scenario: CHM Lighting										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 3	Illuminance	Fc	33.6	46	23	1.5	2.0	24	15	15
U6 Field 4	Illuminance	Fc	32.5	46	19	1.7	2.4	24	15	15
U8 Field 1	Illuminance	Fc	37.7	50	22	1.7	2.3	54	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

ODG Engineering, Inc.
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

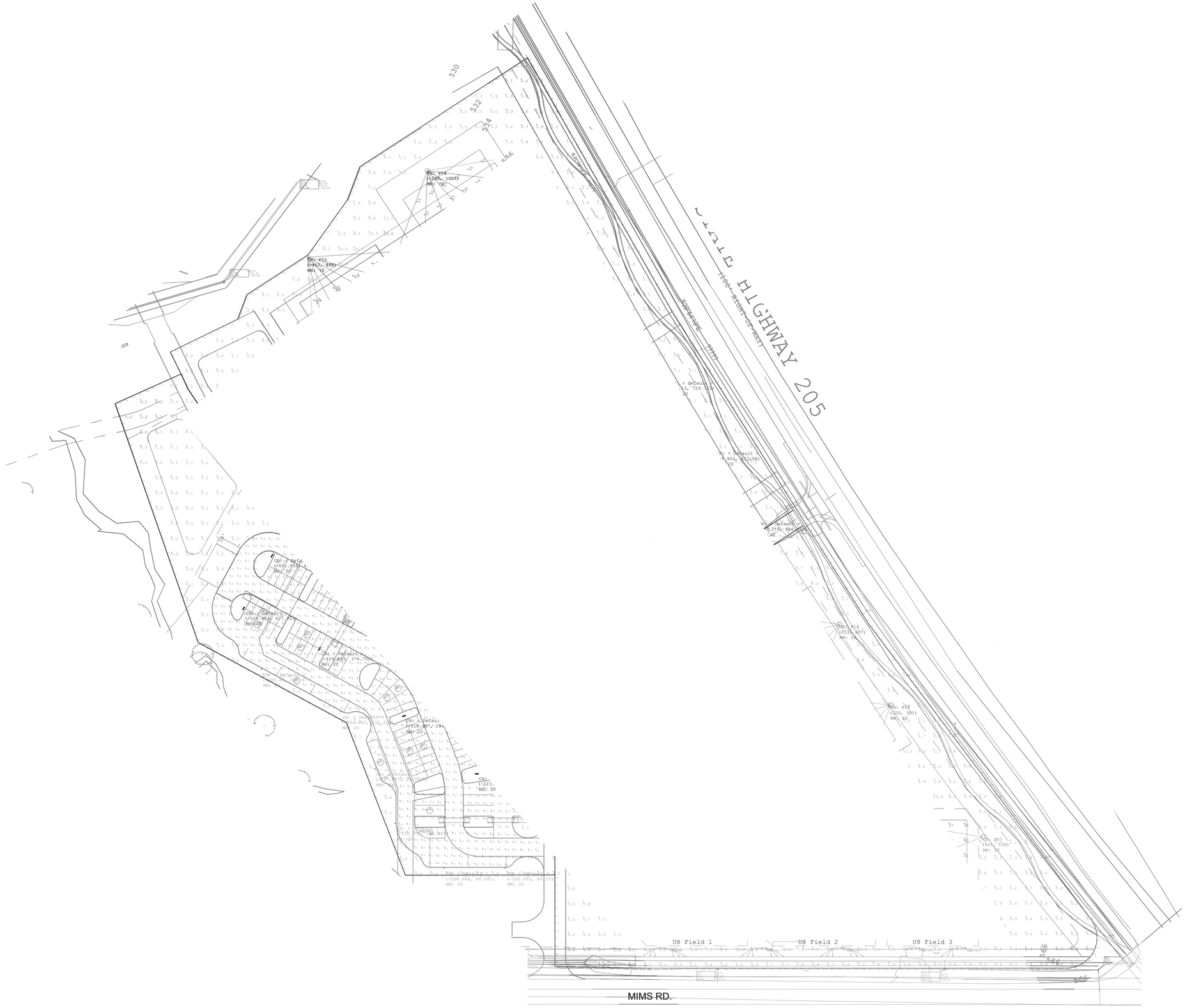
SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-2.1



01 **SITE PLAN PROPERTY LINE - PHOTOMETRICS**

N

0' 60' 120' 180'

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
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ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

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1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

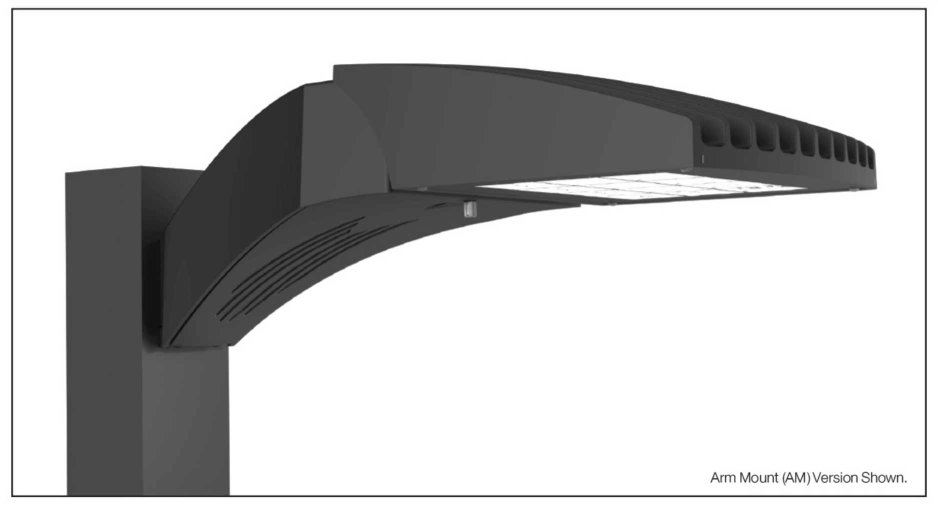
DESIGNED BY :	DRAWN BY :
FD	FD

DATE
2025 | 06 | 13

SHEET
L-2.2

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:

Catalog Number:

Type:

Date: | Location:

VISIONAIRE LIGHTING

REV. 06.28.24

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III-R, III, III-W, III-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
  - Enables high end trim
  - Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

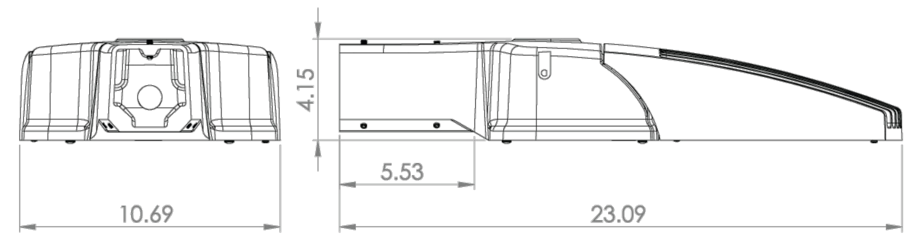
VSX-II - ELECTRICAL LOAD (A)							
Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

VSX-II LED SPECIFICATIONS / Forward Optics												
Led Count	Current & Watts	Distribution Type	27K					30K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
32LD	350 mA (33W)	T1	4826	3	0	3	147	5035	3	0	3	153
		T2	4652	1	0	2	142	4855	1	0	2	148
		T3R	4802	1	0	2	146	5011	1	0	2	152
		T3	4739	1	0	1	144	4945	1	0	1	150
		T3W	4794	1	0	1	146	5002	1	0	1	152
		T3LG	4816	1	0	1	147	5025	1	0	1	153
		T4	4737	1	0	1	144	4943	1	0	1	150
		T4A	4993	1	0	1	152	5210	1	0	1	159
		T4LG	4803	1	0	1	146	5012	1	0	1	152
		T5	4799	2	0	1	146	5008	2	0	1	152
		T5LG	4849	2	0	1	148	5060	2	0	1	154
		T5W	4610	3	0	1	140	4810	3	0	1	146
		T5WW	4359	3	0	1	133	4548	3	0	1	138
		FN	5079	3	0	1	155	5300	3	0	1	161
		FM	5040	3	0	1	153	5260	3	0	1	160
		FW	4702	2	0	1	143	4906	2	0	1	149
32LD	530 mA (51W)	T1	7312	3	0	3	144	7630	3	0	3	151
		T2	7050	2	0	2	139	7356	2	0	2	145
		T3R	7277	2	0	2	144	7593	2	0	2	150
		T3	7180	1	0	2	142	7492	1	0	2	148
		T3W	7264	1	0	2	143	7580	1	0	2	150
		T3LG	7297	2	0	1	144	7614	2	0	2	150
		T4	7178	2	0	2	142	7491	2	0	2	148
		T4A	7566	2	0	1	149	7895	2	0	1	156
		T4LG	7278	2	0	1	144	7594	2	0	2	150
		T5	7272	3	0	1	143	7588	3	0	1	150
		T5LG	7347	3	0	1	145	7667	3	0	1	151
		T5W	6985	3	0	1	138	7289	3	0	1	144
		T5WW	6605	3	0	1	130	6892	3	0	2	136
		FN	7696	4	0	1	152	8031	4	0	1	158
		FM	7638	4	0	1	151	7970	4	0	1	157
		FW	7125	3	0	1	141	7434	3	0	1	147
32LD	700 mA (68W)	T1	9663	3	0	3	142	10083	3	0	3	148
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

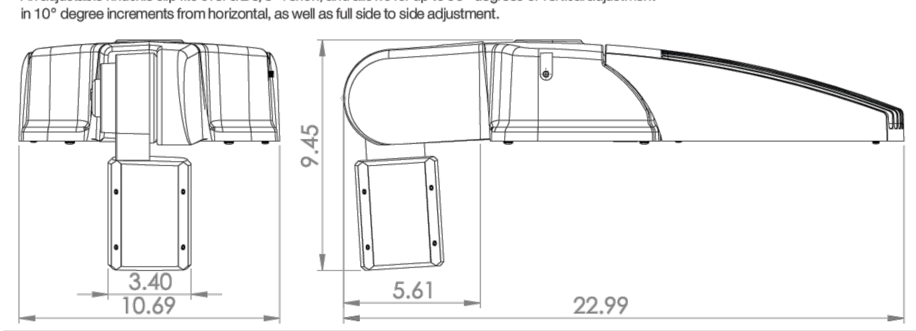
MODEL	OPTICS		LEDs	CURRENT	CCT
VSX-II	T1 Type 1	T5 Type 5	16LD	3 350mA	27K7 27K8 27K9 2700K 70, 80, & 90 CRI
	T2 Type 2	T5W Type 5 Wide	32LD	5 530mA	30K7 30K8 30K9 3000K 70, 80, & 90 CRI
	T3 Type 3	T5WW Type 5 Extra Wide	48LD	7 700mA	35K7 35K8 35K9 3500K 70, 80, & 90 CRI
	T3R Type 3 Round	T5LG Type 5 Low Glare		10 1050mA	40K7 40K8 40K9 4000K 70, 80, & 90 CRI
	T3W Type 3 Wide	FN Flood Narrow		12 1200mA	50K7 50K8 50K9 5000K 70, 80, & 90 CRI
	T3LG Type 3 Low Glare	FM Flood Medium			
	T4A Type 4 Automotive	FW Flood Wide			
	T4 Type 4				
	T4LG Type 4 Low Glare				

VOLTAGE	MOUNTING	FINISH	CONTROL OPTIONS	SHIELD OPTIONS	OPTIONS
UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120 PCR-208 PCR-240 PCR-277 PCR-347 PCR-480 Photocell & Receptacle	ECLS Egg Crate Louver Shield	RPP-3" RPP-4" RPP-5" Round Pole Plate Adapter
8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	7PINPER 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	ADJLS Adjustable Louver Light Shield	BAWP Cast Wall Plate
5 480V	UAM Universal Arm Mount W/ Terminal Block (Retrofit)	GY Grey	DIM 0-10v Dimming Driver	BD Barn Door Shield	UMAP Universal Mast Arm Fitter
	MAF Mast Arm Fitter	SBK Smooth Black	WSC-8 Motion Sensor 8' Mounting Height	CLS Backside cutoff shield *Not to be used with KM	UPMA-S Universal Square Pole Mount Adapter
	KM Knuckle Mount	WH White	WSC-20 Motion Sensor 9-20' Mounting Height	RCLS Rightside cutoff shield *Not to be used with KM	UPMA-R Universal Round Pole Mount Adapter
	WM Wall Mount *Requires BAWP	SWH Smooth White	WSC-40 Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR 100 remote for programing	LCLS Leftside cutoff shield *Not to be used with KM	ROT-R Rotated Optics Right Side
	AWM Adjustable Wall Mount	GP Graphite	TL7 7-PIN Twist-lock Wireless Control	BHS House shield	ROT-L Rotated Optics Left Side
	*Round Pole Plate Adapters (RPP) are to be ordered separately.	GY Grey	Z10 or Z18 Zhaga 4 Pin Receptacle		BBG Bird Spikes
	*BAWP to be ordered separately	SL Silver Metallic	VWC Visionaire Wireless Control		BAA Buy America(n) Act Compliant
		ZFP Zinc-Free Primer Coat			
		CC Custom Color			

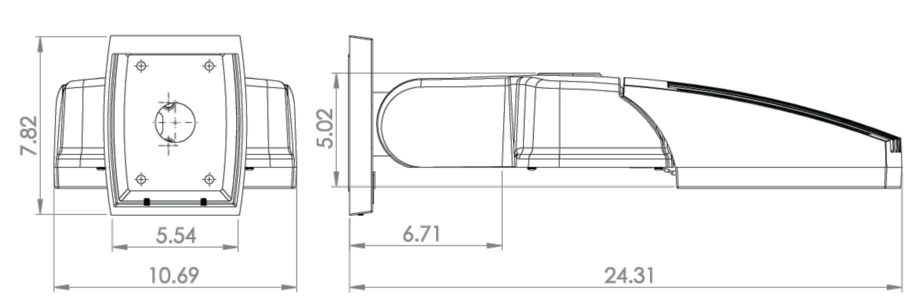
Mast Arm Fitter (MAF)
Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



Knuckle Mount (KM)
An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)
Wall Mount - Adjustable up to 50° in 10° increments.



VSX-II LED SPECIFICATIONS / Forward Optics
[illegible]

VISIONAIRE LIGHTING

CHM LIGHTING

Customer: Date: Type:
Project:

USLED2 DOUBLE MODULE

FEATURES

The USLED2 is a robust LED floodlight with a wide range of optical distributions that feature industry leading, diode-level glare control. USLED2 is designed to provide a direct replacement for retrofit 1500W HID applications in addition to new construction. USLED2 is proudly designed and manufactured in Texas, USA.

- » Light Weight, High Performance and Modular
- » Standard Dim to Off Drivers
- » Standard Dali-2 D4i Drivers
- » Available 0-10V Dimming
- » Standard Internal Glare Control
- » Integral or Remote Driver Operation
- » Designed to Replace Up to 1500W HID Luminaires
- » -40°C to 40°C Ambient Rating
- » Excellent Optical Control for Limiting Spill and Glare
- » Available Top Visor



ORDERING GUIDE

PRODUCT	MODULE	FINISH	CCT/CRI	OPTIC	INPUT VOLTAGE	DRIVER	GLARE CONTROL
USLED2	D						GC
USLED2 ULTASPOT 2	D DOUBLE MODULE	Standard Configuration: GY GREY	5070 5000K 70CRI	NS NARROW	A 120 - 240V	I INTEGRAL	GC INTERNAL GLARE CONTROL
		Custom Configuration*: DB DARK BRONZE	3070 3000K 70CRI	MS MEDIUM	B 277 - 480V	R REMOTE	
			4070 4000K 70CRI	WS WIDE			
			5780 5700K 80CRI	UW ULTRAWIDE			
				C1 CUT OFF NARROW			
				C2 CUT OFF MEDIUM			
				C3 CUT OFF WIDE			
				AP APRON			

DIMMING	RECEPTACLE	CONTROL	FUSING	PRE-WIRE	TUNING
D4i DALI-2 D4i	BLANK NONE	Standard Configuration: BLANK NONE	BLANK NONE	BLANK NONE	BLANK NONE
DTO 0-10V	7P[1] 7-PIN	WIL WiLUME WIRELESS CONTROLS	F1 1 HOT LEG FUSE	3T3P 3' TAIL OF 16/3 CABLE WITH 3-PIN PLUG	FTXXXX[2] FACTORY TUNE
	ZG ZHAGA NODE	Custom Configuration*: DMX DMX MODULE	F2 2 HOT LEG FUSE	3T5P 3' TAIL OF 16/5 CABLE WITH 5-PIN PLUG	
				6T3X 6' TAIL OF 16/3 CABLE	
				6T5X 6' TAIL OF 16/5 CABLE	

1. Selection requires one of the following accessories: 36021, 36022, 36023, 36001, 36004
2. FT option allows factory reduction in drive current to meet project specific need. Contact factory for more details

*Additional costs and lead times may apply. Contact factory for more information

ACCESSORIES

19013 6' SS SAFETY CABLE
24248 USLED2 DOUBLE MODULE TOP VISOR
36035 120-277V PHOTOCELL
36036 347-480V PHOTOCELL
36001 120-480V WILUME TWIST-LOCK CONTROLLER
36004 120-480V SHORTING CAP
81098 GALVANIZED SLIP FITTER FOR 2" PIPE

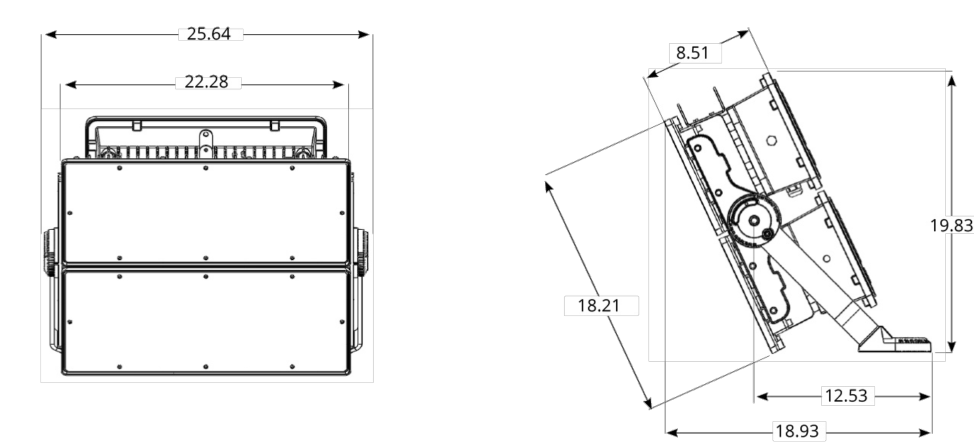
SPECIFICATIONS AND DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION.
CONTACT CHM LIGHTING FOR UP TO DATE DETAILS. CHM LIGHTING IS A DIVISION OF CHM INDUSTRIES, INC.

USLED2 DOUBLE MODULE

LIGHT WEIGHT, HIGH PERFORMANCE AND MODULAR

CHM LIGHTING

DIMENSIONS



OUTPUT (5000K, 70CRI)	
DISTRIBUTION	LUMENS
NS	75,726
MS	69,520
WS	74,306
UW	64,966
AP	67,358
C1	74,178
C2	76,928
C3	75,012

MAX WATTAGE: 640W	
VOLTS	AMPS
120	5.3
208	3.1
240	2.7
277	2.3
347	1.8
480	1.3

LUMEN OUTPUT CORRECTION FACTOR	
CCT/CRI	LOCF
3070	0.890
4070	0.927
5780	0.932

LOADING			
DRIVER TYPE	MODULE COUNT	WEIGHT (lb)	EPA @ 25°
Integral	02	72	3.7
Remote	02	57	3.3

LUMEN MAINTENANCE FACTORS				
@ 25,000 HRS	@ 50,000 HRS	@ 100,000 HRS	L70 @ 25C (CALCULATED)	L70 @ 25C (REPORTED)
99.04%	97.06%	93.20%	452,500	>102,000

USLED2 DOUBLE MODULE

LIGHT WEIGHT, HIGH PERFORMANCE AND MODULAR

CHM LIGHTING

SPECIFICATIONS

GENERAL
The complete luminaire is ETL/cETL listed in conformance to standards ANSI/UL1598 and CSA C22.2 No. 250.0 with an ambient temperature rating of -40°C to 40°C. CHM Lighting is proud to declare that all engineering and manufacturing is done in Texas, USA.

MECHANICAL
To ensure long life of the drivers, the driver housing is thermally isolated from the LED housing. To increase cooling efficiency, the housing utilizes integrally cast cooling fins. The housing mounts to the support structure with a heavy gauge anodized aluminum trunion. The luminaire has integrally cast indicators for aiming in the horizontal and vertical directions. Each LED module supports up to 320W of lighting capacity. The module is available for use in both integral driver and remote driver configuration.

ELECTRICAL
The LED drivers are Class P and UL 8750. They accept the specified line voltage, to within +/-10% without the aid of an integral step-down transformer. The drivers include integral transient surge protection in accordance with IEEE C62.41 6kV/6kV. The LED drivers have a minimum power factor of 0.95 with a Total Harmonic Distortion no greater than 20% with inrush current conforming to NEMA 410. The drivers meet FCC part 15 (Class A) Non-Consumer Limits. Drivers come standard with DALI-2 D4i Dimming leads as well as output tuning. For high voltage range applications, drivers come standard with supplemental protection against catastrophic dropped-neutral events. The system includes a secondary surge protection system with supplementary coverage in accordance with IEEE C62.41.2 C High (10kA and 10kV). The secondary surge protection can suppress a maximum of (1) 20,000 A pulse or (120) 3,000A pulses (8x20 microsecond).

OPTICAL
Optics are constructed of a precision cast PMMA. The optical array is fastened to the LED module to ensure precision location of each optic and provide superior vibration stability. The luminaire includes internal glare control, regardless of optical distribution. The LEDs generate the specified color temperature with a tolerance of no more than +/-6.5% to ensure consistent color across the project. All CRI offerings are stated as minimum, typical CRI will be higher or equal to published minimum. LED housing is enclosed by 4mm tempered glass with gasket on glass technology and utilizes two high-flow IP66 breathers to allow pressure stabilization and eliminate contaminants and/or humidity from the enclosure.

SERVICEABILITY
The system is designed to ensure easy and quick field service. Each LED board is replaceable in the field and utilize 'poke-in' style connector. Any (1) module can be completely removed from the system without adjusting the aiming angle or removing the complete luminaire. Drivers are widely available Class P 180W drivers that are non-proprietary, and field proven with approved replacement units available from at least two manufacturers.

WARRANTY
The entire product shall be covered by a minimum five (5) year limited fixture warranty. Longer term warranties are available, contact CHM for additional details.

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

PRELIMINARY

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ROCKWALL SOCCER FIELDS
PHOTOMETRICS
SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
LIGHT FIXTURE CUTSHEETS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 06 | 13

SHEET
L-3.0