



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	SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)				
SUBDIVISION	Rockwall Neighborhood Shops	LOT	1-5	BLOCK	1
GENERAL LOCATION	SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-045	CURRENT USE	Vacant		
PROPOSED ZONING	N/A	PROPOSED USE	Commercial (Retail/Rest.)		
ACREAGE	11.836	LOTS [CURRENT]	1	LOTS [PROPOSED]	5

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]

<input type="checkbox"/> OWNER	Providence Village Neighborhood Shops on 380 by Slate, LLC & SV Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Kris Ramji	CONTACT PERSON	Mitchell Mulholland
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Ramji [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 \$ 377.54 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF March, 2026 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."

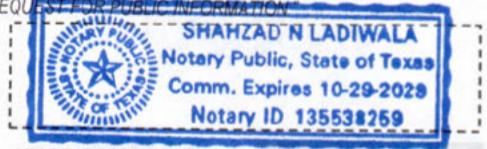
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF March, 2026.

OWNER'S SIGNATURE

Kris Ramji

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES 10-29-2029

0 100 200 400 600 800 Feet

P2026-009: Preliminary Plat for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition

276

LI

PD-10

PD-45

CHESTERWOOD DR

CHELSEA CT

S JOHNS KING BLVD

DAYBREAK DR

TRAIL CREST DR

WAGONWHEEL DR

FIELD CREST DR

PANT CREEK CT

DANBURY DR

TEAGLE DR

Case Location Map = 



City of Rockwall

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

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



STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC and SV ROCKWALL LLC is the owner of a tract of land out of the W.H. Baird Survey, Abstract Number 25, in the City of Rockwall, Rockwall County, Texas, and being that same tract described by deed to PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC and SV ROCKWALL LLC as recorded under Document Number 20250000004122, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

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

THENCE with the perimeter and to the corners of said Providence Village Neighborhood tract, the following calls:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC and SV ROCKWALL LLC, the undersigned, owner of the land shown on this plat and designated as **ROCKWALL NEIGHBORHOOD SHOPS, LOTS 1-5, BLOCK 1**, subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL NEIGHBORHOOD SHOPS, LOTS 1-5, BLOCK 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

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

Notary Public in and for
the State of Texas

SV ROCKWALL LLC (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

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

Notary Public in and for
the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

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

Date of Plat/Map: **March 5, 2026**

John H. Barton III, RPLS# 6737
STATE OF TEXAS §
COUNTY OF _____ §

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

Notary Public in and for
the State of Texas

SURVEYOR'S NOTES:

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

PLAT NOTES:

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

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20_____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20_____.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR



**BARTON CHAPA
SURVEYING**

3601 NE. Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
info@bc sdfw.com
TBPLS Firm #10194474
Contact: John Barton

JOB NO. 2026.014.044

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

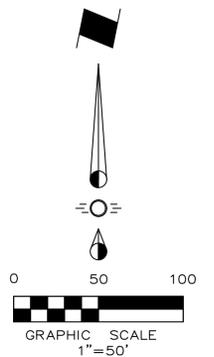
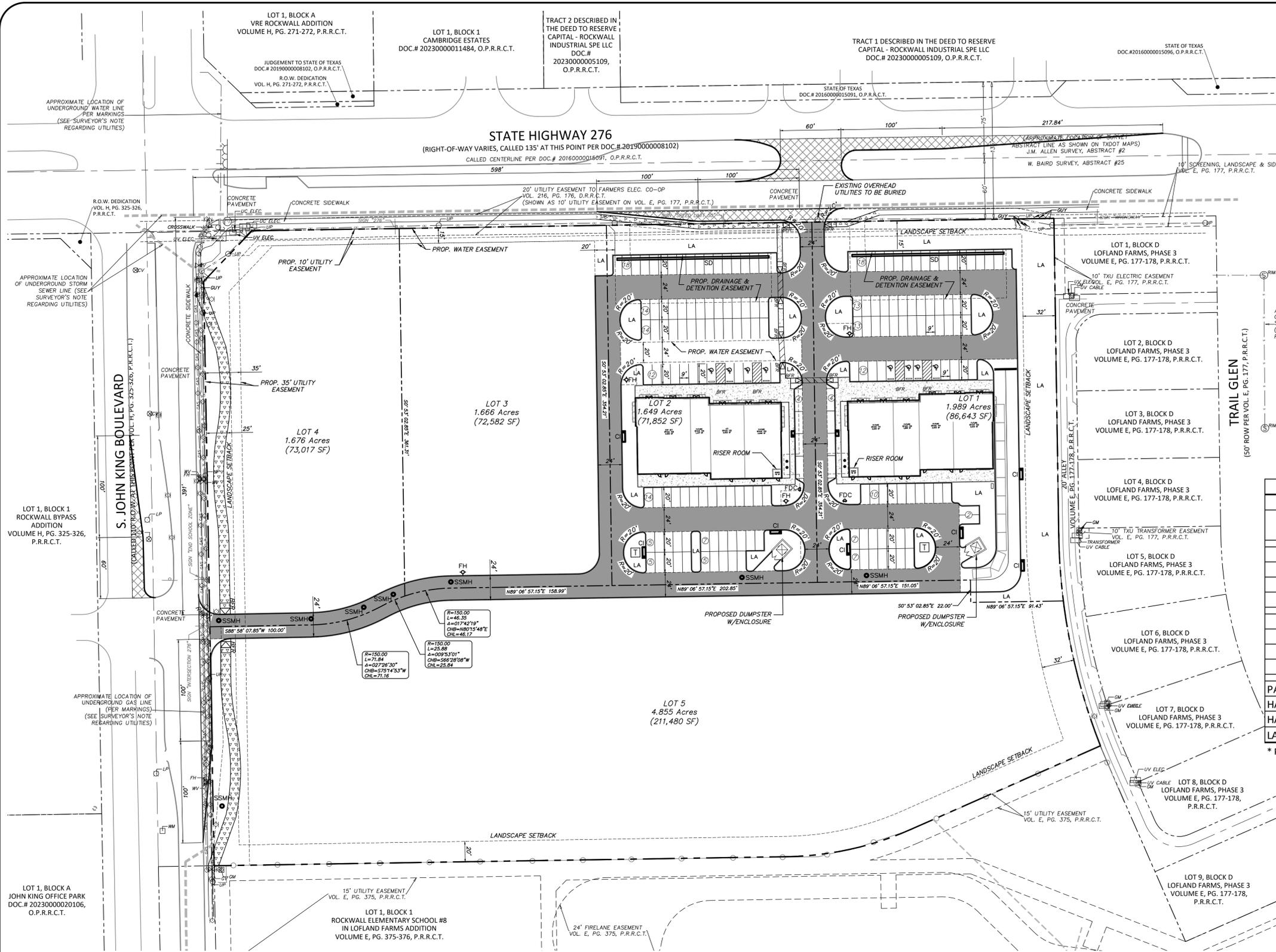
**PRELIMINARY PLAT
LOTS 1-5,
BLOCK 1
ROCKWALL
NEIGHBORHOOD
SHOPS**

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

SHEET:

2 OF 2

CITY CASE#XXXXXXXX



LEGEND

	Prop. Firelane, Mutual Access, Drainage, & Utility Easement		Barrier Free Ramp (Per City Standard Details)
	Proposed Sidewalk		Landscape Area
	Proposed R.O.W. Sidewalk		Curb Inlet
	Proposed Turn Lane (Per TxDOT Standards)		Slotted Drain
	Existing Fire Hydrant		Sanitary Sewer Manhole
	Proposed Fire Hydrant		Transformer
	Proposed Remote FDC		Proposed Wheel Stop

SITE DATA TABLE

LOT SIZE	LOT 1	LOT 2
	1,989 ACRES 86,643 SF	1,649 ACRES 71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES
TOTAL	86 SPACES	99 SPACES
PARKING PROVIDED	86 SPACES	99 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	26,877 SF - 31%	11,941 SF - 16.6%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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

CROSS ENGINEERING CONSULTANTS

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

PRELIMINARY SITE PLAN

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. SP

Project No. 25086

03/13/2026



(@ least 72 hours prior to digging)

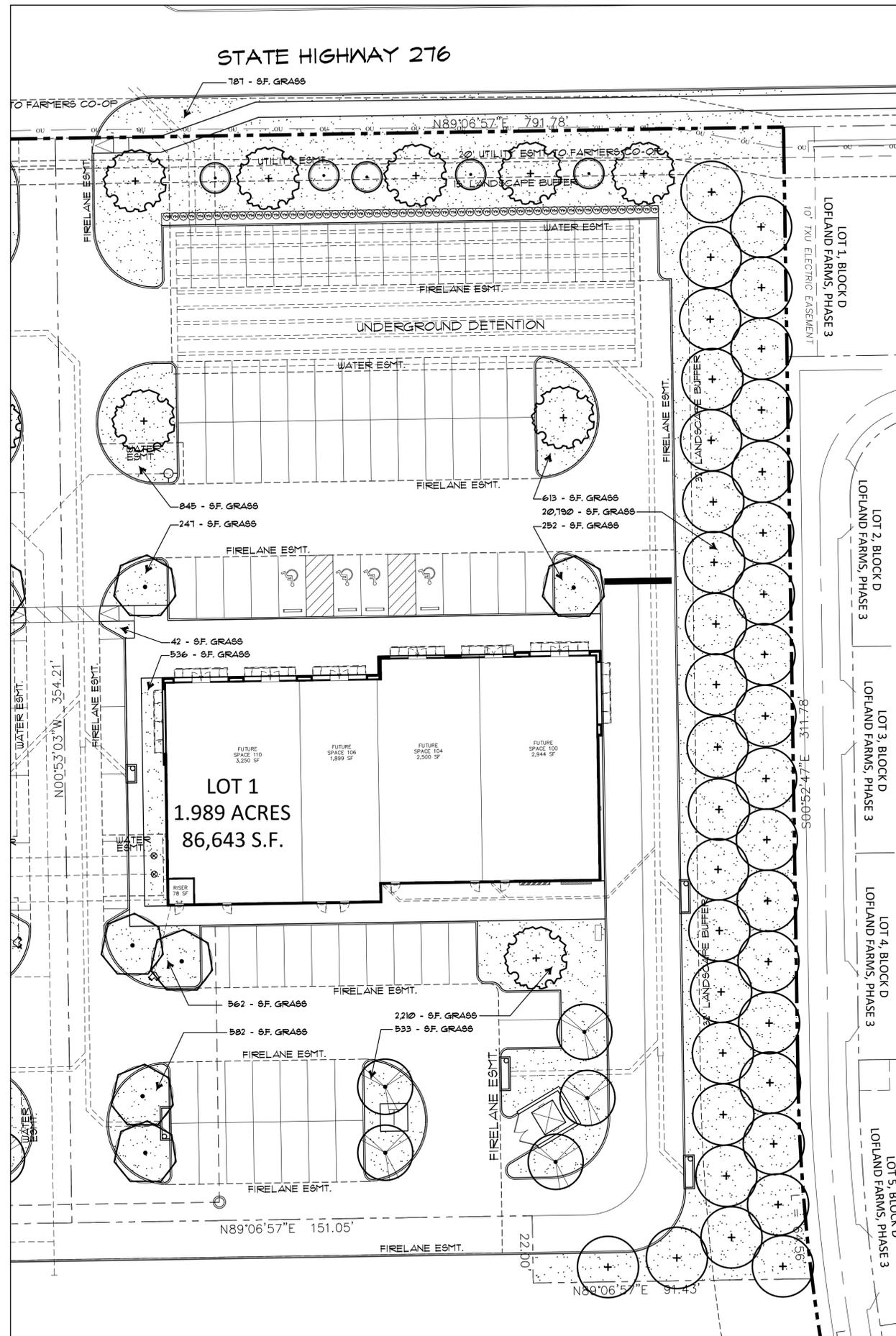
ROCKWALL NEIGHBORHOOD SHOPS

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
6		CEDAR ELM	Ulmus crassifolia	4' caliper, 10'-12' Ht / 6'-7' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
38		LIVE OAK	Quercus virginiana	4' caliper, 10'-12' Ht / 6'-7' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	Pistacia chinensis	4' caliper, 10'-12' Ht / 6'-7' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
8		RED OAK	Quercus buckleyi	4' caliper, 10'-12' Ht / 6'-7' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT

ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
5		TEXAS RED BUD	Cercis canadensis Texensis	2' Caliper, 6' Ht/3' spread min, 30 Gallon, Single Trunk Min, full, bushy tree formed, specimen.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
59		DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	2 gallon, 10'-12' Ht/10'-12' spread, bushy, full to ground

TURF GRASS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21,999 SF.		8F. GRASS BERMUDA GRASS	Cynodon dactylon	Soil'd sod



LOT 1 LANDSCAPE TABULATIONS	
STREET BUFFER TREES ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE STATE HIGHWAY 276 FRONTAGE L.F. REQUIRED CANOPY BUFFER TREES (239 / 50 = 4.78) STREET CANOPY BUFFER TREES PROVIDED	239.00 L.F. 5 TREES
REQUIRED ACCENT BUFFER TREES (239 / 50 = 4.78) STREET ACCENT BUFFER TREES PROVIDED	5 TREES
RESIDENTIAL BUFFER TREES ONE CANOPY TREE PER 20 L.F. RESIDENTIAL ADJACENCY L.F. REQUIRED CANOPY BUFFER TREES (371 / 20 = 18.55) PROVIDED CANOPY BUFFER TREES	371.00 L.F. 19 TREES 38 TREES
OVERALL LANDSCAPE AREA REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING OVERALL SITE 1.989 ACRES REQUIRED SITE LANDSCAPE AREA (86,643 x 20%) SITE LANDSCAPE AREA PROVIDED	86,643 SF. 17,329 SF. 26,500 SF.
PARKING LOT LANDSCAPE AREA REQUIRED 5% LANDSCAPING WITHIN PARKING LOTS. OVERALL PARKING AND DRIVE ISLES REQUIRED PARKING LANDSCAPE AREA (26,811 x 5%) PARKING LANDSCAPE AREA PROVIDED	26,811 SF. 1,341 SF. 5,250 SF.
PARKING SPACES PROVIDED REQUIRED CANOPY PARKING TREES (86 / 10 = 8.6) PARKING CANOPY TREES PROVIDED	86 9 TREES 9 TREES
MITIGATION TREES 11 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT REQUIRED MITIGATION CANOPY TREES MITIGATION CANOPY TREES PROVIDED LOT 1 MITIGATION CANOPY TREES PROVIDED LOT 2 TOTAL MITIGATION CANOPY TREES PROVIDED	11 TREES 51 TREES 20 TREES 71 TREES
TOTAL MITIGATION REQUIRED	11 - 4' TREES

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	1.989 ACRES 86,643 SF	1.649 ACRES 71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES
TOTAL	86 SPACES	99 SPACES
PARKING PROVIDED	86 SPACES	99 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES

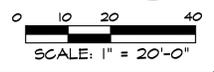
* PARKING PROVIDED TOTAL INCLUDES HC PARKING

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 _____, 2025.
WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.



Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION
Job No.
26105
Scale
1" = 20'-0"
Drawn By:
JDG
Date
03-13-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas



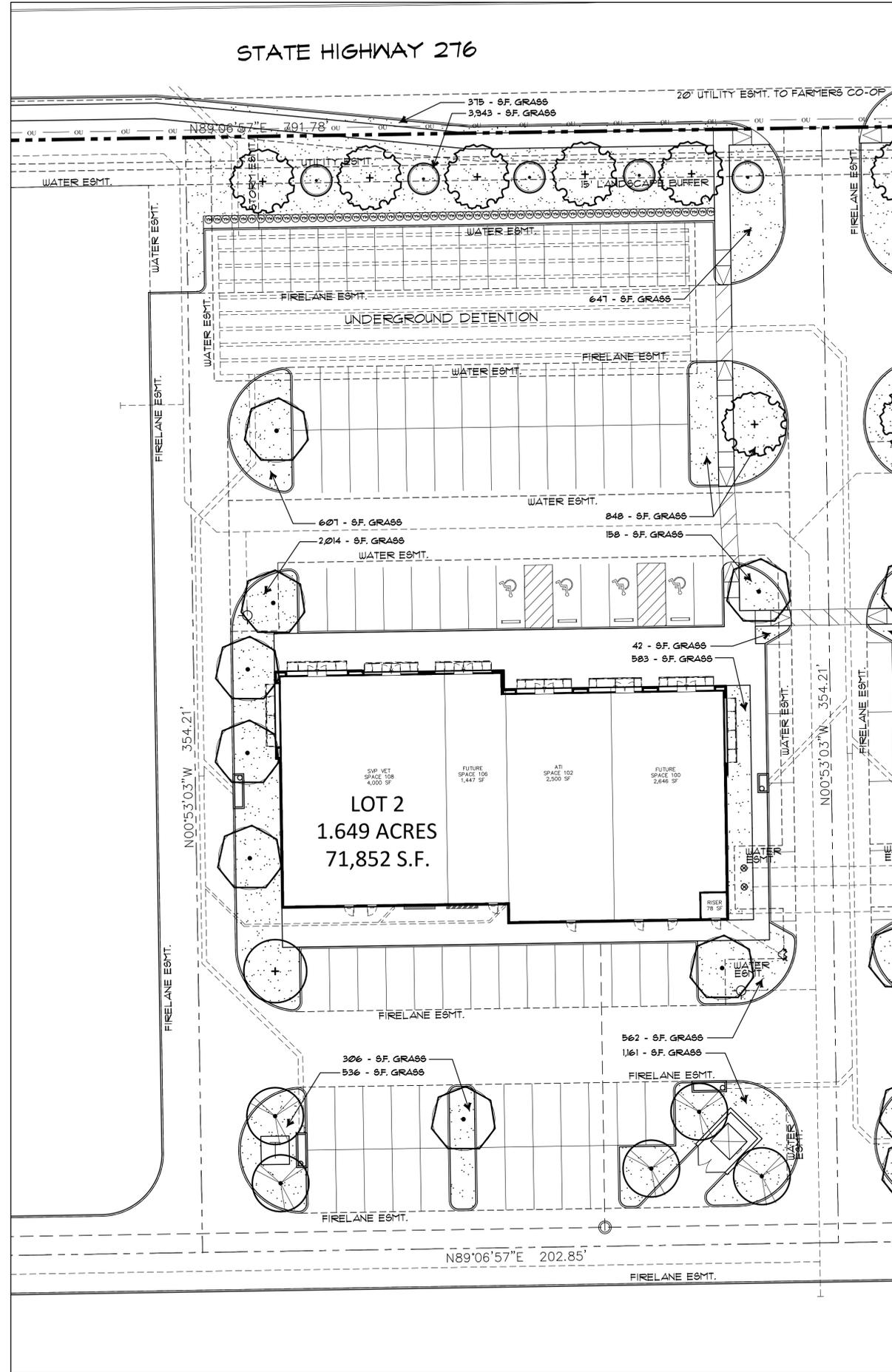
Sheet Title:
Lot 1 Landscape Plan
Sheet Number:
L1
of L3 Sheets

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
8		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12" HL / 6'-7" spread, BUB, straight trunk, CENTRAL LEADER SHALL BE INTACT
1		LIVE OAK	Quercus virginiana	4" caliper, 10'-12" HL / 6'-7" spread, BUB, straight trunk, CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12" HL / 6'-7" spread, BUB, straight trunk, CENTRAL LEADER SHALL BE INTACT
6		RED OAK	Quercus buckleyi	4" caliper, 10'-12" HL / 6'-7" spread, BUB, straight trunk, CENTRAL LEADER SHALL BE INTACT

ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
5		TEXAS RED BUD	Cercis canadensis 'Tovaria'	2" Caliper, 6" HL/3" spread min, 30 Gallon, Single Trunk Min, full, bushy tree formed, specimen.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
59		DWARF YAUPOH HOLLY	Ilex vomitoria 'Nana'	3 gallon, 10"-12" HL/10"-12" spread, bushy, full to ground

TURF GRASS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11,782 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Soil seed



LOT 2 LANDSCAPE TABULATIONS	
STREET BUFFER TREES ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE	
STATE HIGHWAY 276 FRONTAGE L.F.	203.00 L.F.
REQUIRED CANOPY BUFFER TREES (203 / 50 = 4.06)	5 TREES
STREET CANOPY BUFFER TREES PROVIDED	5 TREES
REQUIRED ACCENT BUFFER TREES (203 / 50 = 4.06)	5 TREES
STREET ACCENT BUFFER TREES PROVIDED	5 TREES
OVERALL LANDSCAPE AREA REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 1.649 ACRES	11,852 S.F.
REQUIRED SITE LANDSCAPE AREA (11,852 x 20%)	14,371 S.F.
SITE LANDSCAPE AREA PROVIDED	12,414 S.F.
PARKING LOT LANDSCAPE AREA REQUIRED 5% LANDSCAPING WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	11,941 S.F.
REQUIRED PARKING LANDSCAPE AREA (11,941 x 5%)	598 S.F.
PARKING LANDSCAPE AREA PROVIDED	4,192 S.F.
PARKING SPACES PROVIDED	
REQUIRED CANOPY PARKING TREES (99 / 10 = 9.9)	10 TREES
PARKING CANOPY TREES PROVIDED	10 TREES
MITIGATION TREES 11 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT	
REQUIRED MITIGATION CANOPY TREES	11 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	51 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	20 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	11 TREES
TOTAL MITIGATION REQUIRED	11 - 4" TREES

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	1.989 ACRES 86,643 SF	1.649 ACRES 71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES
TOTAL	86 SPACES	99 SPACES
PARKING PROVIDED	86 SPACES	99 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES

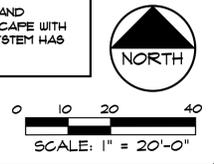
* PARKING PROVIDED TOTAL INCLUDES HC PARKING

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 _____, 2025.
WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

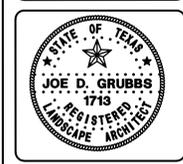
IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.



Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION
Job No.
26105
Scale
1" = 20'-0"
Drawn By:
JDG
Date
03-13-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas



**Lot 2
Landscape Plan**

Sheet Number:
L2
of L3 Sheets

LANDSCAPING

PART 1 - GENERAL

- 1.1 SCOPE: Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

- 1.3 QUALITY ASSURANCE:
A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect.
C. Observation at growing site does not preclude right of rejection at job site.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site testing (paid by Landscape Contractor).

- 1.4 REFERENCED STANDARDS:
A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.

- 1.6 JOB CONDITIONS:
A. Planting Restrictions: Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

- 1.7 WARRANTY:
A. Warranty for plants and trees shall be for one year after final acceptance.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

- 1.8 MAINTENANCE:
A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owner representative within seven (7) days prior to completion.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility.

PART 2 - PRODUCTS

- 2.1 PLANTS:
A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or luscious and strong straight distinct leader where this is characteristic of species.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list.
I. Container grown plants shall be well rooted and established in the container in which they are growing.

- 2.2 SOIL PREPARATION MATERIALS:
A. Peat Moss: Commercial sphagnum moss or hynum peat.
B. Pre mixed soils can be used as long as samples are submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign matter.
2. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 20-50 percent
Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-95.

- 2.3 COMMERCIAL FERTILIZER:
A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45095 or approved equal.
2.4 MULCH: Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
A. New bed areas will be left within one tenth of a foot of finish grade by other trades.
B. Examine subgrade upon which work is to be performed.
3.2 SHRUB PLANTING:
A. All shrubs to be pocket planted.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

- 3.3 GROUNDCOVER PLANTING:
A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

- 3.4 TREE PLANTING:
A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball.
C. After excavation of tree pits, review water penetration.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design.

- 3.5 SEASONAL COLOR PLANTING:
A. Beds shall be excavated to a depth of 2 inches.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

- 3.6 CLEANUP: During work, keep premises neat and orderly including organization of storage areas, removal of trash, including debris resulting from removing weeds and rocks from planting areas, preparing beds, or planting plants from site daily as work progresses.
END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

- 1.1 SCOPE: Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Landscaping

- 1.3 MAINTENANCE OF GRASS: The contractor shall maintain the grass until final acceptance.
1.4 JOB CONDITIONS:
A. Water: Will be available on site.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades.
1.5 SCHEDULE:
A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions.
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner.
C. Sodding: Sod bermuda between March 15 and September 30.
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

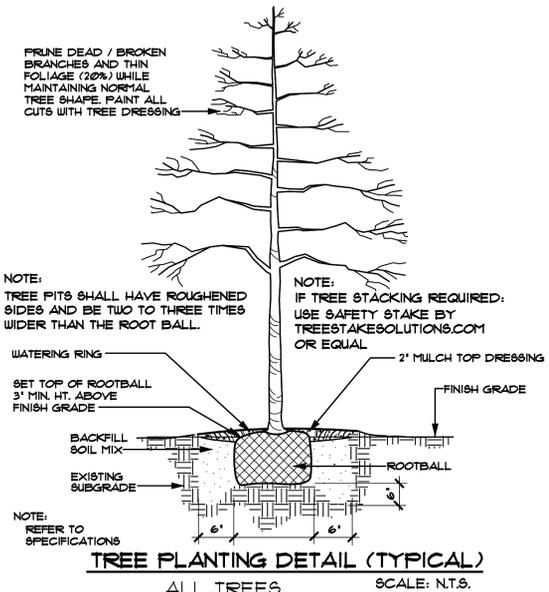
- 1.6 ACCEPTANCE: The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.
PART 2 - MATERIALS
2.1 TOPSOIL:
A. (If specified on the plans as a requirement) Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grasses.
B. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 20-50 percent
Sand - less than 52 percent
2.2 GRASS:
A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
B. Ryegrass: Ryegrass Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
2.3 FERTILIZER: Fertilizer shall be organic base, uniform in composition, dry and free flowing.
A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

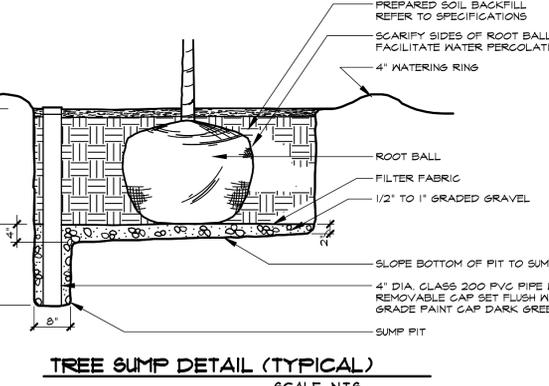
- 3.1 PREPARATION:
A. Scarify lawn areas where excessive compaction is greater than 25% Standard Proctor to a depth of 4-inches by discing or rototilling.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
3.2 FINAL GRADING:
A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.
3.3 HERBICIDE: Apply herbicide to remove any remaining weeds.
3.4 FERTILIZER:
A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
3.5 HYDROMULCH/SEEDING:
A. At the time of hydromulch/seeding, soil shall be moist but not muddy and wind velocity shall not exceed ten (10) miles per hour.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

- 3.6 MECHANICAL SEEDING: Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brilliant seeder, or viking roller.
3.7 SOLID SOD:
A. Solid Sod: Plant grass by hand, edge to edge with staggered joints.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot.
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved.
2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling.

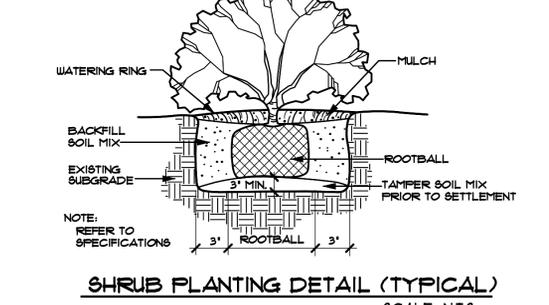
- 3.9 CLEANUP: During work, keep premises neat and orderly, including organization of storage areas, removal of trash, including debris resulting from removing weeds and rocks from site daily as work progresses.
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL) SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL) SCALE: N.T.S.



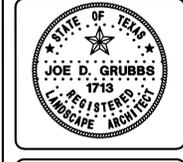
SHRUB PLANTING DETAIL (TYPICAL) SCALE: N.T.S.

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 ____, 2025.
WITNESS OUR HANDS, this ____ day of ____, 2025.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

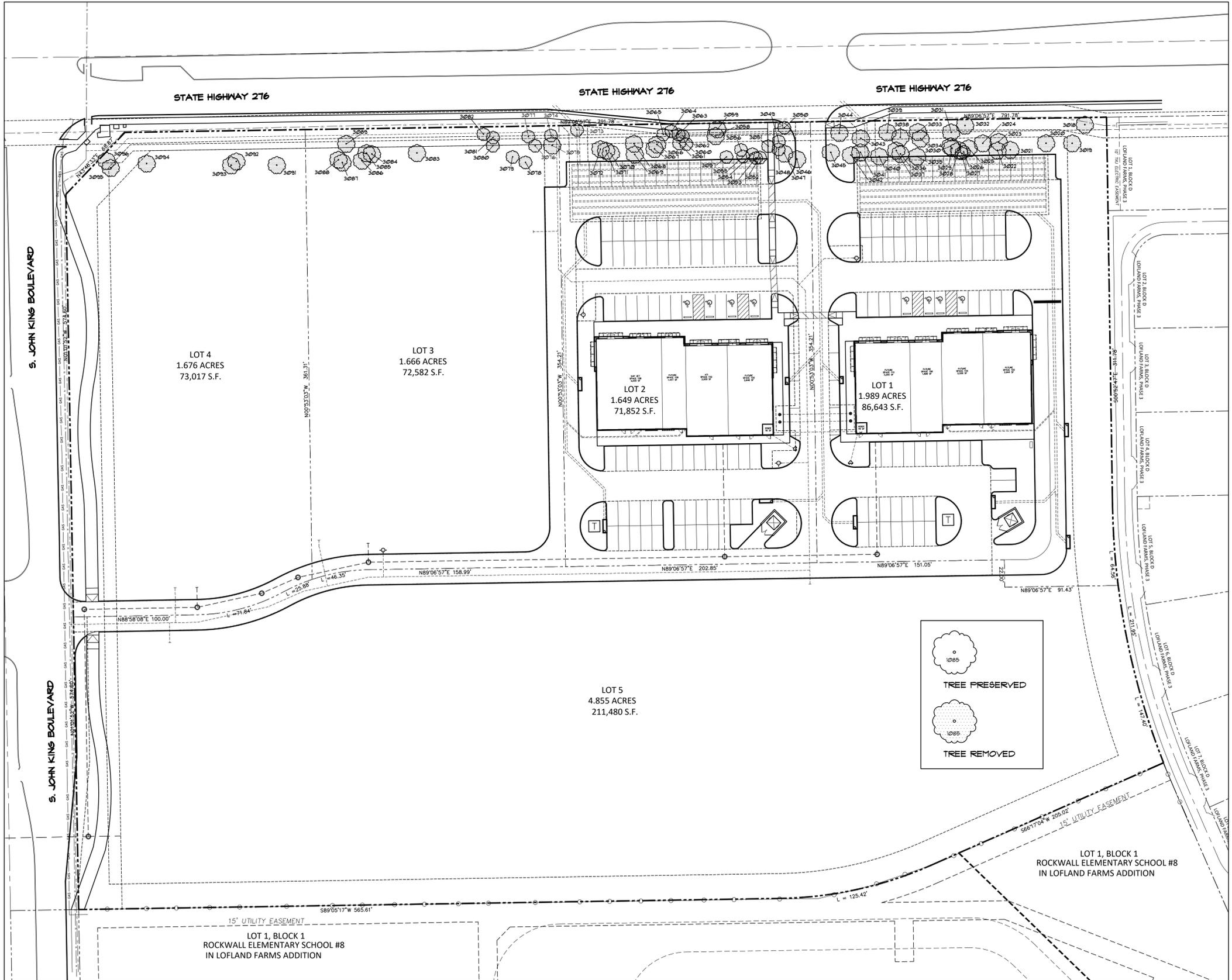
Table with columns for Revisions, Date, and #.

Issued For: CONSTRUCTION
Job No. 26105
Scale N.T.S.
Drawn By: JDG
Date 03-13-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas



Sheet Title: Landscape Specifications
Sheet Number: L3 of L3 Sheets



SITE DATA TABLE				
LOT SIZE	LOT 1		LOT 2	
	1.989 ACRES	86,643 SF	1.649 ACRES	71,852 SF
USE / BUILDING AREA				
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%		
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%		
TOTAL	10,671 SF	10,671 SF		
REQUIRED PARKING				
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES		
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES		
TOTAL	86 SPACES	99 SPACES		
PARKING PROVIDED	86 SPACES	99 SPACES		
HANDICAP REQUIRED	4 SPACES	4 SPACES		
HANDICAP PROVIDED	4 SPACES	4 SPACES		

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

TREE ID NO.	TREE TYPE	TREE SIZE	TREE ID NO.	TREE TYPE	TREE SIZE
3018	CEDAR	14' HT.	3051	CEDAR	12' HT.
3019	CEDAR	14' HT.	3052	CEDAR	14' HT.
3020	CEDAR	18' HT.	3053	CEDAR	14' HT.
3021	CEDAR	12' HT.	3054	CEDAR	12' HT.
3022	CEDAR	12' HT.	3055	CEDAR	12' HT.
3023	CEDAR	14' HT.	3056	CEDAR	12' HT.
3024	CEDAR	14' HT.	3057	CEDAR	14' HT.
3025	CEDAR	18' HT.	3058	CEDAR	16' HT.
3026	CEDAR	12' HT.	3059	CEDAR	14' HT.
3027	CEDAR	12' HT.	3060	CEDAR	14' HT.
3028	CEDAR	14' HT.	3061	CEDAR	18' HT.
3029	CEDAR	12' HT.	3062	CEDAR	16' HT.
3030	CEDAR	12' HT.	3063	CEDAR	14' HT.
3031	CEDAR	14' HT.	3064	CEDAR	12' HT.
3032	CEDAR	14' HT.	3065	CEDAR	14' HT.
3033	CEDAR	12' HT.	3066	CEDAR	14' HT.
3034	CEDAR	12' HT.	3067	CEDAR	18' HT.
3035	CEDAR	14' HT.	3068	CEDAR	16' HT.
3036	CEDAR	14' HT.	3069	CEDAR	14' HT.
3037	CEDAR	12' HT.	3070	CEDAR	18' HT.
3038	CEDAR	12' HT.	3071	CEDAR	16' HT.
3039	CEDAR	12' HT.	3072	CEDAR	16' HT.
3040	CEDAR	12' HT.	3073	CEDAR	16' HT.
3041	CEDAR	20' HT.	3074	CEDAR	12' HT.
3042	CEDAR	18' HT.	3075	CEDAR	16' HT.
3043	CEDAR	12' HT.	3076	CEDAR	14' HT.
3044	CEDAR	12' HT.	3077	CEDAR	12' HT.
3045	CEDAR	12' HT.	3078	CEDAR	12' HT.
3046	CEDAR	14' HT.	3079	CEDAR	12' HT.
3047	CEDAR	14' HT.	3080	CEDAR	14' HT.
3048	CEDAR	12' HT.	3081	CEDAR	12' HT.
3049	CEDAR	12' HT.	3082	CEDAR	12' HT.
3050	HACKBERRY	6	3083	CEDAR	16' HT.
3051	CEDAR	12' HT.	3084	CEDAR	14' HT.
3052	CEDAR	12' HT.	3085	CEDAR	12' HT.
3053	CEDAR	12' HT.	3086	CEDAR	12' HT.
3054	CEDAR	12' HT.	3087	CEDAR	12' HT.
3055	CEDAR	12' HT.	3088	CEDAR	16' HT.
3056	CEDAR	12' HT.	3089	CEDAR	14' HT.
			3090	CEDAR	16' HT.
			3091	CEDAR	12' HT.
			3092	CEDAR	12' HT.
			3093	CEDAR	12' HT.
			3094	CEDAR	14' HT.
			3095	CEDAR	12' HT.
			3096	CEDAR	14' HT.

TOTAL MITIGATION REQUIRED 11 - 4' 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 and Zoning Commission of the City of Rockwall on the ____ day of ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



0 20 40 80
SCALE: 1" = 40'-0"

Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION

Job No.
26105

Scale
1" = 40'-0"

Drawn By:
JDG

Date
03-13-2026

Rockwall Neighborhood Shops

Slate Land & Development
Rockwall Texas



Sheet Title:
Treescape Plan

Sheet Number:
TS1
of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3018	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3019	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3020	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3021	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3022	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3023	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3024	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3025	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3026	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3027	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3028	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3029	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3030	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3031	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3032	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3033	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3034	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3035	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3036	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3037	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3038	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3039	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3040	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3041	CEDAR	20' HT.	REMOVED	4	N	N	N	4
3042	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3043	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3044	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3045	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3046	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3047	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3048	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3049	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3050	HACKBERRY	6	REMOVED	4	N	N	N	0
3051	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3052	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3053	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3054	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3055	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3056	CEDAR	12' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								38 - 4' TREE\$

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3057	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3058	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3059	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3060	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3061	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3062	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3063	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3064	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3065	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3066	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3067	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3068	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3069	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3070	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3071	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3072	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3073	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3074	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3075	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3076	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3077	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3078	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3079	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3080	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3081	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3082	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3083	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3084	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3085	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3086	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3087	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3088	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3089	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3091	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3092	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3093	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3094	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3095	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3096	CEDAR	14' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								39 - 4' TREE\$

Date:	
Revisions:	
#	

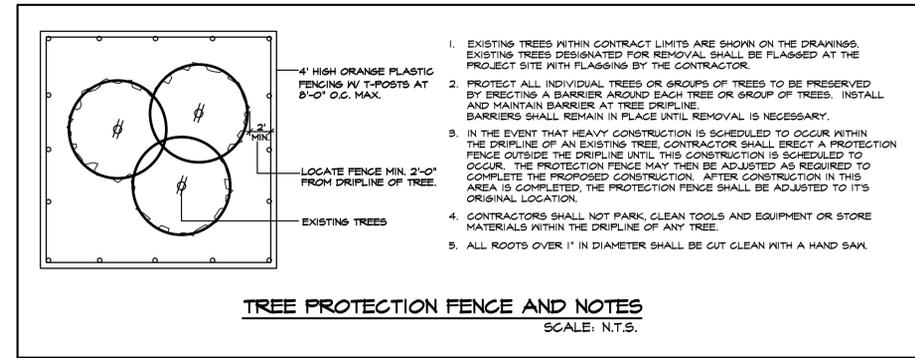
Issued For:
CONSTRUCTION
Job No.
26105
Scale
1" = 30'-0"
Drawn By:
JDG
Date
03-13-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas



Sheet Title:
Treescape Plan

Sheet Number:
TS2
of TS2 Sheets

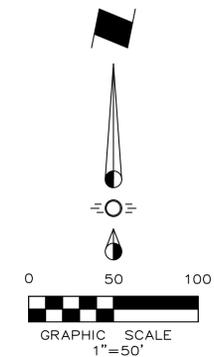
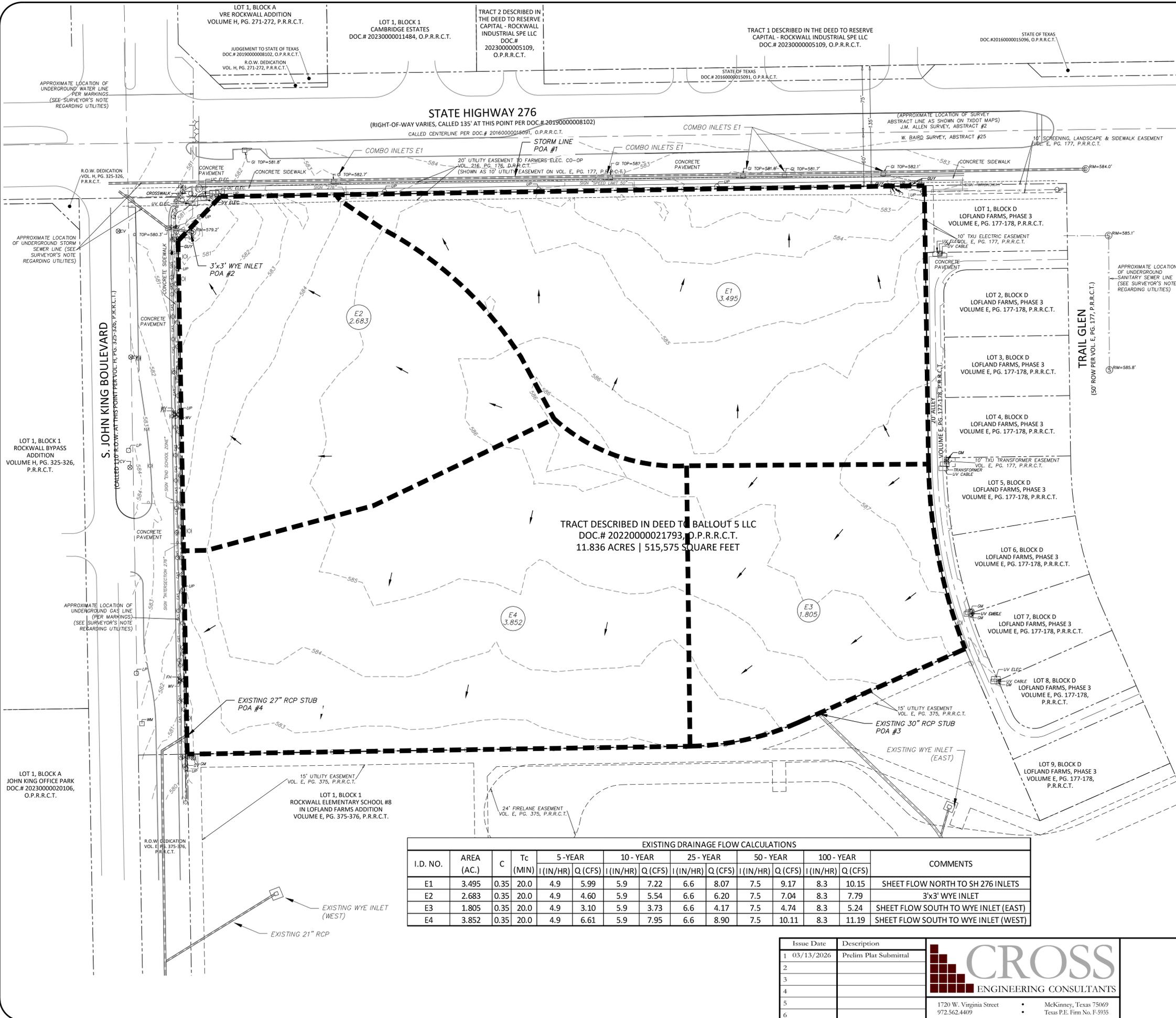


- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

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 _____, 2025.
WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

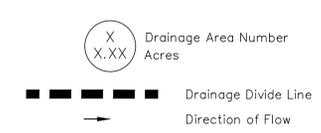
Director of Planning and Zoning



GENERAL DRAINAGE NOTES

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6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.35
 I₁₀₀ = 9.2
 tc = 20 min.

TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
 DOC.# 2022000021793, O.P.R.R.C.T.
 11.836 ACRES | 515,575 SQUARE FEET

I.D. NO.	AREA (AC.)	C	Tc (MIN)	5- YEAR		10- YEAR		25- YEAR		50- YEAR		100- YEAR		COMMENTS
				I (IN/HR)	Q (CFS)									
E1	3.495	0.35	20.0	4.9	5.99	5.9	7.22	6.6	8.07	7.5	9.17	8.3	10.15	SHEET FLOW NORTH TO SH 276 INLETS
E2	2.683	0.35	20.0	4.9	4.60	5.9	5.54	6.6	6.20	7.5	7.04	8.3	7.79	3'x3' WYE INLET
E3	1.805	0.35	20.0	4.9	3.10	5.9	3.73	6.6	4.17	7.5	4.74	8.3	5.24	SHEET FLOW SOUTH TO WYE INLET (EAST)
E4	3.852	0.35	20.0	4.9	6.61	5.9	7.95	6.6	8.90	7.5	10.11	8.3	11.19	SHEET FLOW SOUTH TO WYE INLET (WEST)

STOP!
CALL BEFORE YOU DIG



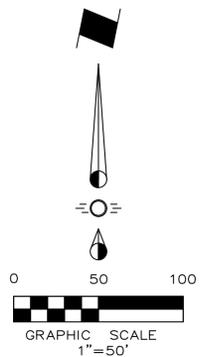
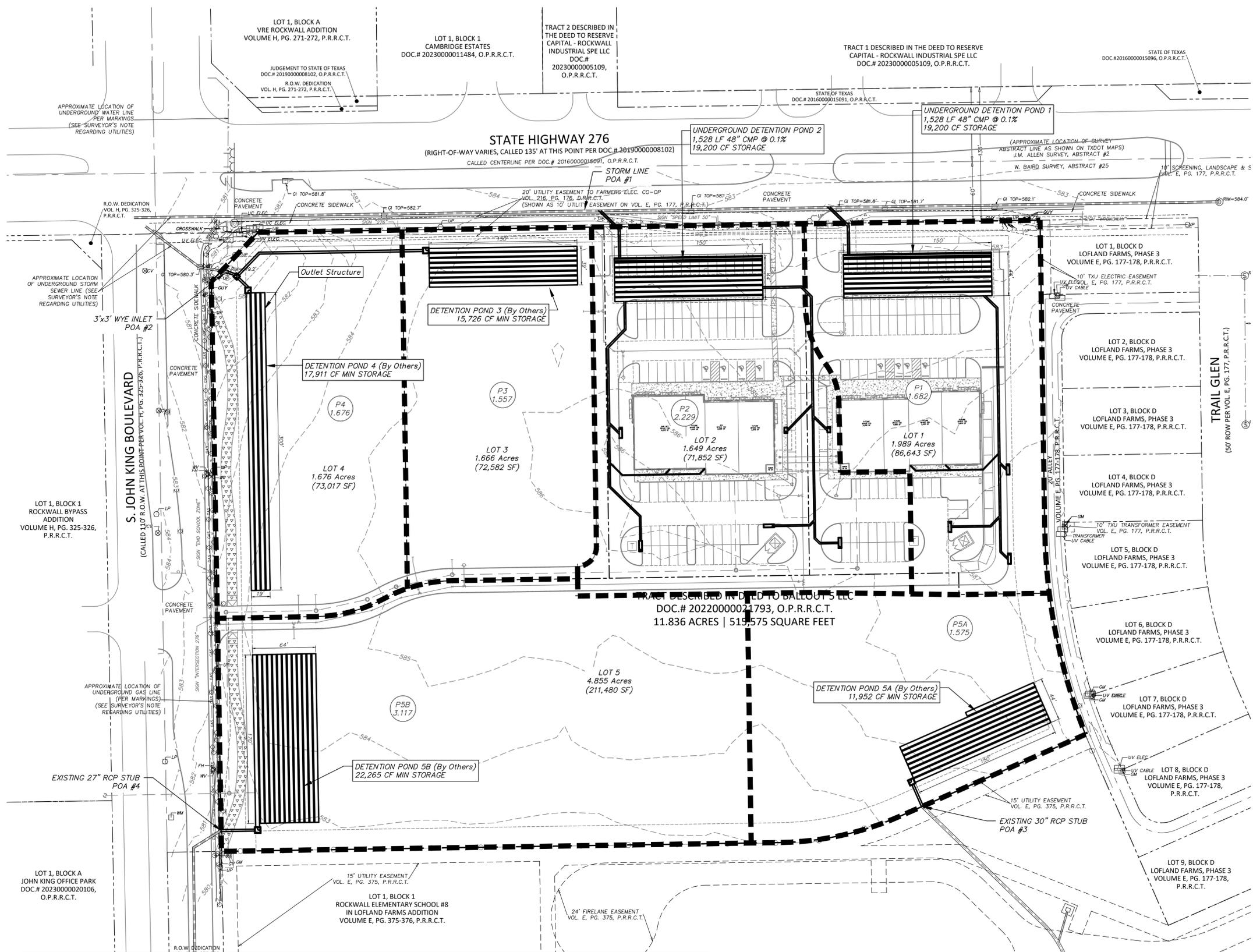
(@ least 72 hours prior to digging)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
3	
4	
5	
6	

1720 W. Virginia Street • McKinney, Texas 75069
 972.562.4409 • Texas P.E. Firm No. F-935

PRELIM EX DRAINAGE	Sheet No.
ROCKWALL NEIGHBORHOOD SHOPS	EX DAM
SLATE LAND & DEVELOPMENT CO.	Project No.
CITY OF ROCKWALL, TEXAS	25086

ROCKWALL NEIGHBORHOOD SHOPS



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DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.9
 I₁₀₀ = 9.8
 tc = 10 min.

PROPOSED DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	C	Tc (MIN)	5-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR		COMMENTS
				I (IN/HR)	Q (CFS)									
P1	1.682	0.90	10.0	6.1	9.23	7.1	10.75	8.3	12.56	9.0	13.62	9.8	14.84	UGD 1
P2	2.229	0.90	10.0	6.1	12.24	7.1	14.24	8.3	16.65	9.0	18.05	9.8	19.66	UGD 2
P3	1.557	0.90	10.0	6.1	8.55	7.1	9.95	8.3	11.63	9.0	12.61	9.8	13.73	POA#2 (FUTURE POND 3)
P4	1.676	0.90	10.0	6.1	9.20	7.1	10.71	8.3	12.52	9.0	13.58	9.8	14.78	POA#2 (FUTURE POND 4)
P5A	1.575	0.90	10.0	6.1	8.65	7.1	10.06	8.3	11.77	9.0	12.76	9.8	13.89	POA#3 (FUTURE POND 5A)
P5B	3.117	0.90	10.0	6.1	17.11	7.1	19.92	8.3	23.28	9.0	25.25	9.8	27.49	POA#4 (FUTURE POND 5B)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
3	
4	
5	
6	

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-935

PRELIM PROP DRAINAGE	Sheet No.
ROCKWALL NEIGHBORHOOD SHOPS	PROP DAM
SLATE LAND & DEVELOPMENT CO.	Project No.
CITY OF ROCKWALL, TEXAS	25086

STOP!
CALL BEFORE YOU DIG

Know what's Below.
(@ least 72 hours prior to digging)

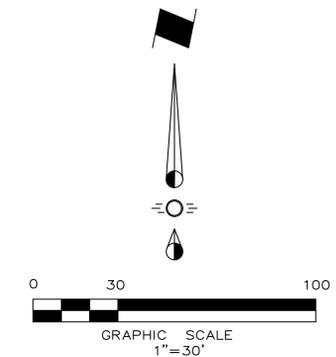
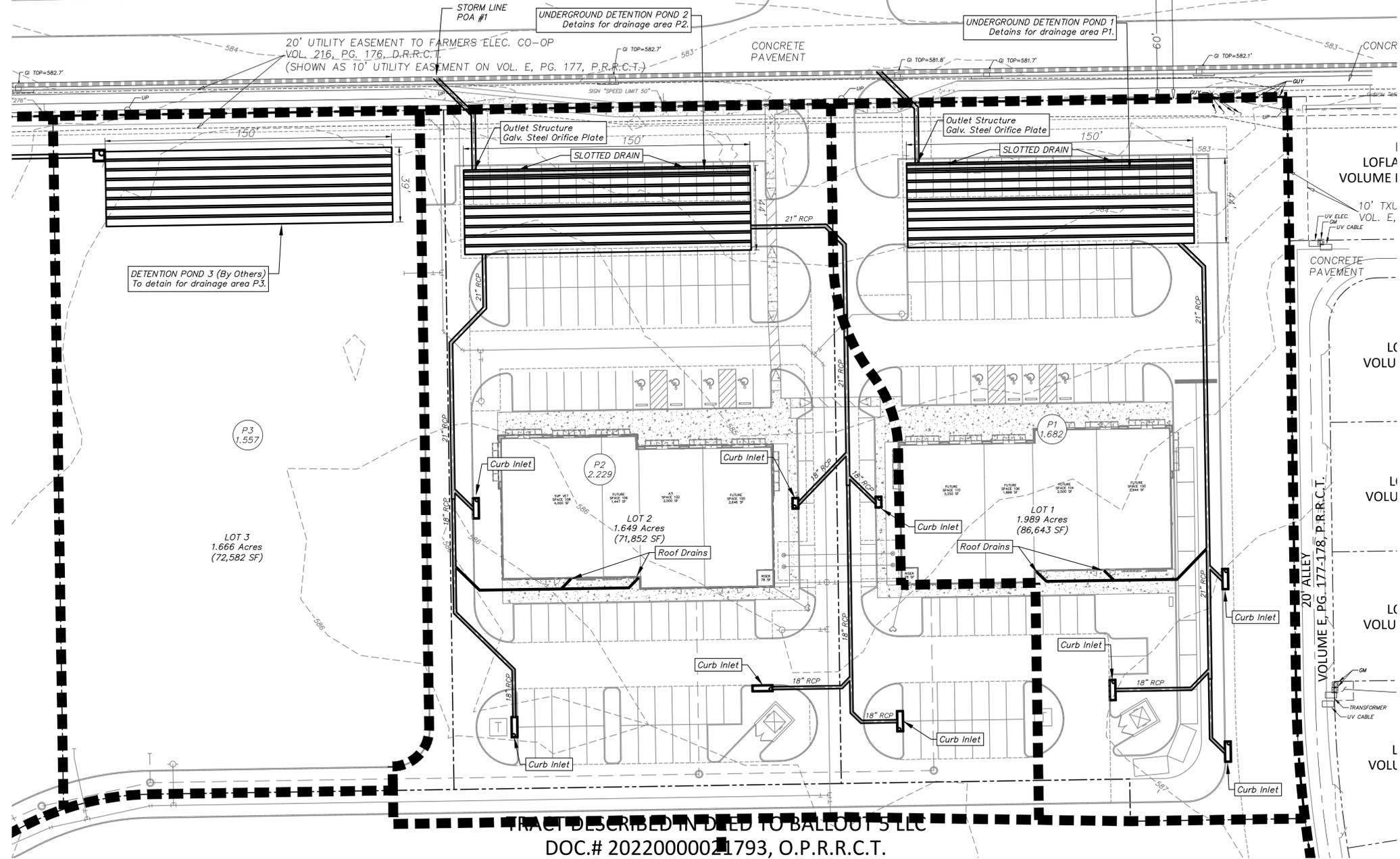
ROCKWALL NEIGHBORHOOD SHOPS

STATE HIGHWAY 276

(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 2019000008102)

CALLED CENTERLINE PER DOC.# 2016000015091, O.P.R.R.C.T.

(APPROXIMATE LOCATION OF ST
ABSTRACT LINE AS SHOWN ON TXD
J.M. ALLEN SURVEY, ABSTRAC
W. BAIRD SURVEY, ABSTRACT



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DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
C = 0.9
I₁₀₀ = 9.8
tc = 10 min.

TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
DOC.# 2022000021793, O.P.R.R.C.T.

DETENTION POND 2 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	6.6 cfs	INFLOW	OUTFLOW	STORAGE
				Q CFS	CU FT	CU FT	CU FT	CU FT
10	9.80	0.90	2.229	19.66	11796	3960	7836	
15	9.00	0.90	2.229	18.05	16249	4950	11300	
20	8.30	0.90	2.229	16.65	19981	5939	14041	
30	6.90	0.90	2.229	13.84	24916	7919	16996	
40	5.80	0.90	2.229	11.64	27925	9899	18026	
50	5.00	0.90	2.229	10.03	30092	11879	18213	
60	4.50	0.90	2.229	9.03	32499	13859	18640	
70	4.00	0.90	2.229	8.02	33702	15839	17864	
80	3.70	0.90	2.229	7.42	35628	17818	17810	
90	3.50	0.90	2.229	7.02	37915	19798	18117	
100	3.40	0.90	2.229	6.82	40924	21778	19146	
110	3.20	0.90	2.229	6.42	42369	23758	18611	
						Detention Storage Required (cubic feet)	=	19,146
						Detention Storage Required (acre feet)	=	0.44

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	6.60	19,146	0.44
50	5.96	17,859	0.41
25	5.25	15,582	0.36
10	4.59	13,564	0.31
5	3.90	11,628	0.27

DETENTION POND 1 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	3.55 cfs	INFLOW	OUTFLOW	STORAGE
				Q CFS	CU FT	CU FT	CU FT	CU FT
10	9.80	0.90	1.682	14.84	8901	2132	6769	
15	9.00	0.90	1.682	13.62	12262	2665	9597	
20	8.30	0.90	1.682	12.56	15077	3198	11879	
30	6.90	0.90	1.682	10.45	18801	4284	14537	
40	5.80	0.90	1.682	8.78	21072	5330	15742	
50	5.00	0.90	1.682	7.57	22707	6396	16311	
60	4.50	0.90	1.682	6.81	24524	7462	17061	
70	4.00	0.90	1.682	6.06	25432	8528	16903	
80	3.70	0.90	1.682	5.60	26885	9595	17291	
90	3.50	0.90	1.682	5.30	28611	10661	17950	
100	3.40	0.90	1.682	5.15	30882	11727	19155	
110	3.20	0.90	1.682	4.84	31971	12793	19179	
						Detention Storage Required (cubic feet)	=	19,179
						Detention Storage Required (acre feet)	=	0.44

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.55	19,179	0.44
50	3.21	17,414	0.40
25	2.83	15,229	0.35
10	2.53	13,896	0.32
5	2.10	11,048	0.25

POND 1 & 2 DRAINAGE FLOW CALCULATIONS POA#1		AREA (AC.)	C	Tc (MIN)	5-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR	
EX	PROP				I (IN/HR)	Q (CFS)								
	P1	3.495	0.35	20	4.9	5.99	5.9	7.22	6.6	8.07	7.5	9.17	8.3	10.15
	P2	1.682	0.90	10	6.1	9.23	7.1	10.75	8.3	12.56	9.0	13.62	9.8	14.84
COMBINED RELEASE RATE OF PONDS 1 & 2					5.99		7.22		8.07		9.17		10.15	

Issue Date: 03/13/2026
Description: Prelim Plat Submittal

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

PRELIM POND 1 & 2 (POA#1)

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

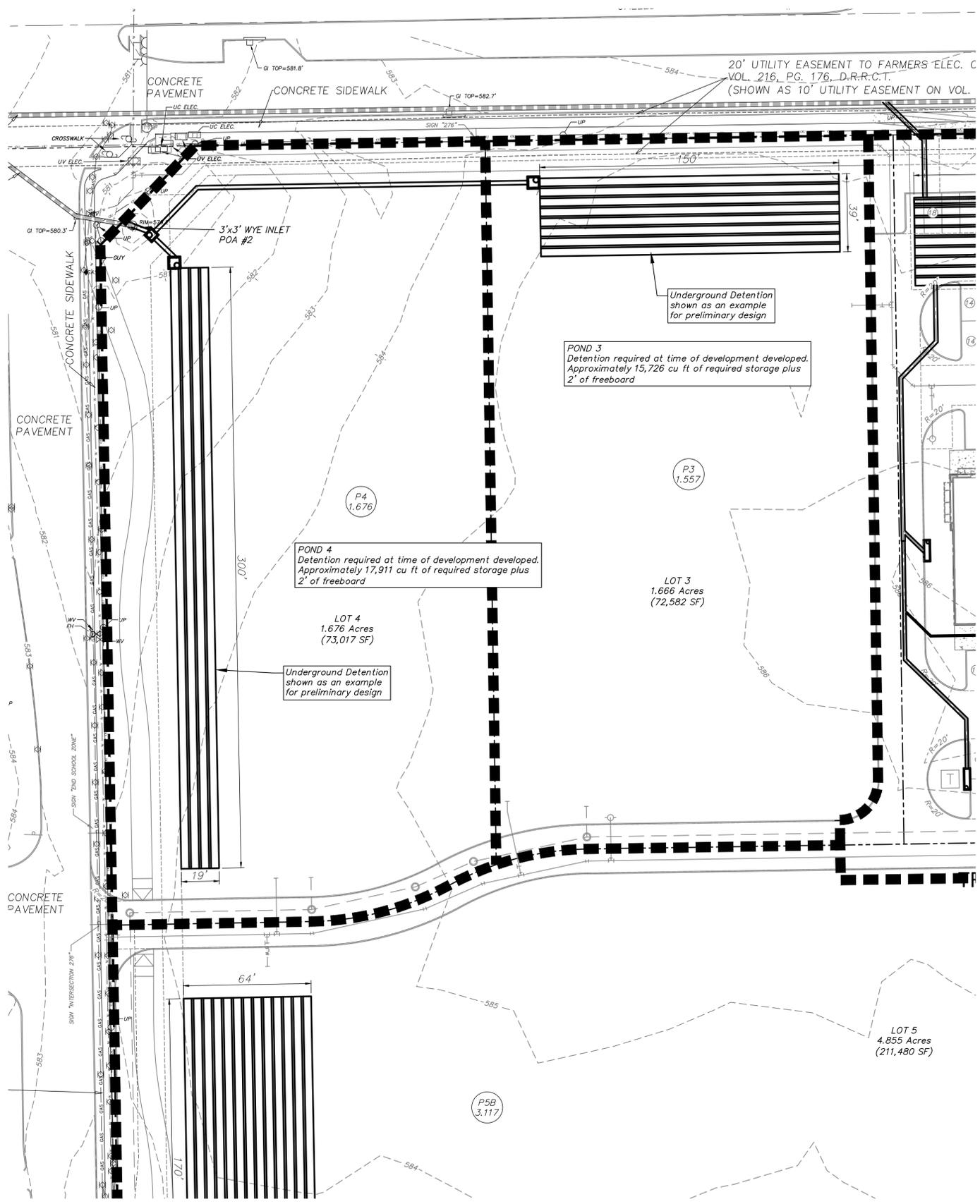
CITY OF ROCKWALL, TEXAS

Sheet No. POND 1&2
Project No. 25086



(@ least 72 hours prior to digging)

ROCKWALL NEIGHBORHOOD SHOPS



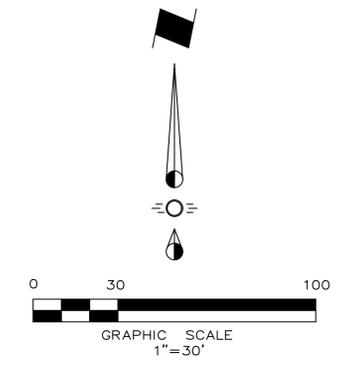
DETENTION POND 3 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	3.9 cfs	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.557	13.73	8240	2338	5901	
15	9.00	0.90	1.557	12.61	11351	2923	8428	
20	8.30	0.90	1.557	11.63	13957	3507	10450	
30	6.90	0.90	1.557	9.67	17404	4676	12728	
40	5.80	0.90	1.557	8.13	19506	5846	13661	
50	5.00	0.90	1.557	7.01	21020	7015	14005	
60	4.50	0.90	1.557	6.31	22701	8184	14517	
70	4.00	0.90	1.557	5.61	23542	9353	14189	
80	3.70	0.90	1.557	5.18	24887	10522	14365	
90	3.50	0.90	1.557	4.90	26485	11691	14793	
100	3.40	0.90	1.557	4.76	28587	12860	15726	
110	3.20	0.90	1.557	4.48	29595	14029	15566	
Detention Storage Required (cubic feet)						= 15,726		
Detention Storage Required (acre feet)						= 0.36		

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.90	15,726	0.36
50	3.52	14,407	0.33
25	3.10	12,648	0.29
10	2.77	11,299	0.26
5	2.30	9,259	0.21

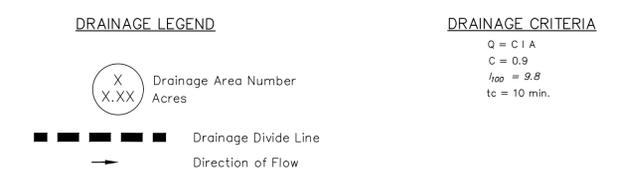
DETENTION POND 4 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	3.9 cfs	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.676	14.78	8669	2338	6531	
15	9.00	0.90	1.676	13.58	12218	2923	9295	
20	8.30	0.90	1.676	12.52	15024	3507	11516	
30	6.90	0.90	1.676	10.41	18734	4676	14058	
40	5.80	0.90	1.676	8.75	20997	5846	15151	
50	5.00	0.90	1.676	7.54	22626	7015	15611	
60	4.50	0.90	1.676	6.79	24436	8184	16252	
70	4.00	0.90	1.676	6.03	25341	9353	15988	
80	3.70	0.90	1.676	5.58	26789	10522	16267	
90	3.50	0.90	1.676	5.28	28509	11691	16818	
100	3.40	0.90	1.676	5.13	30771	12860	17911	
110	3.20	0.90	1.676	4.83	31857	14029	17828	
Detention Storage Required (cubic feet)						= 17,911		
Detention Storage Required (acre feet)						= 0.41		

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.90	17,911	0.41
50	3.52	16,315	0.37
25	3.10	14,325	0.33
10	2.77	12,925	0.30
5	2.30	10,441	0.24

PONDS 3 & 4 DRAINAGE FLOW CALCULATIONS POA #2	AREA (AC.)	C	T _c (MIN)	5-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR		
				I (IN/HR)	Q (CFS)									
EX	E2	2.683	0.35	20	4.9	4.60	5.9	5.54	6.6	6.20	7.5	7.04	8.3	7.79
PROP	P3	1.557	0.90	10	6.1	8.55	7.1	9.95	8.3	11.63	9.0	12.61	9.8	13.73
PROP	P4	1.676	0.90	10	6.1	9.20	7.1	10.71	8.3	12.52	9.0	13.58	9.8	14.78
COMBINED RELEASE RATE OF PONDS 3 & 4					4.60		5.54		6.20		7.04		7.79	



- GENERAL DRAINAGE NOTES**
- All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
 - Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
 - The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
 - All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
 - Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
 - All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
 - All roof drain laterals shall be 0.50% min. slope.



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(@ least 72 hours prior to digging)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
3	
4	
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6	

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ENGINEERING CONSULTANTS

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

PRELIM POND 2 & 3 (POA#2)

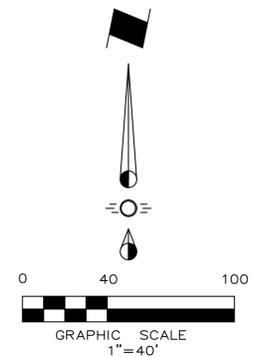
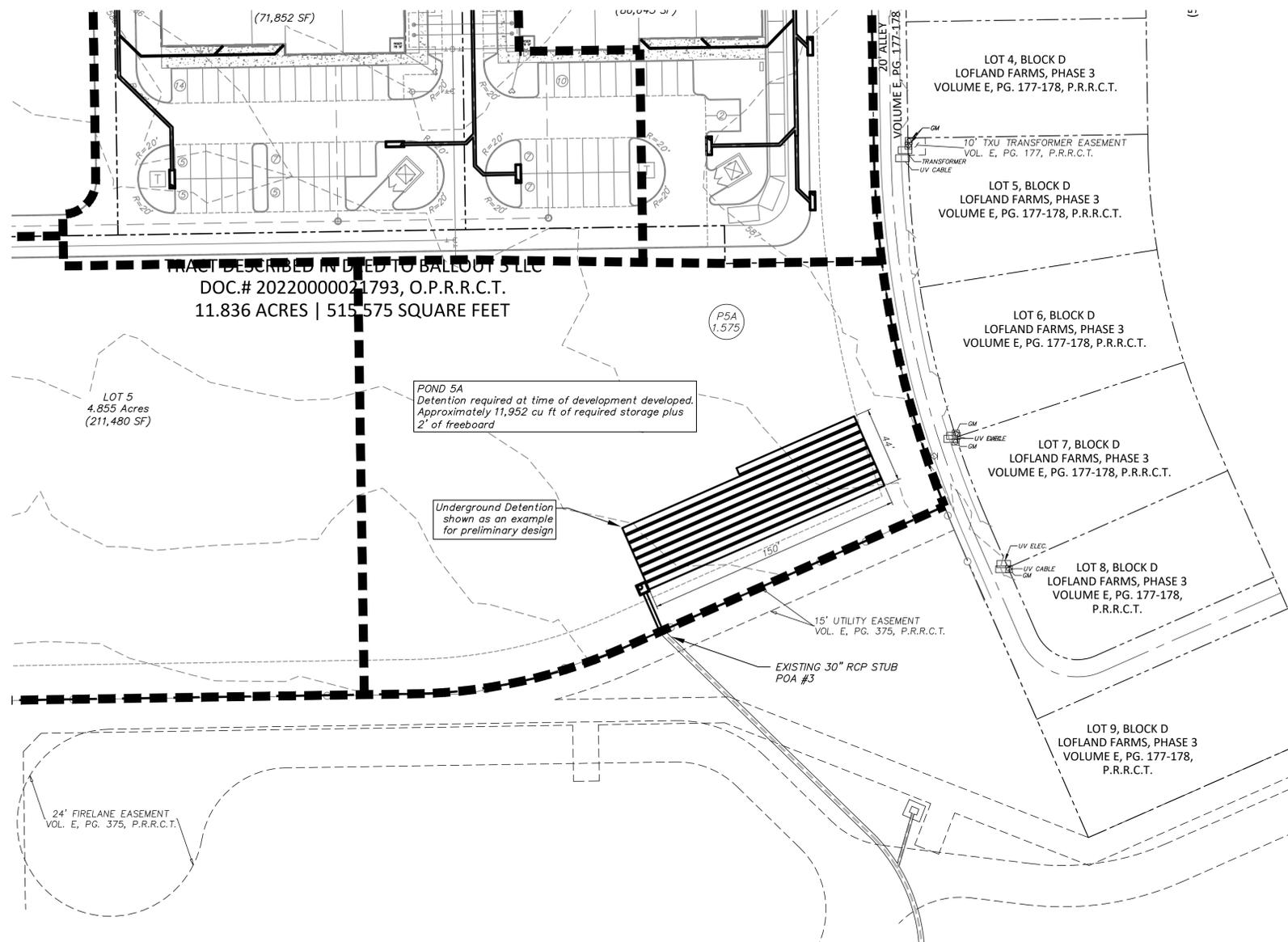
ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. POND 2&3
Project No. 25086

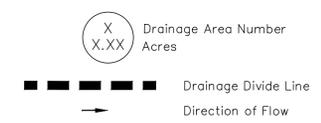
ROCKWALL NEIGHBORHOOD SHOPS



GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
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6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.9
 I₁₀₀ = 9.8
 t_c = 10 min.

DETENTION POND 5A CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15			
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	5.24 cfs	Q CFS	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.575	13.89	8335	3146	5189		
15	9.00	0.90	1.575	12.76	11482	3933	7549		
20	8.30	0.90	1.575	11.77	14118	4719	9399		
30	6.90	0.90	1.575	9.78	17605	6292	11313		
40	5.80	0.90	1.575	8.22	19732	7865	11866		
50	5.00	0.90	1.575	7.09	21263	9438	11824		
60	4.50	0.90	1.575	6.38	22964	11011	11952		
70	4.00	0.90	1.575	5.67	23814	12584	11230		
80	3.70	0.90	1.575	5.24	25175	14158	11017		
90	3.50	0.90	1.575	4.96	26791	15731	11060		
100	3.40	0.90	1.575	4.82	28917	17304	11613		
110	3.20	0.90	1.575	4.54	29938	18877	11061		
Detention Storage Required (cubic feet)							=	11,952	
Detention Storage Required (acre feet)							=	0.27	

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	5.24	11,952	0.27
50	4.74	11,045	0.25
25	4.17	9,835	0.23
10	3.73	8,175	0.19
5	3.10	7,291	0.17

POND 5A DRAINAGE FLOW CALCULATIONS POA #3		AREA (AC.)	C	T _c (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
EX	E3	1.805	0.35	20	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)						
PROP	PSA	1.575	0.90	10	6.1	8.65	7.1	10.06	8.3	11.77	9.0	12.76	9.8	13.89
POND 5A RELEASE RATE						3.10		3.73		4.17		4.74		5.24

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
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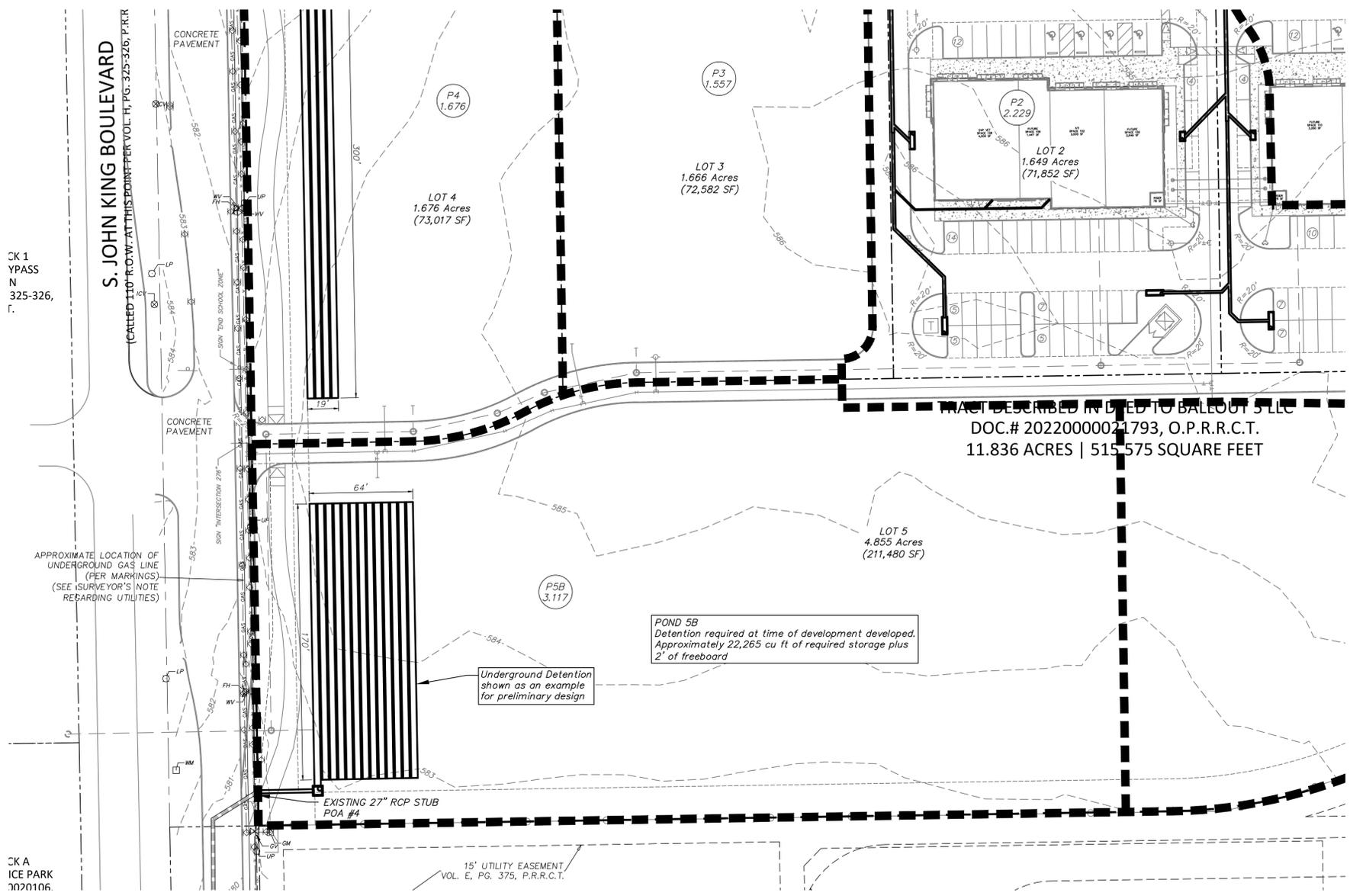
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

PRELIM POND 5A (POA#3)	Sheet No.
ROCKWALL NEIGHBORHOOD SHOPS	POND 5A
SLATE LAND & DEVELOPMENT CO.	Project No.
CITY OF ROCKWALL, TEXAS	25086

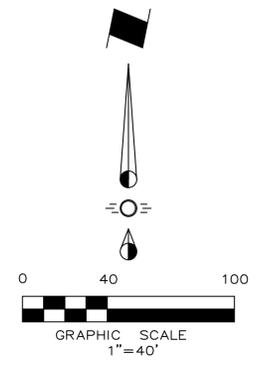
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ROCKWALL NEIGHBORHOOD SHOPS



- GENERAL/DRAINAGE NOTES**
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 - All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
 - All roof drain laterals shall be 0.50% min. slope.



- DRAINAGE LEGEND**
- X Drainage Area Number
 - X.XX Acres
 - Drainage Divide Line
 - Direction of Flow
- DRAINAGE CRITERIA**
- Q = CIA
 - C = 0.9
 - $t_{100} = 9.8$
 - $t_c = 10$ min.

TRACT DESCRIBED IN DEED TO BALLOUT 5 LLC
 DOC.# 20220000021793, O.P.R.R.C.T.
 11.836 ACRES | 515,575 SQUARE FEET

DETENTION POND 5B CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
MIN	I-100YR	C	TOTAL AREA (ac)	100 Year	11.19 cfs	INFLOW	OUTFLOW	STORAGE
				Q CFS		CU FT	CU FT	CU FT
10	9.80	0.90	3.117	27.49	16495	6714	9781	
15	9.00	0.90	3.117	25.25	22723	8393	14330	
20	8.30	0.90	3.117	23.28	27941	10071	17870	
30	6.90	0.90	3.117	19.36	34842	13428	21414	
40	5.80	0.90	3.117	16.27	39050	16785	22265	
50	5.00	0.90	3.117	14.03	42080	20142	21937	
60	4.50	0.90	3.117	12.62	45446	23499	21947	
70	4.00	0.90	3.117	11.22	47129	26856	20273	
80	3.70	0.90	3.117	10.38	49822	30213	19609	
90	3.50	0.90	3.117	9.82	53020	33570	19450	
100	3.40	0.90	3.117	9.54	57228	36927	20301	
110	3.20	0.90	3.117	8.98	59248	40284	18964	
Detention Storage Required (cubic feet)						=	22,265	
Detention Storage Required (acre feet)						=	0.51	

Storm Event	Q _{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	11.19	22,265	0.51
50	10.11	19,843	0.46
25	8.90	17,718	0.41
10	7.95	15,138	0.35
5	6.61	13,134	0.30

POND 5B DRAINAGE FLOW CALCULATIONS POA #4		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
EX	E4				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)						
EX	E4	3.852	0.35	20	4.9	6.61	5.9	7.95	6.6	8.90	7.5	10.11	8.3	11.19
PROP	P5B	3.117	0.90	10	6.1	17.11	7.1	19.92	8.3	23.28	9.0	25.25	9.8	27.49
POND 5B RELEASE RATE						6.61		7.95		8.90		10.11		11.19

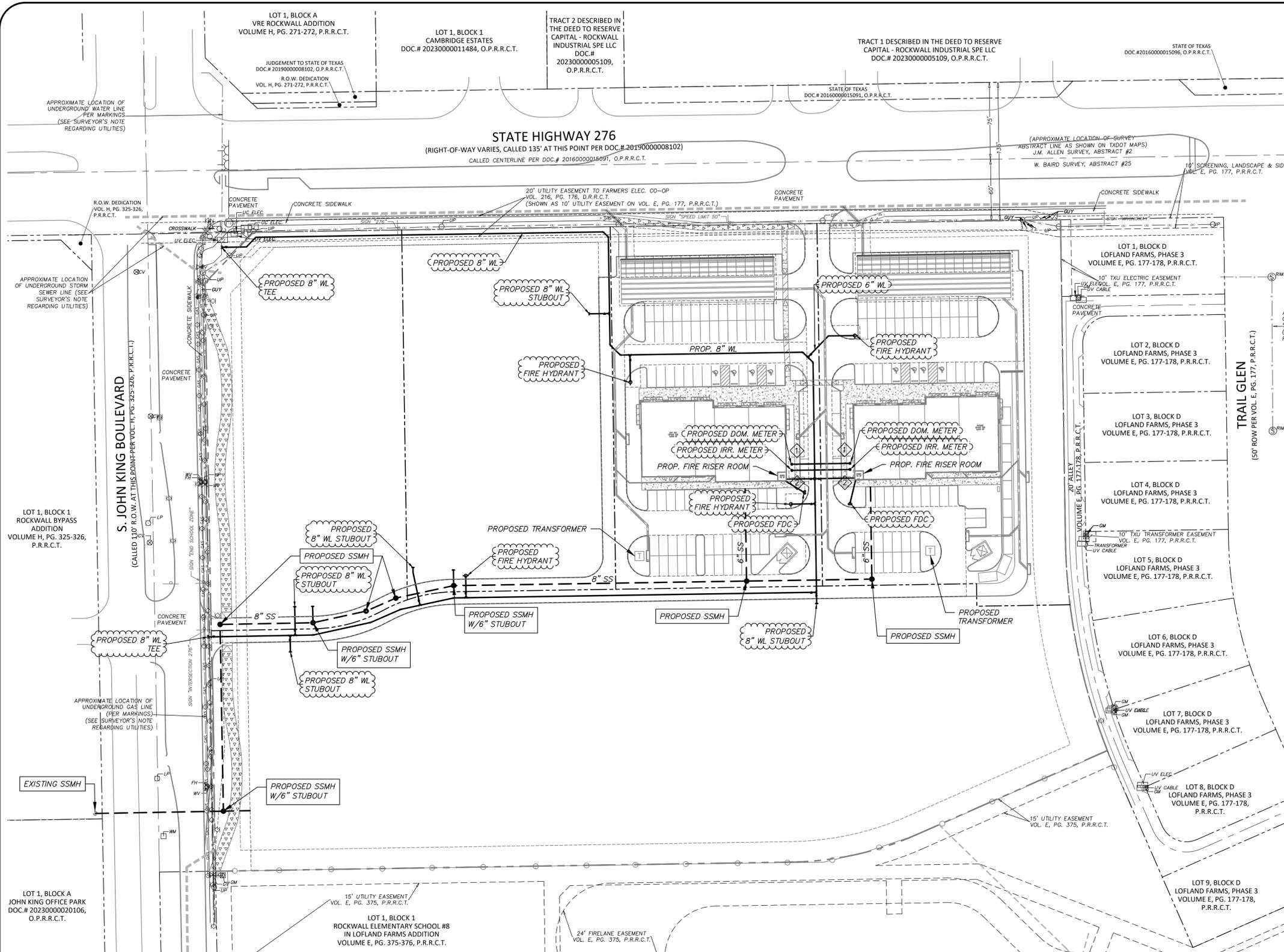
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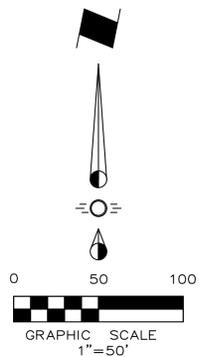
(@ least 72 hours prior to digging)

Issue Date	Description	<p>1720 W. Virginia Street • McKinney, Texas 75069 972.562.4409 • Texas P.E. Firm No. F-935</p>	<p>PRELIM POND 5B (POA#4)</p> <p>ROCKWALL NEIGHBORHOOD SHOPS</p> <p>SLATE LAND & DEVELOPMENT CO.</p> <p>CITY OF ROCKWALL, TEXAS</p>	Sheet No.
1	03/13/2026 Prelim Plat Submittal			POND 5B
2				
3				
4				
6				Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS



Note:
All Existing Overhead Utilities To Be Buried



WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35, unless stated otherwise.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.
9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

1. All underground fire line and remote FDC piping shall be a minimum of Class 200/DR 14 or better. Embedment shall be No. 4 crushed stone. Depth of Bury - minimum if 48 inches from grade to the top of the pipe. All underground fire lines begin at the point of connection to the circulating public/private water main and terminate at the top of the spigot piece 1 ft. above the finished floor and no more than 5 ft. inside the building.

WATER METER CHART		
No.	Meter Type	Size
1	Domestic Meter	2"
2	Irrigation Meter	1"

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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PRELIMINARY UTILITY PLAN

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. UP

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS