

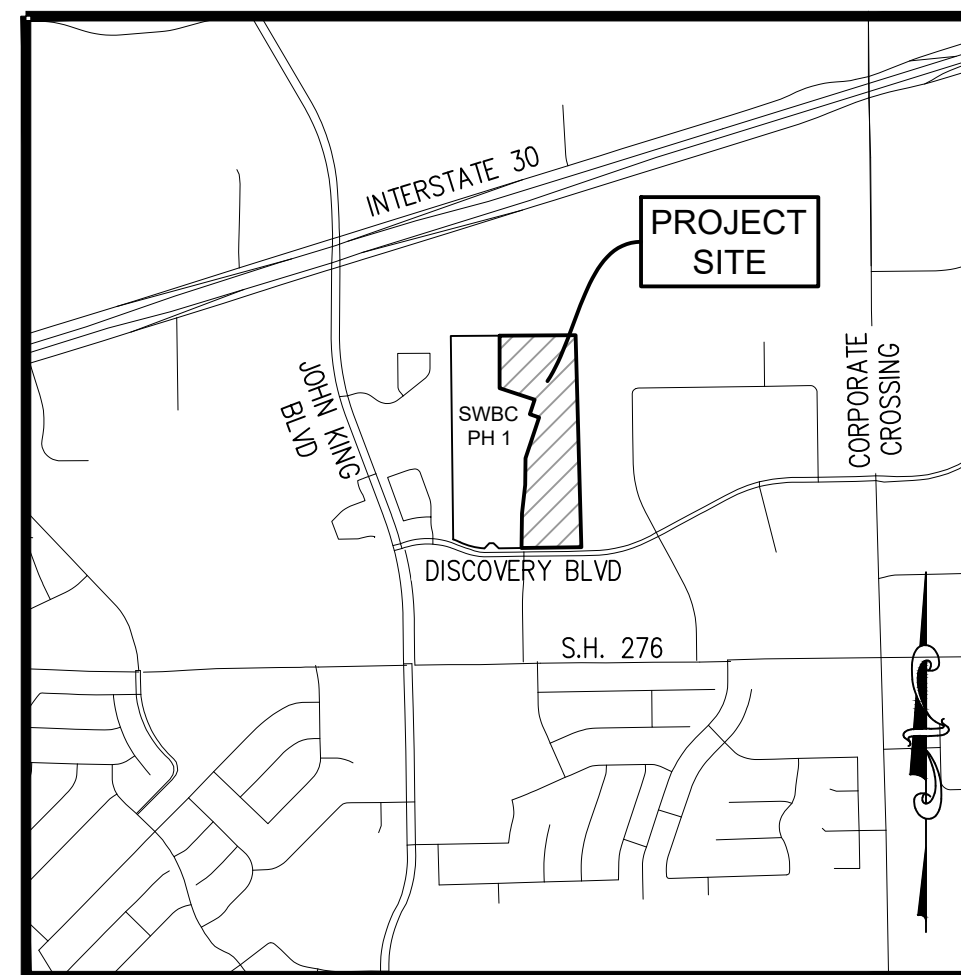




# SITE PLAN for SWBC ROCKWALL PHASE II

LOT 1, BLOCK A  
SWBC ROCKWALL ADDITION, PHASE II  
21.275 Acres

in the  
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
NOVEMBER 2020



Vicinity Map 1"=2000'

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
5949 SHERRY LANE, SUITE 750  
DALLAS, TEXAS 75225  
Ph. (214) 987-0700  
Contact: Spencer Byington



The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012  
www.gcon.com  
www.mcadamsco.com

Contact: Matthew G. St. Marie, P.E.

Sheet List Table	
CS	COVER SHEET
OAS1	OVERALL SITE PLAN
S1	SITE PLAN
S2	SITE PLAN
S3	SITE PLAN
S4	WATERLINE EASEMENT LAYOUT PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN

**SWBC ROCKWALL PHASE II**  
Lot 1, Block A  
**SWBC ROCKWALL - ADDITION, PHASE II**  
21.275 Acres  
in the  
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**COVER SHEET**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
THE JOHN R. MCADAMS  
COMPANY, INC.  
TBPE: 19762  
MATTHEW G. ST. MARIE,  
P.E. #110326  
DATE 11/19/2020

Drawn By: AB  
Date: 08/14/2020  
Scale: N.T.S.  
Revisions:  
09/09/2020  
11/13/2020  
11/18/2020  
11/19/2020

**WBC20000**

CS

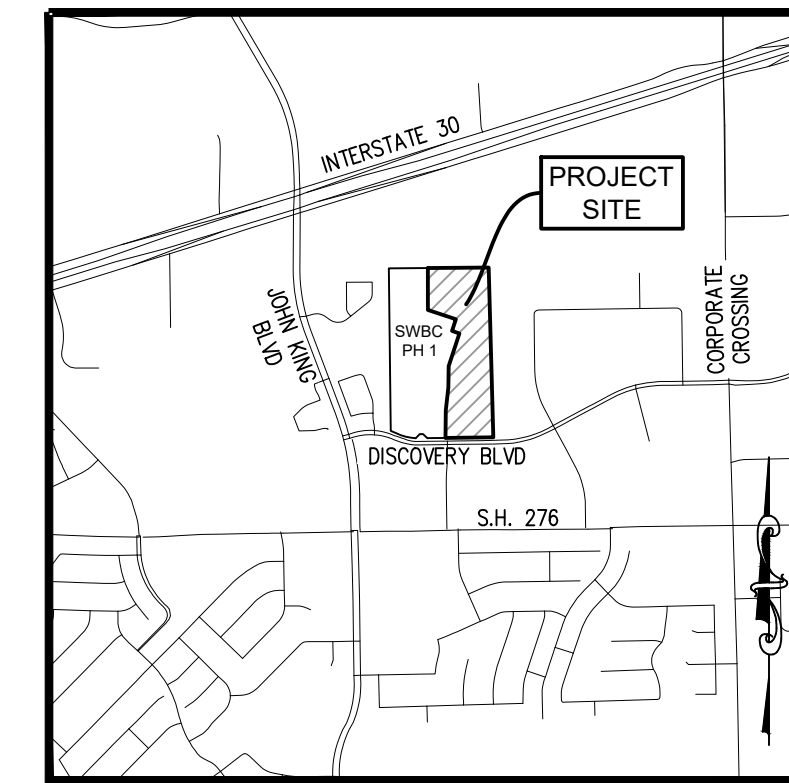
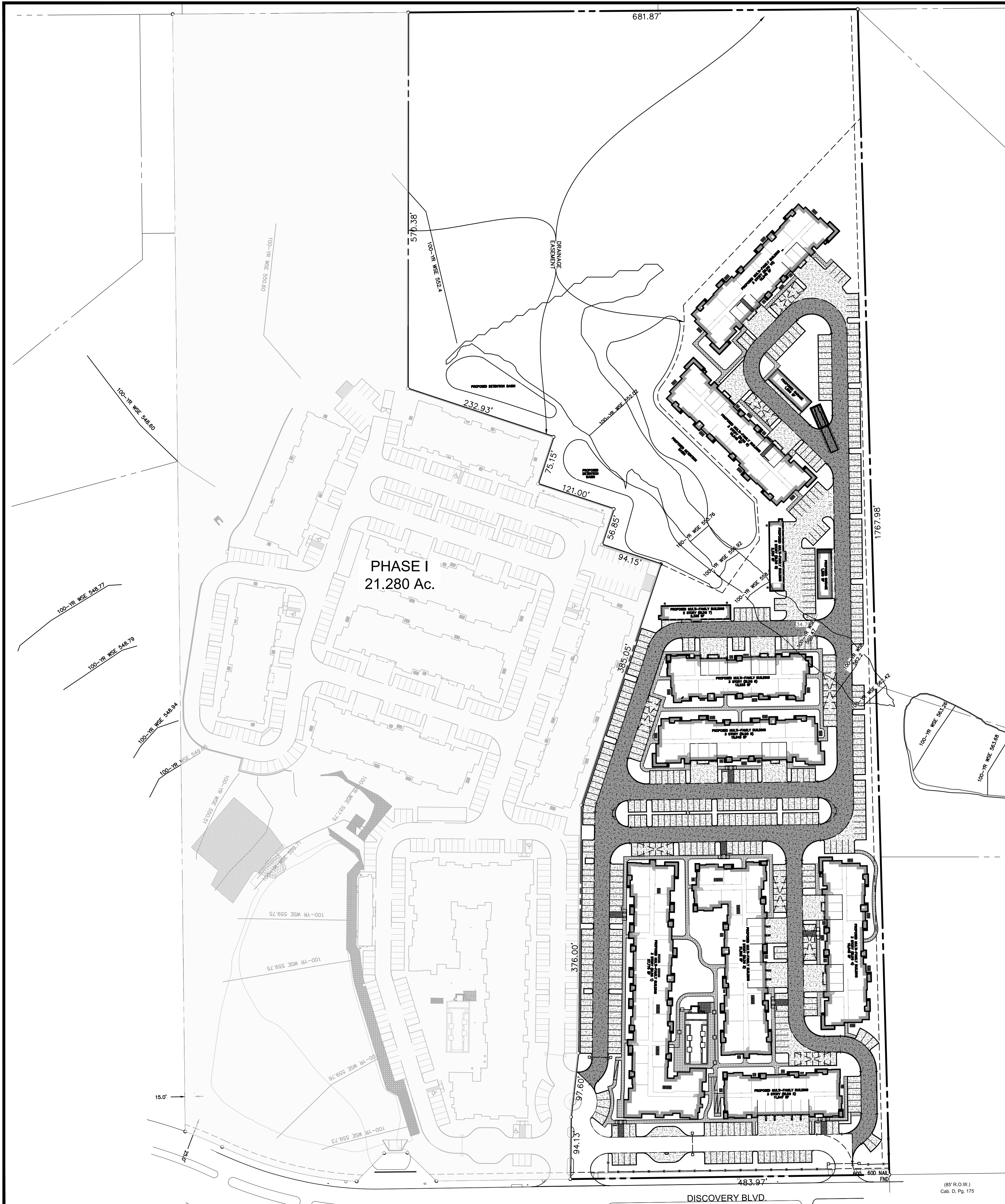
**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

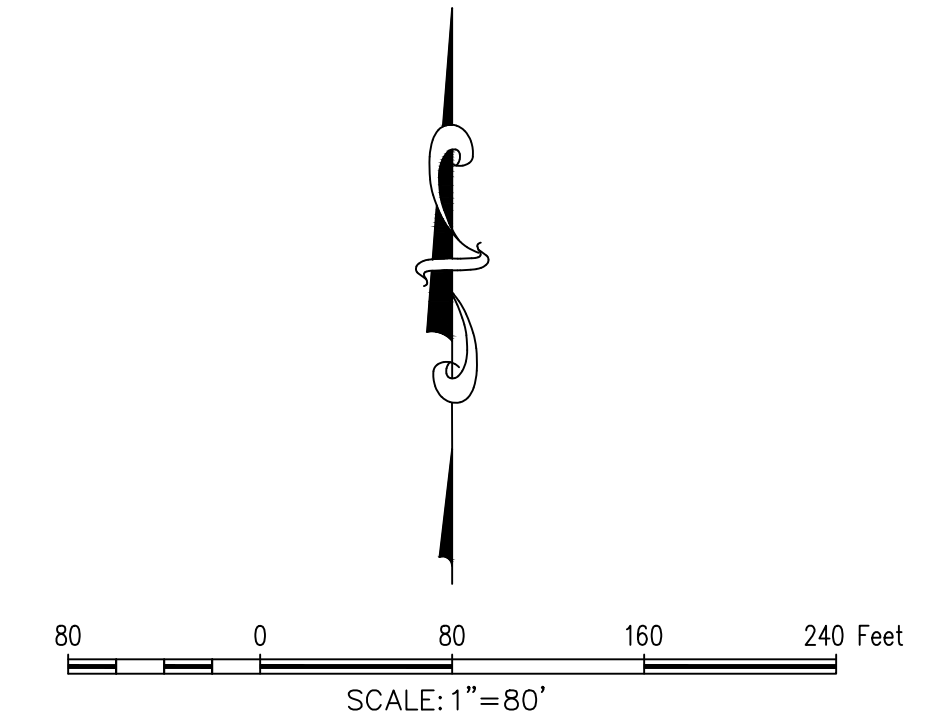
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





Vicinity Map 1"=2000'



TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92

BM: CITY OF ROCKWALL CONTROL MONUMENT "N1495". CALLED ELEV.= 566.71. MEASURED ELEV. = 566.83

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE STATED.
2. RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. SIDEWALKS ARE 5.0' UNLESS OTHERWISE STATED.
4. PARKING SPACES ALONG BUILDINGS ARE 9'X20'. ALL OTHER SPACES ARE 9'X18' WITH A CLEAR 2' OVERHANG.
5. ALL WALLS 3' OR TALLER TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
7. ANY BACK OF CURB EXPOSED TO GREATER THAN 6" SHALL BE STONECLAD (OR APPROVED EQUAL).
8. PHASE II OF THE PROPERTY HAS YET TO BE PLATTED.

SITE SUMMARY TABLE			
Site Address	2300 Discovery Blvd. Rockwall, Texas 75032		
County	Rockwall		
Project Name	SWBC Rockwall Addition, PH II		
Zoning District	PD-83		
Proposed Use	Apartments		
Site Area	21.275 AC		
Lot Coverage %	42%		
Impervious Area	386,683 SF		
Impervious %	42%		
UNIT PARKING SUMMARY			
UNIT	# OF UNITS	PARKING SPOTS REQUIRED	
1 BEDROOM UNITS	173	173 (1.5)	260
2 BEDROOM UNITS	86	86(2)	172
3 BEDROOM UNITS	36	36(2.5)	90
<b>TOTAL UNIT PARKING REQUIRED</b>			<b>522</b>
CLUB PARKING REQUIRED		1/300 SF	12
<b>TOTAL PARKING REQUIRED</b>			<b>534</b>
UNIT PARKING PROVIDED			
UNCOVERED			404
ATTACHED GARAGE			58
DETACHED GARAGE			12
CARPORIT			48
<b>TOTAL UNIT PARKING PROVIDED</b>			<b>522</b>
CLUB PARKING PROVIDED			11
<b>TOTAL PARKING PROVIDED</b>			<b>533</b>

**UTILITY NOTES**

1. WATERLINE TO HAVE 10' EASEMENT ON EACH SIDE FOR A TOTAL EASEMENT WIDTH OF 20'.
2. NO STRUCTURES OR OVERHANGS ALLOWED IN UTILITY OR UTILITY OR DETENTION EASEMENTS.

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Rockwall, Texas 75087  
 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.mcadamsco.com

**MCADAMS**

SWBC ROCKWALL PHASE II

**SWBC ROCKWALL PHASE II**  
 Lot 1, Block A  
**SWBC ROCKWALL ADDITION, PHASE II**  
 21.275 Acres  
 in the  
 J.M. ALLEN SURVEY ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**OVERALL SITE PLAN**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 MATTHEW G. ST. MARIE, P.E. #110326 DATE 11/19/2020

Drawn By: CMK
Date: 08/14/2020
Scale: 1"=80'
Revisions:
09/09/2020
11/13/2020
11/18/2020
11/19/2020

**WBC20000**



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WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
 6949 SHERRY LANE, SUITE 750  
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 Contact: Spencer Byington

**CASE # SP2020-021**

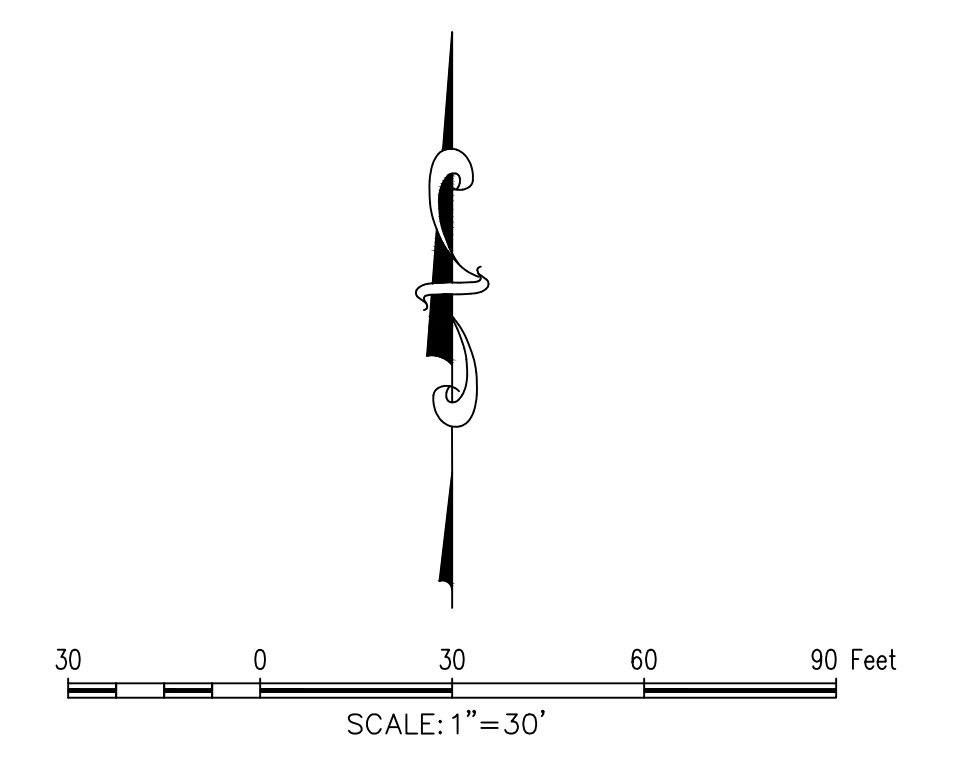
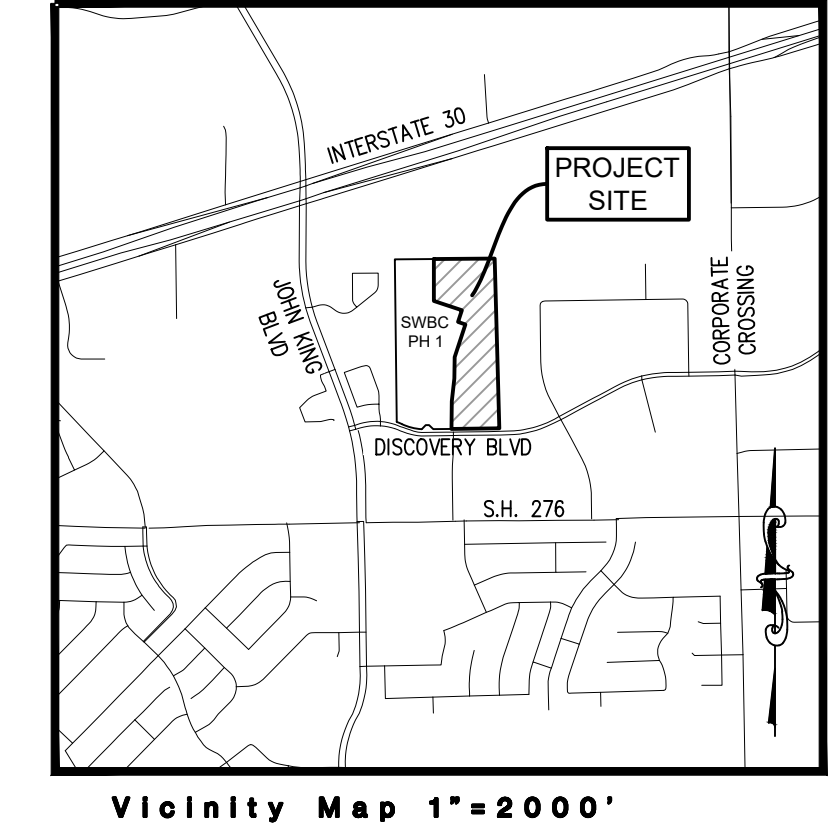
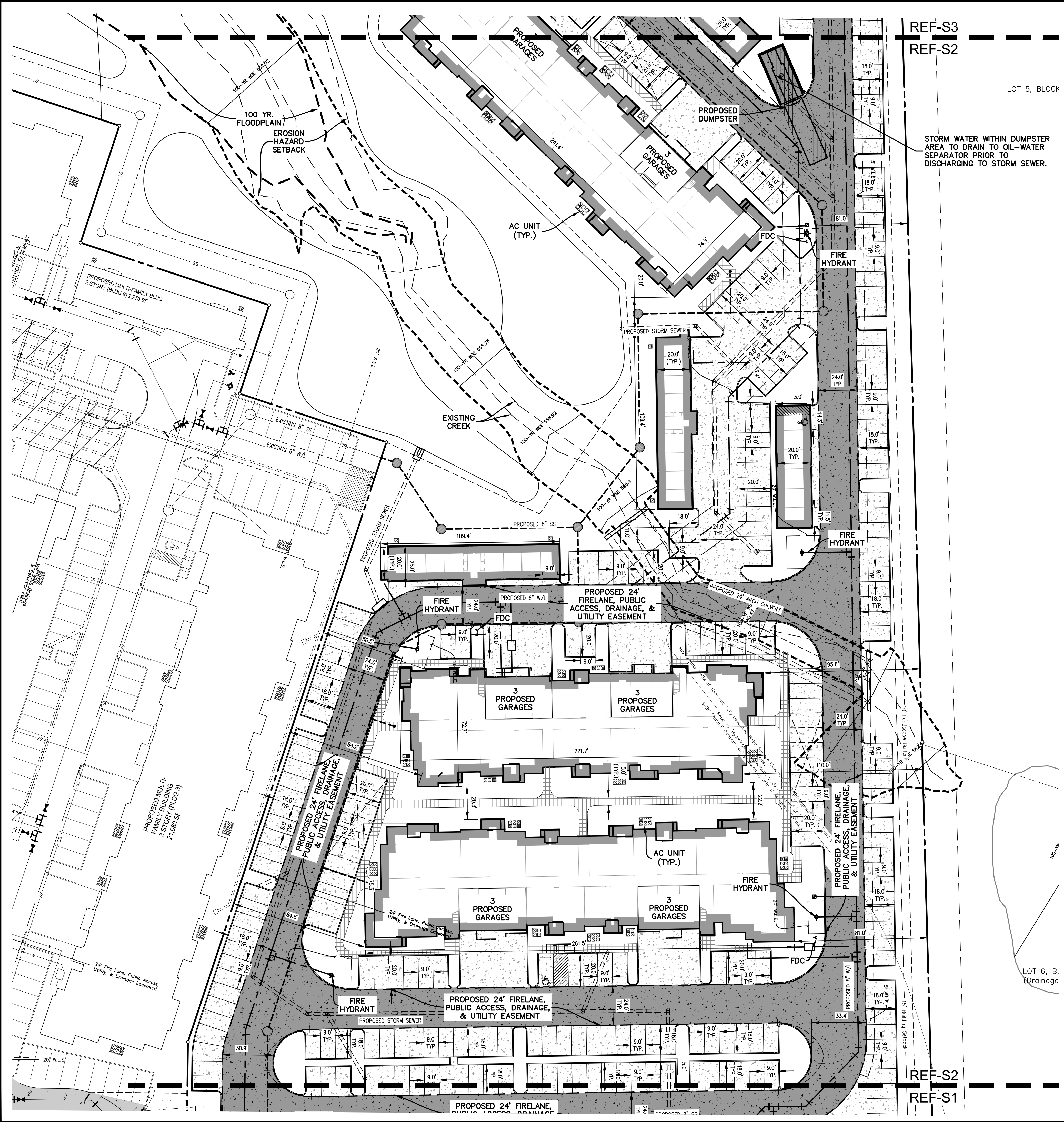
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(85' R.O.W.)  
 C&D, Pg. 175









TBM: "X" CUT ON CURB INLET ALONG NORTHSIDE OF DISCOVERY BLVD. APPROXIMATELY 85' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LINE. ELEV.= 564.92  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

**OWNER/DEVELOPER**  
 SWBC ROCKWALL LP  
 6949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

**CASE # SP2020-021**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
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 972.436.9712  
 201 Country View Drive  
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 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.mcadams.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**  
 Lot 1, Block A  
**SWBC ROCKWALL ADDITION, PHASE II**  
 21,275 Acres  
 in the  
 J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**SITE PLAN**

**PRELIMINARY PLANS**  
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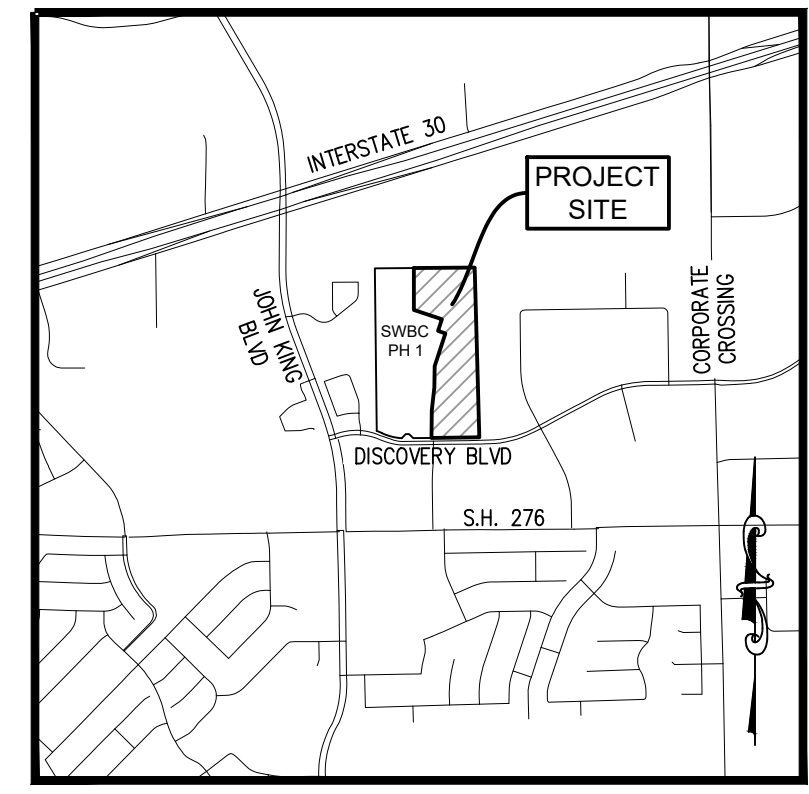
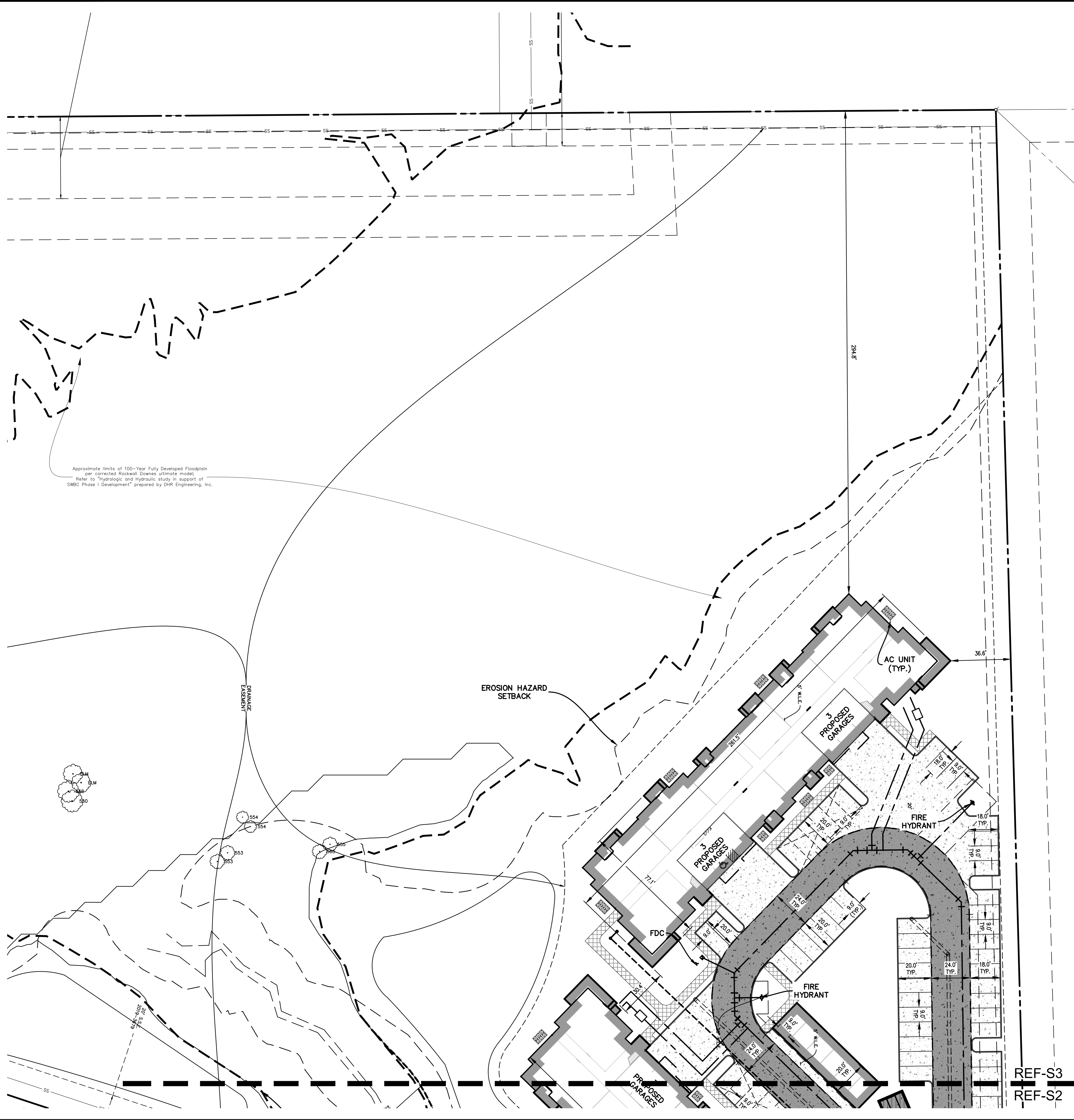
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Revisions:
09/09/2020
11/13/2020
11/18/2020
11/19/2020

**WBC20000**

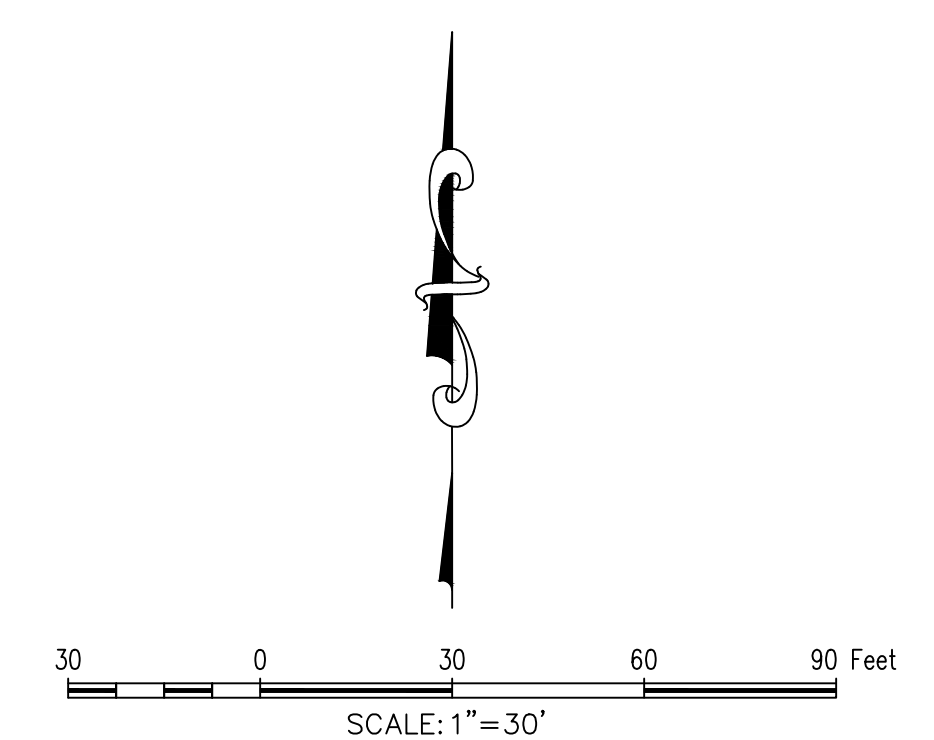
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 TBPE: 19762 TBPLS: 10194440





Vicinity Map 1"=2000'



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Approximate limits of 100-Year Fully Developed Floodplain per corrected Rockwall Downes ultimate model. Refer to Hydrologic and Hydraulic study in support of SWBC Phase I Development prepared by GHF Engineering, Inc.

File: W:\Projects\WBC20000\WBC20000.dwg - Produced by AutoCAD LT 2010  
 Plotted: 11/19/2020 7:14 AM by Blawie, Mac Jones: 11/19/2020 7:09 AM by Blawie

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 \_\_\_\_\_.

REF-S3  
 REF-S2  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER  
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 6949 SHERRY LANE, SUITE 750  
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CASE # SP2020-021

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MCADAMS

**SWBC ROCKWALL PHASE II**  
 Lot 1, Block A  
**SWBC ROCKWALL ADDITION, PHASE II**  
 21275 Acres in the  
 J.M. ALLEN SURVEY ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**SITE PLAN**

**PRELIMINARY PLANS**  
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Drawn By:	CMK
Date:	08/14/2020
Scale:	1" = 30'
Revisions:	
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WBC20000

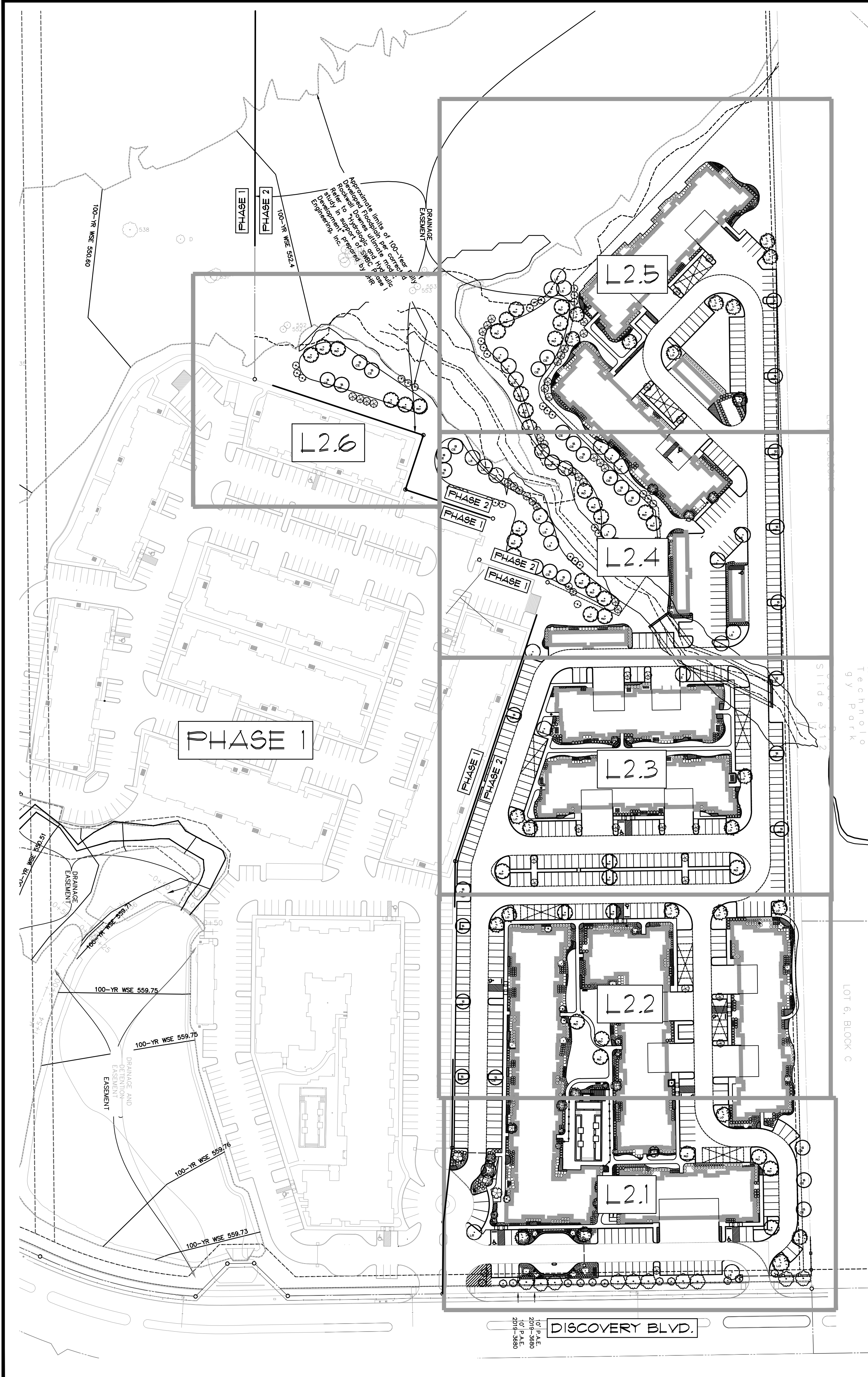
S3

SWBC ROCKWALL PHASE II









### PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS	
22	Shumard Red Oak	Quercus shumardi	4"	10'-12"	PER PLAN	
42	Southern Live Oak	Quercus virginiana	4"	10'-12"	PER PLAN	
38	Cedar Elm	Ulmus crassifolia	4"	10'-12"	PER PLAN	
28	Lacebark Elm	Ulmus parvifolia	4"	10'-12"	PER PLAN	
ORNAMENTAL TREES						
14	Desert Willow	Chilopsis linearis	30 gal	10'-12"	PER PLAN	
59	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8"	PER PLAN	
5	Dwarf Palmetto	Sabal minor	15 GAL	3'-4"	PER PLAN	
15	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8"	PER PLAN	
42	Chaste Tree	Vitex agnus-castus	20 GAL	7'-8"	8"	
SHRUBS						
242	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	5 gal	24"	3'-0"	FULL
199	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	30"	3'-0"	FULL
77	Dwarf Texas Sage	Leucophyllum frutescens 'Bertstar Dwarf'	5 gal	24"	PER PLAN	XERI
323	Daruma Dwarf Loropetalum	Loropetalum chinense 'Daruma'	5 gal	18"	3'-0"	FULL
339	Dwarf Southern Wax Myrtle	Mycna pusilla	5 gal	36"	4'-0"	FULL
181	Rosemary	Rosmarinus officinalis	5 gal	24"	3'-0"	XERI
GRASSES						
1,015	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	1 gal	24"	24"o.c.	XERI
65	Inland Sea Oats	Chasmanthium latifolium	3 gal	12"	24"o.c.	
537	Lindheimer's Muhly	Muhlenbergia lindheimeri	3 gal	18"	3'-0"	XERI
477	Fontain Grass	Pennisetum alopecuroides 'Karlsey Rose'	3 gal			HEALTHY EVEN GROWTH
PERENNIALS						
157	Holly Fern	Cyrtomium falcatum	3 gal	12"	2'-0"	SHADE
287	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	3 gal	12"	3'-0"o.c.	XERI
235	Autumn Sage	Salvia greggii	1 gal	12"	24"o.c.	XERI
SHRUB AREAS						
1,199	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	4"-6"			18" o.c.
1,995	Blackfoot Daisy	Melampodium leucanthum	4"-6"			12" o.c.
GROUND COVERS						
149,683 sf	Bermuda Grass	Cynodon dactylon	--			

### SITE SUMMARY TABLE

Site Address	2300 Discovery Blvd. Rockwall, Texas 75032
County	Rockwall
Project Name	SWBC Rockwall Addition, PH II
Zoning District	PD-83
Proposed Use	Apartments
Site Area	21.275 AC
Lot Coverage %	42%
Impervious Area	386,683 SF
Impervious %	42%

### UNIT PARKING SUMMARY

UNIT	# OF UNITS	PARKING SPOTS REQUIRED
1 BEDROOM UNITS	173	173 (1.5)
2 BEDROOM UNITS	86	86(2)
3 BEDROOM UNITS	36	36(2.5)
TOTAL UNIT PARKING REQUIRED		522
CLUB PARKING REQUIRED		1/300 SF
TOTAL PARKING REQUIRED		534

### UNIT PARKING PROVIDED

UNCOVERED	404
ATTACHED GARAGE	58
DETACHED GARAGE	12
CARPORT	48
TOTAL UNIT PARKING PROVIDED	522
CLUB PARKING PROVIDED	11
TOTAL PARKING PROVIDED	533

### LANDSCAPE ORDINANCE - City of Rockwall, TX

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

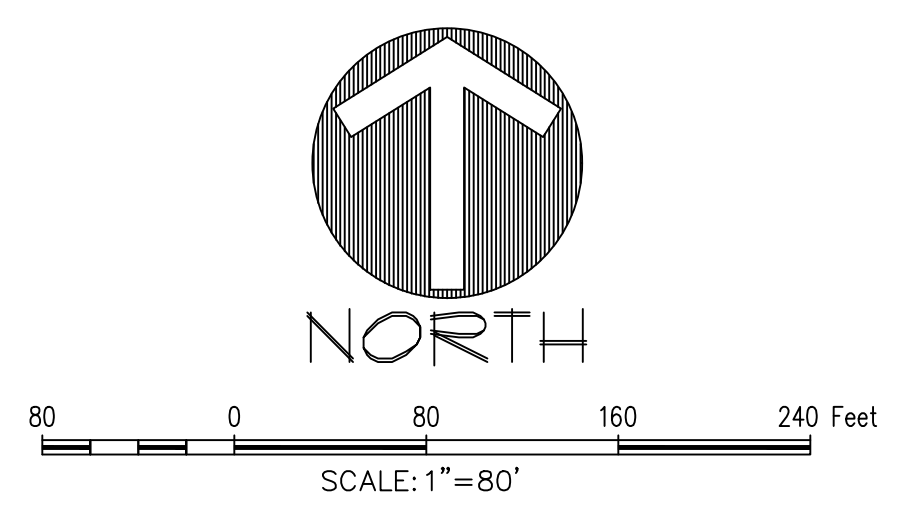
**SITE LANDSCAPE**  
 REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.  
 PROVIDED: All canopy trees are 4 caliper inches  
**REQUIRED: A minimum of 26% (426 acres) open space. Floodplain acreage my count for up to 50% of the 26% open space requirement.**  
**PROVIDED: 10% Floodplain + 16% Landscaped area = 26% Open Space**

**BUFFER LANDSCAPE**  
 REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.  
**PROVIDED: 20' landscape buffer**  
 REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street frontage.  
**PROVIDED: Discovery Boulevard - 969 lf. of street frontage / 100 lf. = 29 canopy trees and 19 ornamental trees.**  
**PROVIDED: 29 canopy trees + 21 ornamental trees**

**PARKING LANDSCAPE**  
 REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five percent or 2000 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.  
 REQUIRED: If the parking and maneuvering spaces exceeds 20,000 SF, one large canopy tree for every ten spaces. Each parking stall shall be located no greater than 80' from a canopy tree.  
 Phase II parking = 525 parking spaces or 53 canopy trees required.  
**PROVIDED: (54) 4" canopy trees and (18) ornamental trees.**

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines).

**DETENTION LANDSCAPE**  
 REQUIRED: (1) 4" cal. tree shall be planted for every 150 sq. ft. of detention area. Phase II total detention area = 47,935 sq. ft. / 150 sq. ft. = (64) 4" cal. trees.  
**PROVIDED: (65) 4" canopy trees and (65) ornamental trees.**



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 (DBA: G&A McAdams)  
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 972.940.2400  
 TBP#: 19782, TBP#: 10194440  
 www.gacom.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**

SWBC ROCKWALL PHASE II  
 SWBC ROCKWALL ADDITION, PHASE II  
 Lot 1, Block A  
 21.275 Acres  
 in the  
 J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL  
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**LANDSCAPE PLAN**

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON, LANDSCAPE ARCHITECT NO. 3102, ON 10/11/2020. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Drawn By: VC  
 Date: 11/11/2020  
 Scale: 1"=80'  
 Revisions:

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

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 \_\_\_, 2020.

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

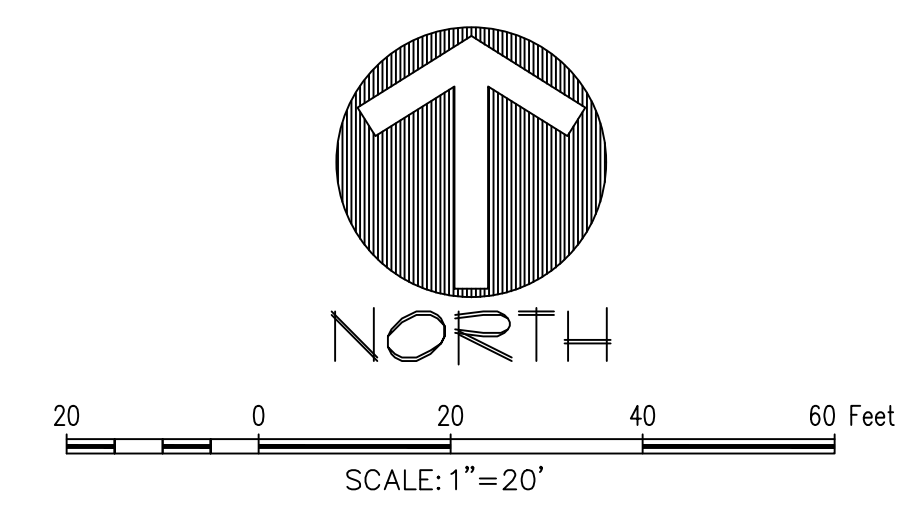
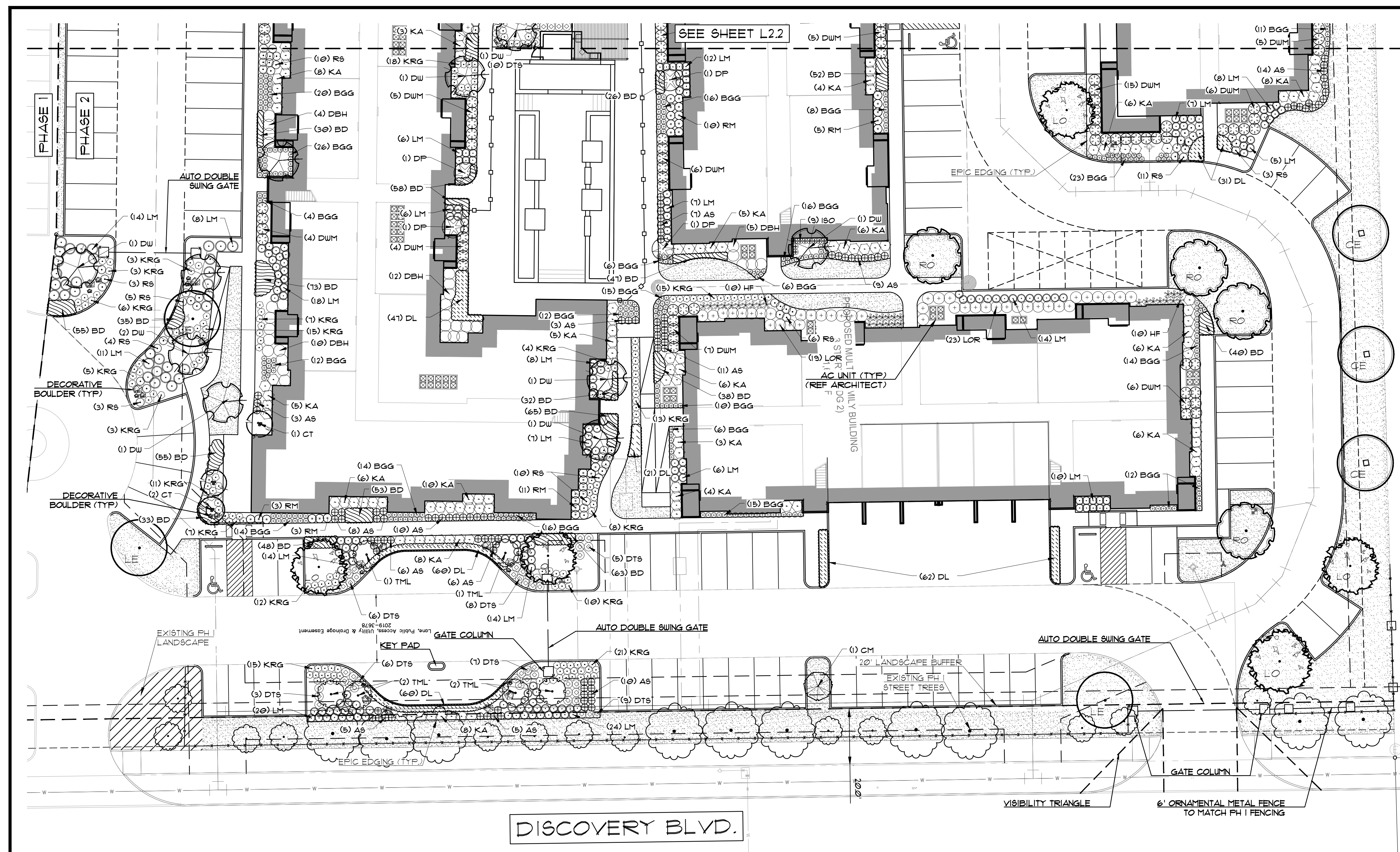
**811**  
 Know what's below. Call before you dig.  
 OWNER/DEVELOPER  
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 5949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

**WBC20000**

**L2.0**

File: I:\Projects\Rockwall\02020-021\02020-021.dwg, Plot Date: 11/11/2020 10:08:08 AM, Plotter: HP DesignJet 2400-55, Scale: 1/8"=1'-0", Date: 11/11/2020 10:08:08 AM, User: jwheeler





### PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME
RO	Quercus shumardii / Shumard Red Oak
LO	Quercus virginiana / Southern Live Oak
CE	Ulmus crassifolia / Cedar Elm
LE	Ulmus parvifolia / Lacebark Elm
DW	Chilopsis linearis / Desert Willow
CM	Lagerstroemia indica / Grape Myrtle
DP	Sabal minor / Dwarf Palmetto
TML	Sophora secundiflora / Texas Mountain Laurel
CT	Vitex agnus-castus / Chaste Tree
KA	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia
DBH	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly
DTS	Leucophyllum frutescens 'Bertstar Dwarf' / Dwarf Texas E
LOR	Loropetalum chinense 'Daruma' / Daruma Dwarf Loropetal
DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
RM	Rosmannia officinalis / Rosemary
BGG	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition B
ISO	Chasmanthium latifolium / Inland Sea Oats
LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
KRG	Pennisetum alopecuroides 'Karlay Rose' / Fountain Grass
HF	Cyrtomium falcatum / Holly Fern
R5	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
AS	Salvia greggii / Autumn Sage
DL	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
BD	Melampodium leucanthum / Blackfoot Daisy
SOD	Cynodon dactylon / Bermuda Grass

DISCOVERY BLVD.

#### LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

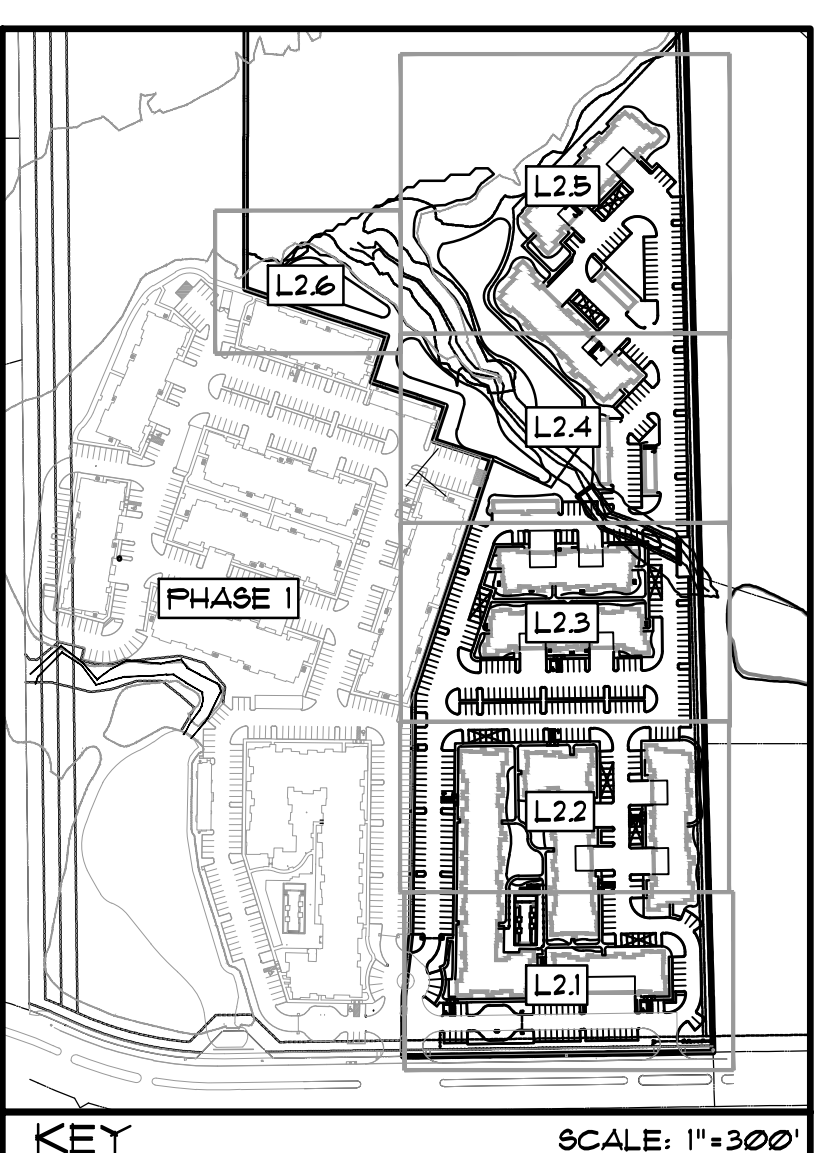
All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the edger or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.



#### LANDSCAPE NOTES

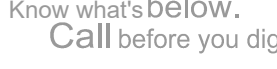
SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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 \_\_\_, 2020.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2020.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER/DEVELOPER  
SWBC ROCKWALL LP  
5949 SHERRY LANE, SUITE 750  
DALLAS, TEXAS 75225  
Ph. (214) 987-0700  
Contact: Spencer Byington



CASE # SP2020-021

The John R. McAdams Company, Inc.  
(DBA: G&A McAdams)  
111 Hillside Drive  
Levelland, TX 75041  
972.438.9712  
201 Country View Drive  
Rockwall, Texas 75087  
940.240.1012  
www.mcadamsco.com

SWBC ROCKWALL PHASE II  
SWBC ROCKWALL ADDITION, PHASE II  
Lot 1, Block A  
21.275 Acres  
in the  
J.M. ALLEN SURVEY ABSTRACT NO. NO. 2  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN  
PRELIMINARY  
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 302, ON 10/11/2020. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Drawn By: VC  
Date: 11/11/2020  
Scale: 1"=20'  
Revisions:

WBC20000

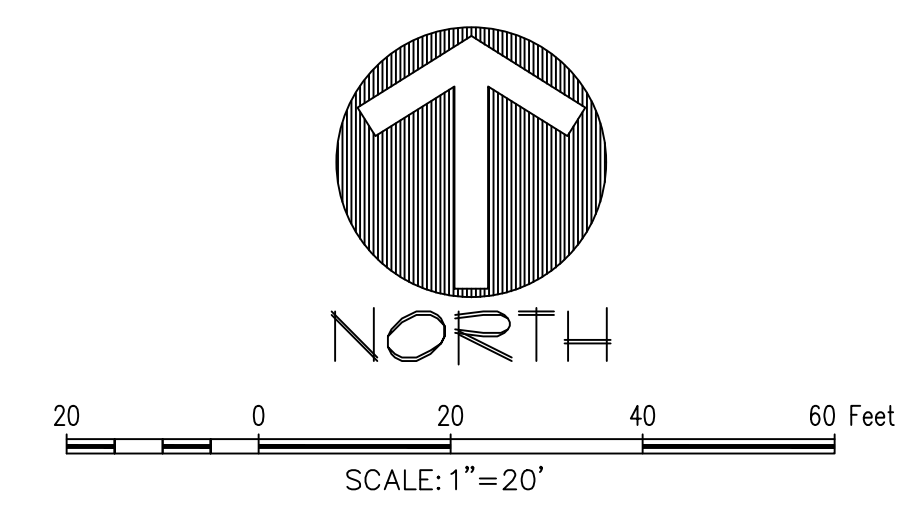
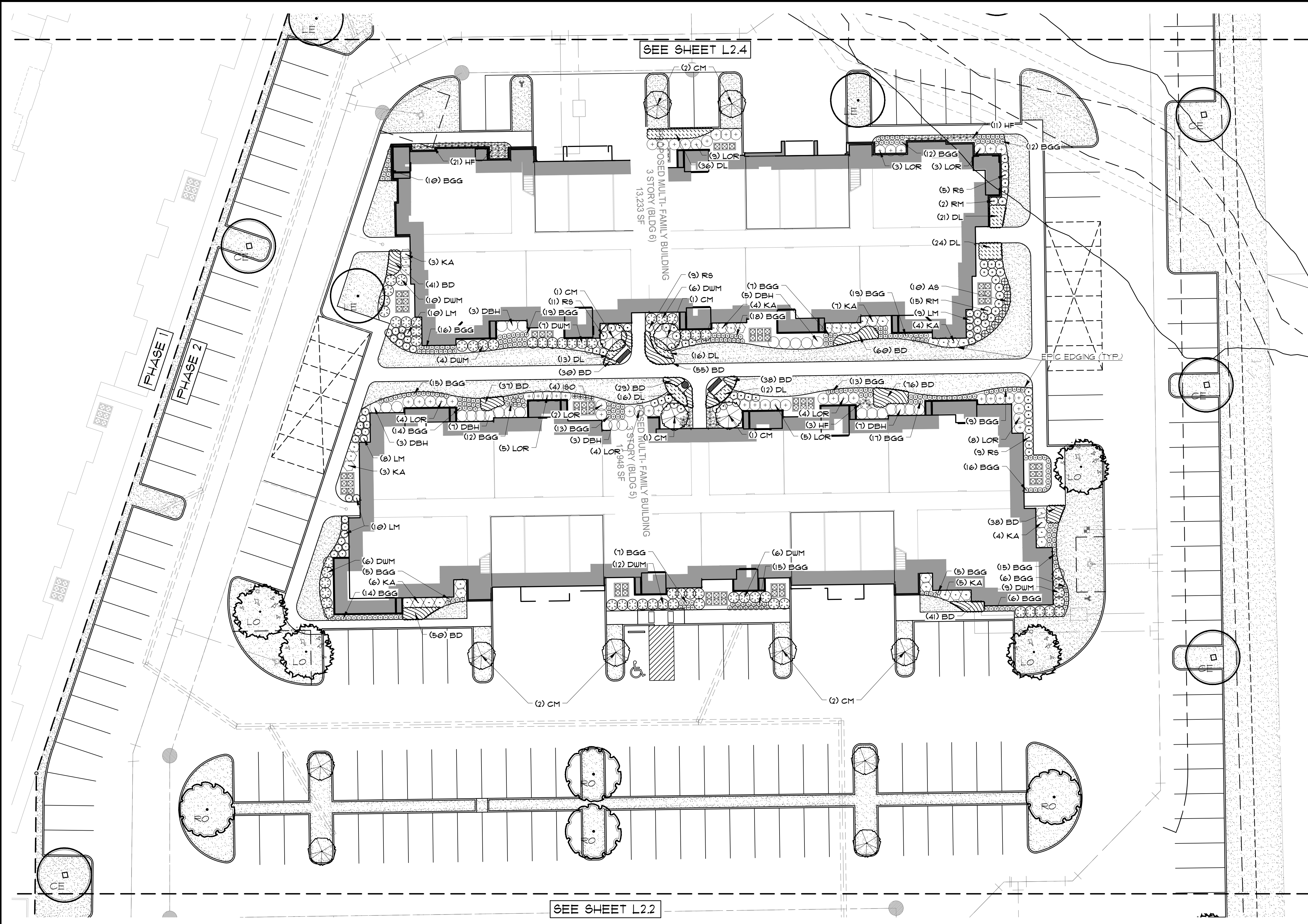
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**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
	CM	Lagerstroemia indica / Crape Myrtle
	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
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	DBH	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly
	DTS	Leucophyllum frutescens 'Bertstar Dwarf' / Dwarf Texas Sage
	LOR	Loropetalum chinense 'Daruma' / Daruma Dwarf Loropetalum
	DWM	Mynca pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmannus officinalis / Rosemary
GRASSES	CODE	BOTANICAL / COMMON NAME
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	ISO	Chasmanthum latifolium / Inland Sea Oats
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides 'Karlay Rose' / Fountain Grass
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	Cyrtomium falcatum / Holly Fern
	RS	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

The John R. McAdams Company, Inc.  
 (DBA: JRA McAdams)  
 111 Hillside Drive  
 Lewisville, TX 75040  
 972.438.9712  
 201 Country View Drive  
 Rockwall, Texas 75087  
 940.240.1012  
 www.mcadamsco.com

**SWBC ROCKWALL PHASE II**  
 SWBC ROCKWALL ADDITION, PHASE II  
 Lot 1, Block A  
 21.275 Acres  
 in the  
 J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**PRELIMINARY**  
 FOR REVIEW PURPOSES ONLY

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Drawn By: VC  
 Date: 11/11/2020  
 Scale: 1"=20'  
 Revisions:

**SOD PROJECT NOTES**

**EROSION CONTROL:**  
 Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

**SOIL PREPARATION:**  
 All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

**GRASS SOD:**  
 Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a green-in appearance.

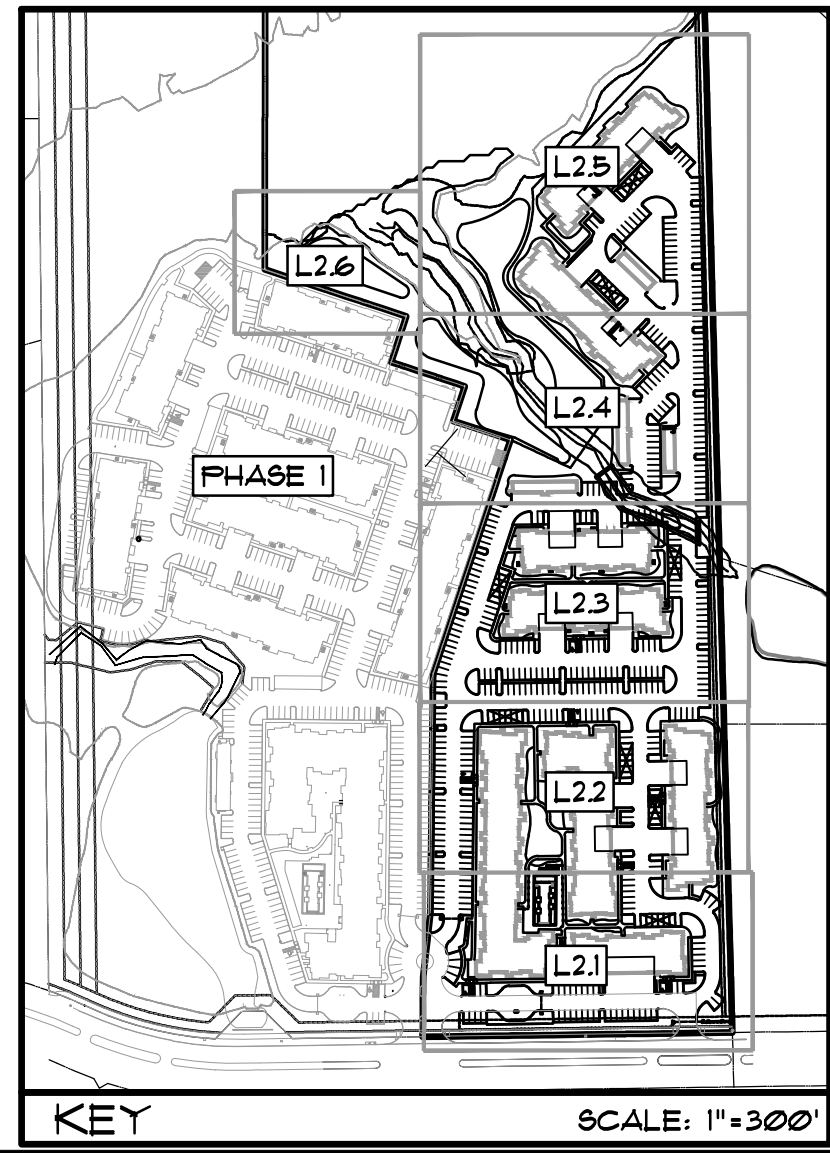
**IRRIGATION:**  
 In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

**MAINTENANCE REQUIREMENTS:**  
 Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC



**APPROVED:**  
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WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 20\_\_.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

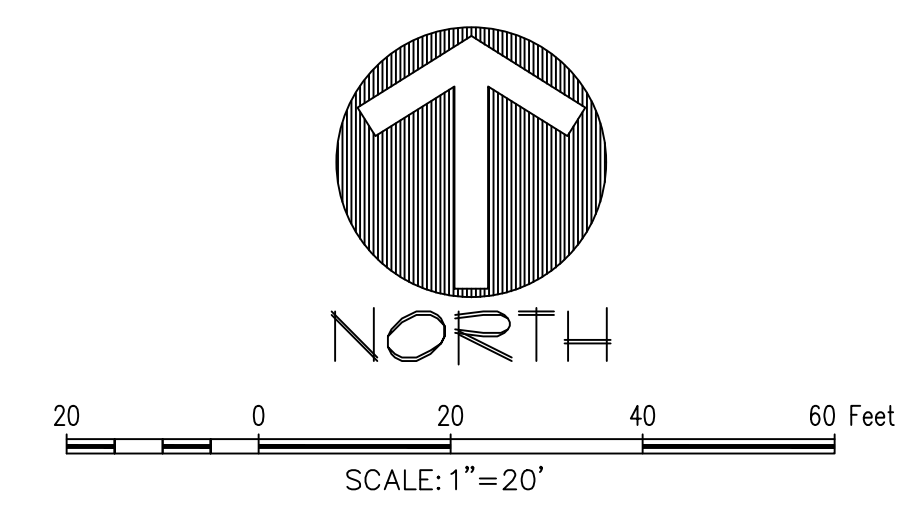
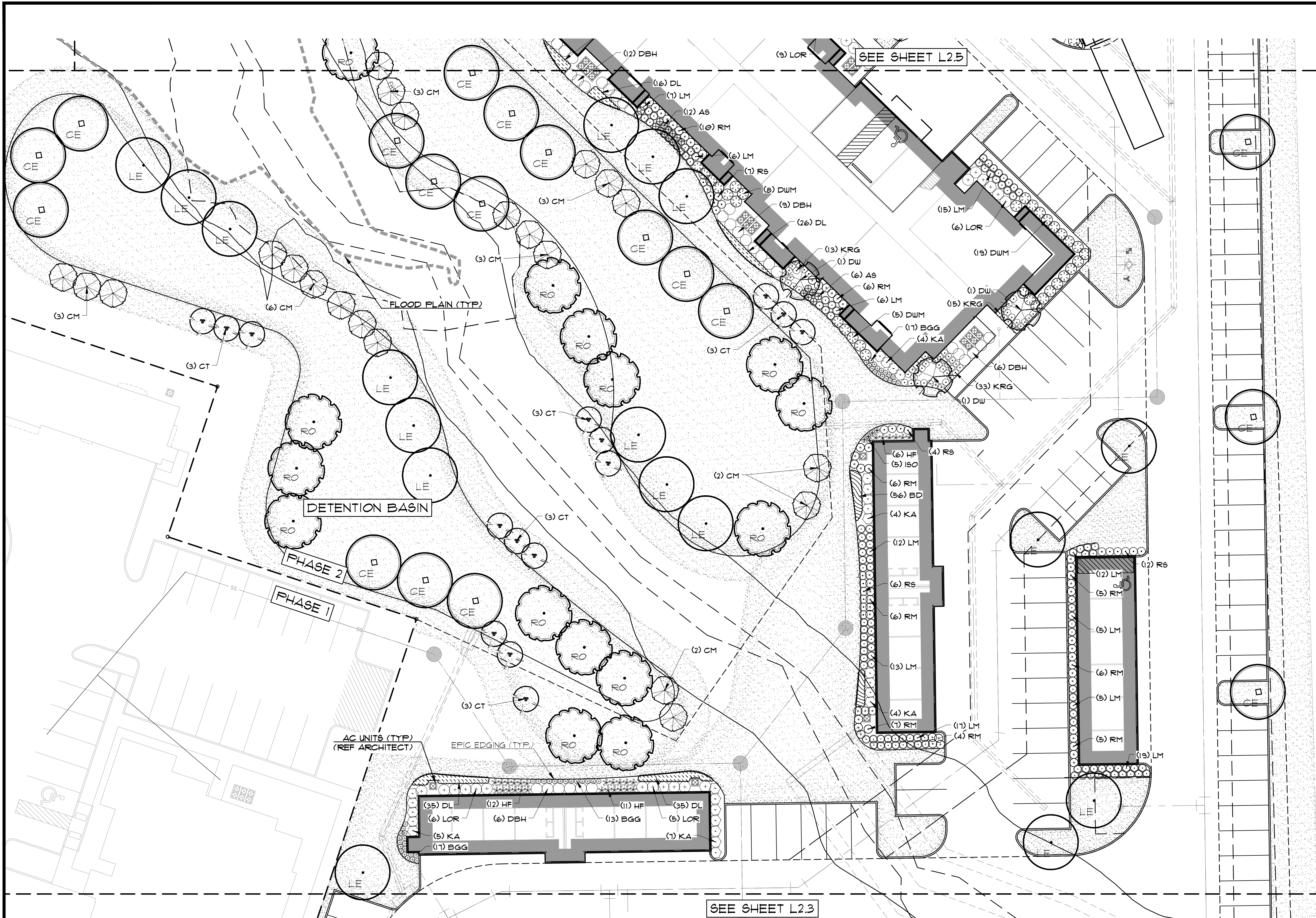
OWNER/DEVELOPER  
 SWBC ROCKWALL LP  
 5949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington



**CASE # SP2020-021**

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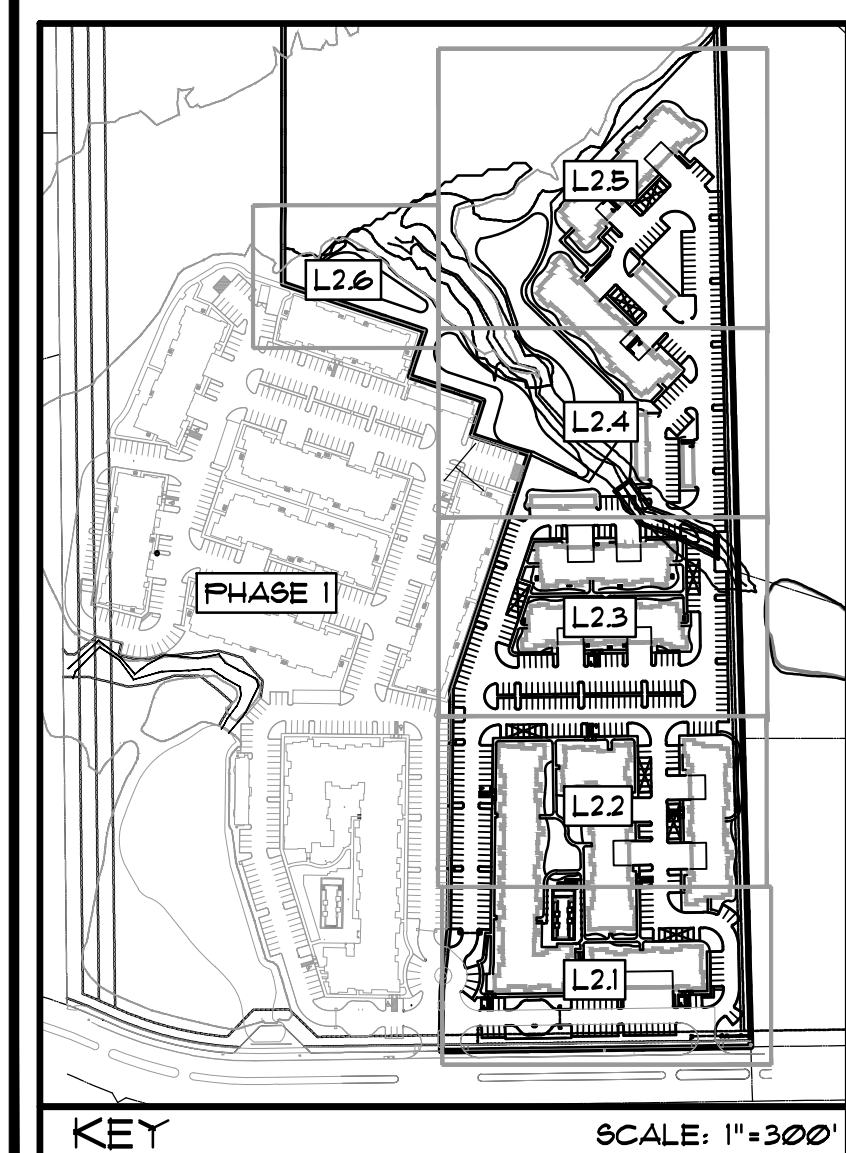




**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
	LO	Quercus virginiana / Southern Live Oak
	CE	Ulmus crassifolia / Cedar Elm
	LE	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	Chilopsis linearis / Desert Willow
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	DP	Sabal minor / Dwarf Palmetto
	TML	Sophora secundiflora / Texas Mountain Laurel
	CT	Vitex agnus-castus / Chaste Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia
	DBH	Ilex cornuta "Burfordii Nana" / Dwarf Burford Holly
	DTS	Leucophyllum frutescens "Bertstar Dwarf" / Dwarf Texas Sage
	LOR	Loropetalum chinense "Daruma" / Daruma Dwarf Loropetalum
	DWM	Myrica pusilla / Dwarf Southern Wax Myrtle
	RM	Rosmannia officinalis / Rosemary
GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	Bouteloua gracilis "Blonde Ambition" / Blonde Ambition Blue Grass
	ISO	Chasmanthium latifolium / Inland Sea Oats
	LM	Muhlenbergia lindheimeri / Lindheimer's Muhly
	KRG	Pennisetum alopecuroides "Karlay Rose" / Fountain Grass
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	Cyrtomium falcatum / Holly Fern
	RS	Perovskia atriplicifolia "Little Spire" / Little Spire Russian Sage
	AS	Salvia greggii / Autumn Sage
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily
	BD	Melampodium leucanthum / Blackfoot Daisy
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass

**LANDSCAPE NOTES**  
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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

**OWNER/DEVELOPER**  
 SWBC ROCKWALL LP  
 5949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington



**CASE # SP2020-021**

The John R. McAdams Company, Inc.  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Lennox, Texas 75057  
 972.438.9712  
 201 Country View Drive  
 Rockwall, Texas 75087  
 940.240.1012  
 TBP#: 19922 TBP#: 19194440  
 www.mcadamsco.com



SWBC ROCKWALL PHASE II  
 SWBC ROCKWALL ADDITION, PHASE II  
 Lot 1, Block A  
 21.275 Acres  
 in the  
 J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON, LANDSCAPE ARCHITECT No. 3102, ON 10/11/2020. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Drawn By: VC  
 Date: 11/11/2020  
 Scale: 1"=20'  
 Revisions:

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

**WBC20000**

**L2.4**

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The John R. McAdams Company, Inc.  
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 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.338.9712  
 201 Country View Drive  
 Rowlett, Texas 75082  
 TBE: 8782 TBE S: 1019440  
 www.gamco.com



SWBC ROCKWALL PHASE II  
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 Lot 1, Block A  
 in the  
 21.275 Acres  
 J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
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Drawn By: VC  
 Date: 11/11/2020  
 Scale: 1" = 20'  
 Revisions:

**WBC20000**

L2.5



20 0 20 40 60 Feet  
 SCALE: 1" = 20'

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	RO	Quercus shumardii / Shumard Red Oak
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SHRUBS	CODE	BOTANICAL / COMMON NAME
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	DTS	Leucophyllum frutescens "Bertstar Dwarf" / Dwarf Texas Sage
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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

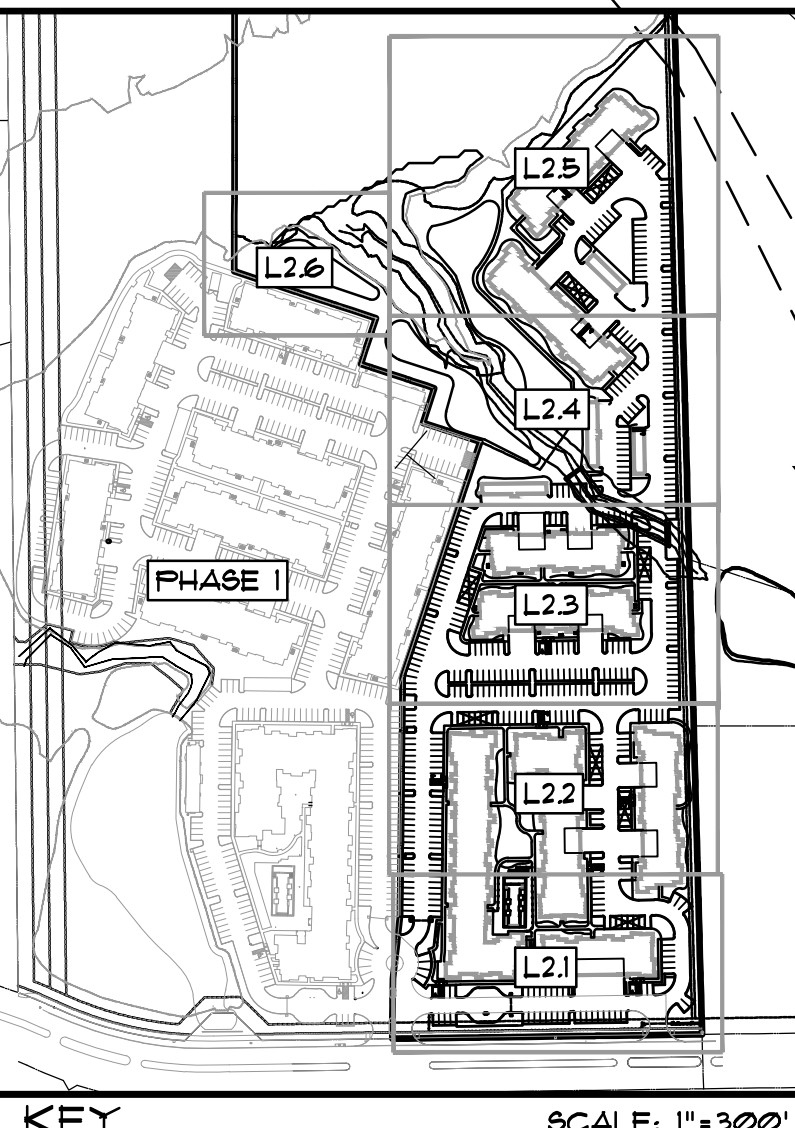
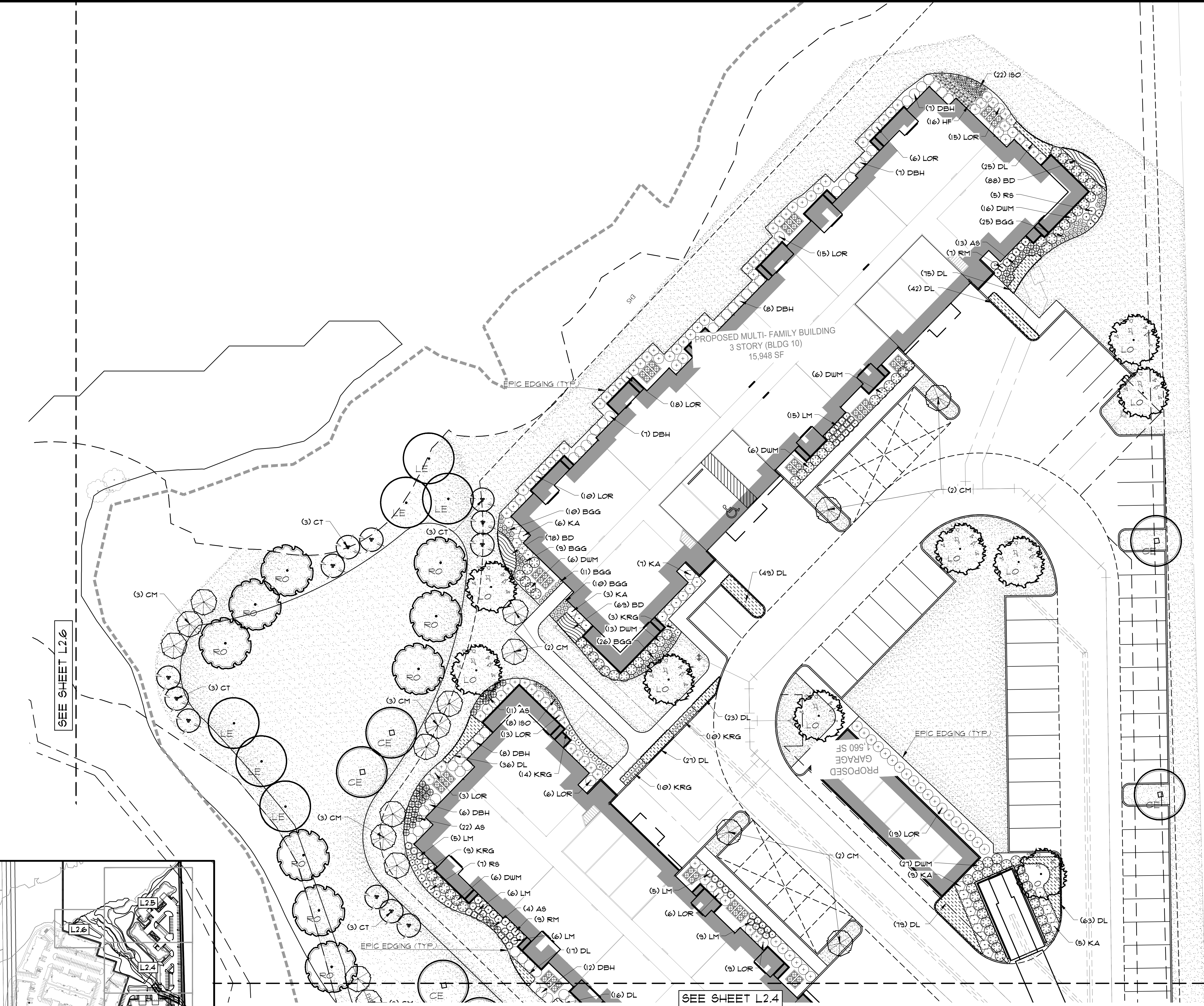


**OWNER/DEVELOPER**  
 SWBC ROCKWALL LP  
 5949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

**CASE # SP2020-021**

**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

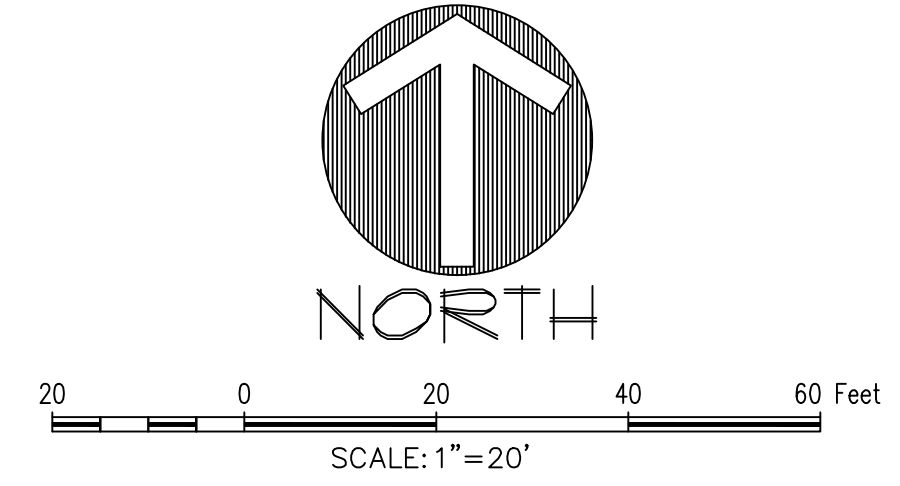


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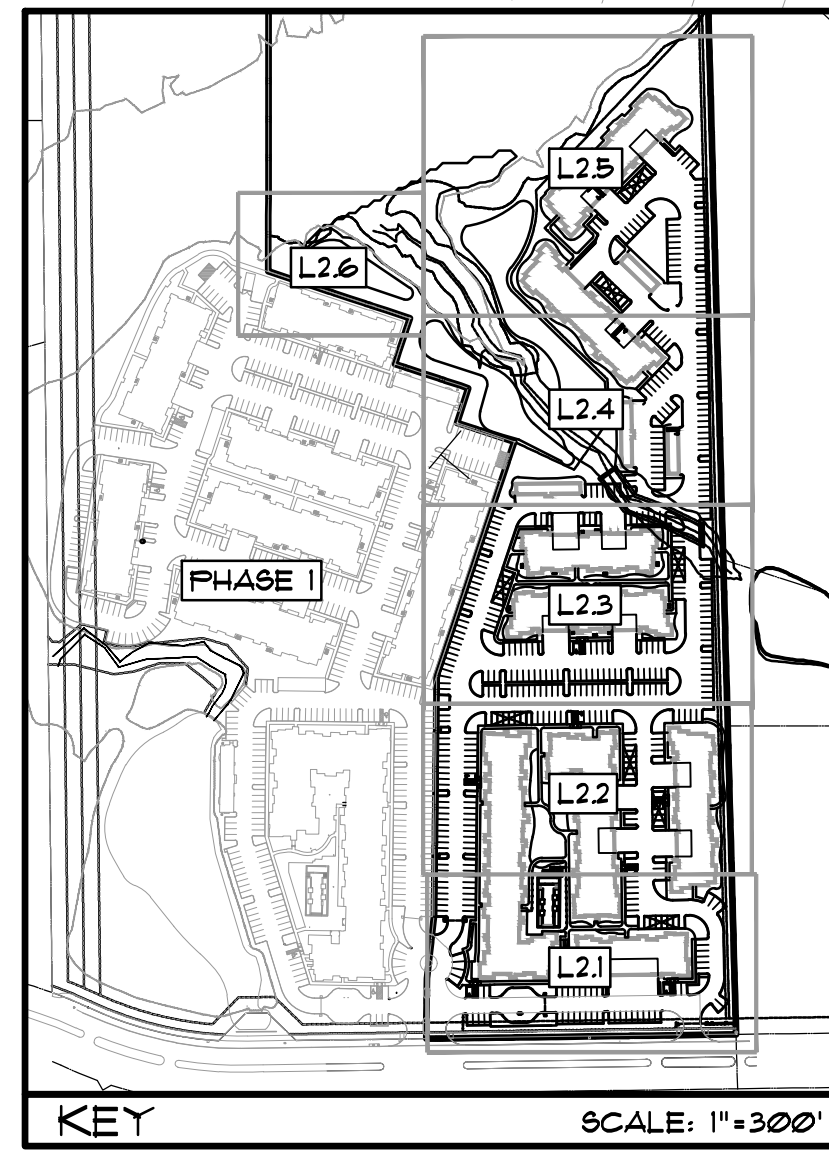


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**PLANT SCHEDULE**

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**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



**OWNER/DEVELOPER**  
 SWBC ROCKWALL LP  
 5949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

The John R. McAdams Company, Inc.  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.438.9712  
 201 Country View Drive  
 Rowlett, Texas 75082  
 TFB# 8782 TBS# 1019440  
 www.mcadamsco.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**  
 SWBC ROCKWALL ADDITION, PHASE II  
 Lot 1, Block A  
 in the  
 21.275 Acres  
 in the  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2

**LANDSCAPE PLAN**

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 10/11/2020  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC  
 Date: 11/11/2020  
 Scale: 1"=20'

Revisions:

**WBC20000**

**L2.6**

**CASE # SP2020-021**

















**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Round Tapered Aluminum Hinged is a special purpose light pole for up to 20-foot mounting heights. This pole is an excellent choice for locations where maintenance access is limited.

**CONSTRUCTION** — Pole Shaft: The pole shaft is made of spun-tapered seamless 6063 alloy aluminum tubing, heat-treated to produce a 16 temper.

**Pole Top:** Options include tenon top, drilled for side mount feature, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable aluminum top cap secured with three stainless-steel screws.

**Handhole:** An optional reinforced handhole with grounding provision is available. Every handhole includes a cover and cover attachment hardware.

**Base Cover:** A cast aluminum two-piece cover is included.

**Anchor Base/ Bolts:** Anchor base is cast from A356 aluminum alloy and heat-treated to 16 temper. Threaded grounding provision located in base plate. The 3/8" dia. 316 stainless steel grounding bolts are provided by installer. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel not having a minimum yield strength of 55,000 psi.

**Hardware** — All structural and non-structural fasteners are stainless-steel.

**Finish** — Standard finishes include Dark Bronze, White, Black, Medium Bronze, Natural Aluminum, or unpainted brushed aluminum finish. Classic colors include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue. Architectural Colors and Special Finishes are available by quote and include but are not limited to Duranodic Anodize, Paint over Duranodic Anodize, RAL Colors, Custom Colors and Extended Warranty Finishes.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at: [www.acilitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acilitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**NOTE:** Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	
Notes	
Type	



Anchor Base Poles

**RTAH**

ROUND TAPERED ALUMINUM HINGED

**ORDERING INFORMATION:** Recommended to be ordered with pole to ensure proper fit. Lead times will vary depending on options selected. Consult with your sales representative. **Example: RTAH 16 4C DM19 BA**

RTAH Series	Nominal feature mounting height	Nominal shaft base size/wall thickness	Mounting <sup>1</sup>	Options	Finish <sup>2</sup>					
RTAH	[See Technical Information table]	[See Technical Information table]	Tenon mounting	CSL/DSS/ALBES/OMERO™/Drill mounting	Shipped installed	Standard colors				
			PT	Open top	LFB	Less anchor bolts	DBR	Dark bronze		
			T20	2-3/8" O.D. (2" NPS)	DM19AS	1 at 90°	VD	Vibration damper	DWH	White
			T25	2-3/8" O.D. (2-1/2" NPS)	DM28AS	2 at 180°	TP	Tamper resistant handhole cover fasteners	DBL	Black
			T30	3-1/2" O.D. (3" NPS)	DM32AS	3 at 120°	HxY	Horizontal arm bracket (1 feature) <sup>3</sup>	DMA	Natural aluminum
			T35	4" O.D. (3-1/2" NPS)	DM39AS	3 at 90°	FDxY	Feetboom outlet less electrical <sup>4</sup>	BA	Brushed aluminum
			DM19	1 at 90°	DM49AS	4 at 90°	Classic colors	DSS	Sandstone	
			DM28	2 at 180°	DM19AST	1 at 90°	CP124xY	1/2" coupling <sup>5</sup>	DGC	Charcoal gray
			DM28E	2 at 180° with one side plugged	DM28AST	2 at 180°	CP124xY	3/4" coupling <sup>5</sup>	DTG	Tennis green
			DM32	3 at 120°	DM29AST	2 at 90°	NPL124xY	1" coupling <sup>5</sup>	DBR	Bright red
			DM39	3 at 90°	DM39AST	3 at 90°	NPL244xY	3/4" threaded nipple <sup>6</sup>	DSB	Steel blue
			DM49	4 at 90°	DM49AST	4 at 90°	NPL14xY	1" threaded nipple <sup>6</sup>	Class 3 architectural Duranodic Anodize	
					DM19AST	1 at 90°	EBHxY	Extra handhole <sup>7</sup>	ABL	Black
					DM28ART	2 at 180°	USPOM	United States point of manufacture <sup>8</sup>	ADB	Dark bronze
					DM32ART	2 at 90°	UL	UL listed with label (includes NEC compliant cover)	ANA	Natural Architectural colors, and Special Finishes <sup>9</sup>
					DM39ART	3 at 90°	NEC	NEC 410.30 compliant gasketed handhole (Not UL Labeled)		Duranodic Anodize, Paint over Duranodic Anodize, RAL Colors, Custom Colors and Extended Warranty Finishes available.
					DM49ART	4 at 90°				

- Notes:**
- Wall thickness will be signified with a "C," "E" or a "Q" in nomenclature. "C" = 0.125" (1" = 0.156) "Q" = 0.188.
  - PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/PT. The combination includes extra handhole.
  - The drilling template pattern to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Blender for Drilling Templates.
  - Insert "1" or "2" to designate feature size e.g. DM19A5T2.
  - Specify location and orientation when ordering option. For "C," specify the height above the base of pole in feet and inches; separate feet and inches with a "-". Example: SR = 5 and 209 3/8" = 20' 3 3/8". Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5' 8", orientation C = CP124S-8C.
  - Horizontal arm is 1/8" x 3/8" O.D. when standard with radius curve providing 12" rise.
  - Combination of tenon-top and drill mount includes extra handhole.
  - Must add original order number of existing poles.
  - Use when mill certifications are required.
  - Additional colors available; see [www.lithonia.com/architectors](http://www.lithonia.com/architectors) or Architectural Colors brochure (Form No. 794.3). Available by formal quote only; consult factory for details.

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 770-922-9000 [www.lithonia.com](http://www.lithonia.com) ©2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 05/04/17 POLE-RTAH

**RTAH Round Tapered Aluminum Hinged Poles**

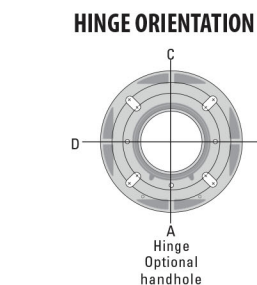
TECHNICAL INFORMATION — EPA (F <sup>2</sup> ) WITH 3-SECOND GUST PER ASHSTO 2013																
Series	Mounting Height (ft)	Shaft Base Size	90 MPH Max. weight	100 MPH Max. weight	110 MPH Max. weight	120 MPH Max. weight	130 MPH Max. weight	140 MPH Max. weight	150 MPH Max. weight	160 MPH Max. weight	170 MPH Max. weight	Approx. ship weight (lbs.)				
RTAH 9	4C	10.1	50	8	50	6.5	50	5.3	50	4.4	50	3.7	50	3.1	50	17
RTAH 10	4C	8.1	50	6.3	50	5	50	4	50	3.3	50	2.7	50	2.3	50	20
RTAH 10	5C	13.4	50	10.6	50	8.6	50	7.1	50	5.9	50	5	50	4.3	50	24
RTAH 12	4C	6.5	50	5	50	3.9	50	3	50	2.4	50	1.9	50	1.6	50	23
RTAH 12	5C	11.1	50	8.7	50	7	50	5.7	50	4.7	50	3.9	50	3.3	50	26
RTAH 12	5E	14	50	11	50	8.9	50	7.3	50	6.1	50	5.1	50	4.4	50	31
RTAH 12	5G	16.9	50	13.4	50	10.9	50	8.9	50	7.5	50	6.3	50	5.4	50	36
RTAH 14	4C	5.2	50	3.8	50	2.9	50	2.1	50	1.6	50	1.2	50	0.9	50	27
RTAH 14	5C	9.2	50	7.1	50	5.6	50	4.4	50	3.6	50	3	50	2.5	50	31
RTAH 14	5E	11.9	50	9.3	50	7.4	50	6	50	4.9	50	4	50	3.4	50	37
RTAH 14	5G	14.3	50	11.3	50	9	50	7.3	50	6.1	50	5.1	50	4.3	50	43
RTAH 16	4C	4	50	2.8	50	2	50	1.3	50	0.9	50	0.6	50	-	50	30
RTAH 16	5C	7.4	50	5.6	50	4.3	50	3.4	50	2.7	50	2.1	50	1.7	50	35
RTAH 16	5E	9.7	50	7.4	50	5.8	50	4.6	50	3.7	50	3.1	50	2.5	50	42
RTAH 16	5G	11.9	75	9.3	75	7.3	75	5.9	75	4.8	75	3.9	75	3.3	75	50
RTAH 16	6E	14.8	75	11.6	75	9.3	75	7.7	75	6.4	75	5.4	75	4.7	75	53
RTAH 16	6G	18.1	75	14.3	75	11.6	75	9.6	75	8	75	6.8	75	5.9	75	62
RTAH 18	5C	6	50	4.4	50	3.3	50	2.4	50	1.8	50	1.4	50	1.1	50	40
RTAH 18	5E	7.9	75	5.9	75	4.5	75	3.5	75	2.7	75	2.2	75	1.8	75	48
RTAH 18	5G	9.8	75	7.5	75	5.8	75	4.6	75	3.7	75	3	75	2.5	75	56
RTAH 18	6E	12.4	75	9.6	75	7.6	75	6.2	75	5.1	75	4.3	75	3.7	75	59
RTAH 18	6G	15.4	75	12	75	9.6	75	7.8	75	6.6	75	5.5	75	4.7	75	70
RTAH 20	5C	4.8	75	3.4	75	2.4	75	1.7	75	1.1	75	0.7	75	-	75	42
RTAH 20	5E	6.5	75	4.8	75	3.6	75	2.6	75	2	75	1.4	75	1.1	75	51
RTAH 20	5G	8.3	75	6.2	75	4.7	75	3.6	75	2.8	75	2.2	75	1.7	75	60
RTAH 20	6E	10.4	75	7.9	75	6.1	75	4.9	75	4	75	3.3	75	2.8	75	63
RTAH 20	6G	13	75	10	75	7.9	75	6.4	75	5.3	75	4.5	75	3.8	75	74

NOTE: EPA values reflect poles without a handhole opening.  
ASHSTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under ASHSTO 2013, EPA values may exist under commercial criteria (see table below).

**RTAH Round Tapered Aluminum Hinged Poles**

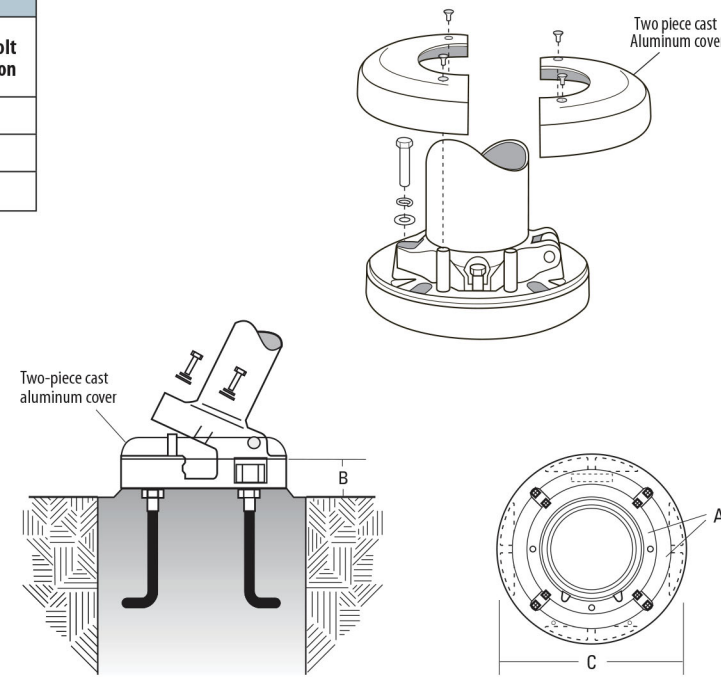
TECHNICAL INFORMATION										
Catalog number	Nominal mount ht. (ft)	Pole shaft size (in x ft)	Wall thick (in)	EPA (F <sup>2</sup> ) with 1.3 gust			Max.	Bolt circle (in)	Bolt size (in x in x in.)	Approximate ship (lbs.)
				80 mph	90 mph	100 mph				
RTAH 8 4C	8	4	0.125	8.5	6.6	5.2	50	8.5-10	0.75 x 17.00 x 3.00	17
RTAH 10 4C	10	4	0.125	6.4	4.8	3.7	50	8.5-10	0.75 x 17.00 x 3.00	20
RTAH 10 5C	10	5	0.125	12.3	9.5	7.5	50	8.5-10	0.75 x 17.00 x 3.00	24
RTAH 12 4C	12	4	0.125	4.9	3.5	2.6	50	8.5-10	0.75 x 17.00 x 3.00	23
RTAH 12 5C	12	5	0.125	9.9	7.5	5.8	50	8.5-10	0.75 x 17.00 x 3.00	26
RTAH 12 5E	12	5	0.156	12.4	9.5	7.5	50	8.5-10	0.75 x 17.00 x 3.00	31
RTAH 12 5G	12	5	0.188	15	11.5	9.1	50	8.5-10	0.75 x 17.00 x 3.00	36
RTAH 14 4C	14	4	0.125	3.6	2.5	1.7	50	8.5-10	0.75 x 17.00 x 3.00	27
RTAH 14 5C	14	5	0.125	7.9	5.8	4.5	50	8.5-10	0.75 x 17.00 x 3.00	31
RTAH 14 5E	14	5	0.156	10.1	7.6	5.9	50	8.5-10	0.75 x 17.00 x 3.00	37
RTAH 14 5G	14	5	0.188	12.3	9.3	7.3	50	8.5-10	0.75 x 17.00 x 3.00	43
RTAH 16 4C	16	4	0.125	2.5	1.5	0.9	50	8.5-10	0.75 x 17.00 x 3.00	30
RTAH 16 5C	16	5	0.125	6	4.4	3.2	50	8.5-10	0.75 x 17.00 x 3.00	35
RTAH 16 5E	16	5	0.156	7.9	5.8	4.4	50	8.5-10	0.75 x 17.00 x 3.00	42
RTAH 16 5G	16	5	0.188	9.7	7.3	5.6	75	8.5-10	0.75 x 17.00 x 3.00	50
RTAH 16 6E	16	6	0.156	14	10.8	8.6	75	8.5-10	0.75 x 17.00 x 3.00	53
RTAH 16 6G	16	6	0.188	17.1	13.2	10.5	75	8.5-10	0.75 x 17.00 x 3.00	62
RTAH 18 5C	18	5	0.125	4.5	3.2	2.2	50	8.5-10	0.75 x 17.00 x 3.00	40
RTAH 18 5E	18	5	0.156	6.1	4.4	3.2	75	8.5-10	0.75 x 17.00 x 3.00	48
RTAH 18 5G	18	5	0.188	7.7	5.6	4.2	75	8.5-10	0.75 x 17.00 x 3.00	56
RTAH 18 6E	18	6	0.156	11.4	8.6	6.8	75	8.5-10	0.75 x 17.00 x 3.00	59
RTAH 18 6G	18	6	0.188	14	10.8	8.5	75	8.5-10	0.75 x 17.00 x 3.00	70
RTAH 20 5C	20	5	0.125	3.4	2.2	1.4	75	8.5-10	0.75 x 17.00 x 3.00	42
RTAH 20 5E	20	5	0.156	4.8	3.3	2.3	75	8.5-10	0.75 x 17.00 x 3.00	51
RTAH 20 5G	20	5	0.188	6.2	4.4	3.1	75	8.5-10	0.75 x 17.00 x 3.00	60
RTAH 20 6E	20	6	0.156	9.2	6.9	5.3	75	8.5-10	0.75 x 17.00 x 3.00	63
RTAH 20 6G	20	6	0.188	11.5	8.7	6.8	75	8.5-10	0.75 x 17.00 x 3.00	74

Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Template description	Anchor bolt description
4"	8-1/2" - 10"	3-1/2"	12-5/8"	ABTEMPLATE P150060	AB18-0
5"	8-1/2" - 10"	3-1/2"	12-5/8"	ABTEMPLATE P150061	AB18-0
6"	8-1/2" - 10"	3-1/2"	12-5/8"	ABTEMPLATE P150062	AB18-0



**IMPORTANT INSTALLATION NOTES:**

- Do not erect poles without having fixtures installed.
- Factory supplied templates must be used when setting positive bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.



OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 770-922-9000 [www.lithonia.com](http://www.lithonia.com) ©2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 05/04/17

**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

CONTRACTOR SHALL COORDINATE  
MEP DRAWINGS WITH ALL OTHER  
DISCIPLINES



Texas Registered Engineering Firm F-9218  
5020 Tennyson Parkway - Plano, TX 75024  
Dallas / Fort Worth 214.432.3030  
Houston 832.532.2007

AOS ENGINEERING, INC.  
PRELIMINARY — FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ROSS MCFARLAND PE# 108752  
DATE: 10/26/2020





### UNIT TABULATION PHASE I

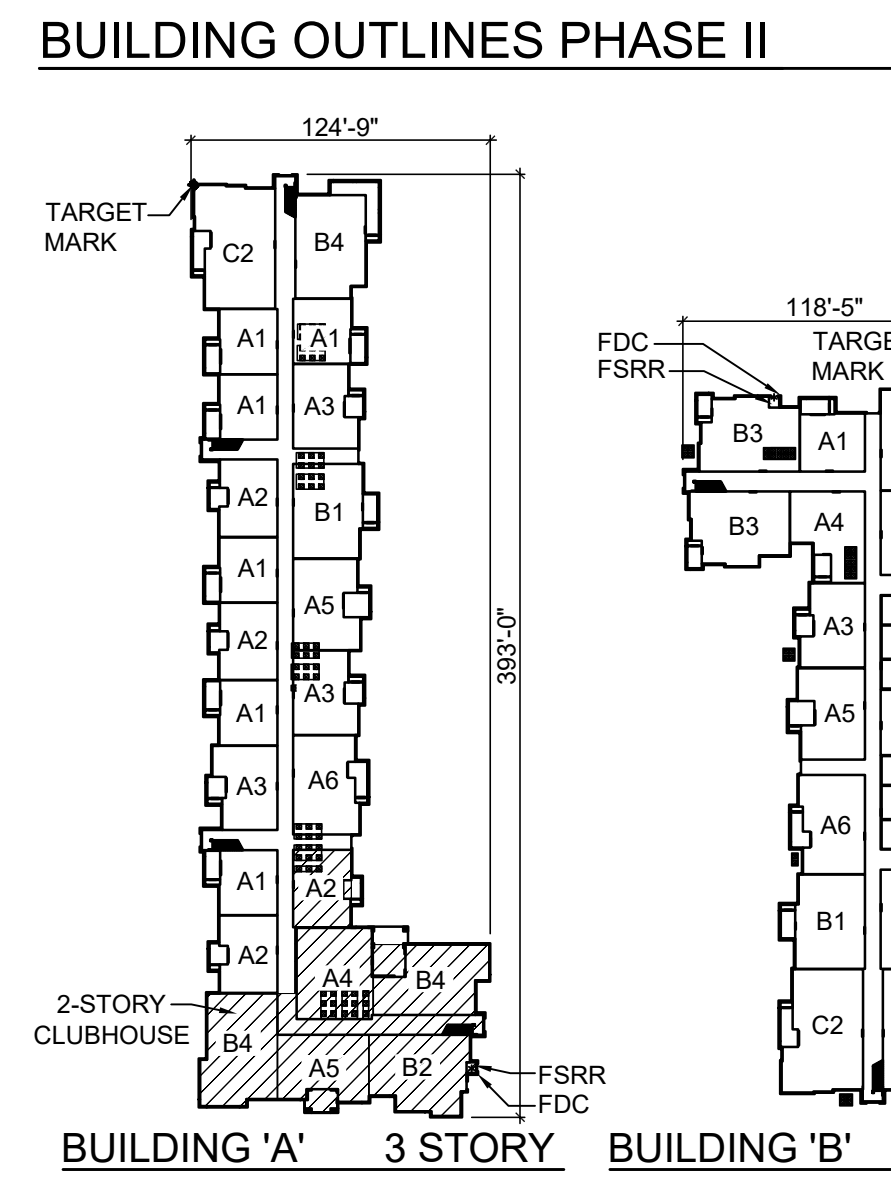
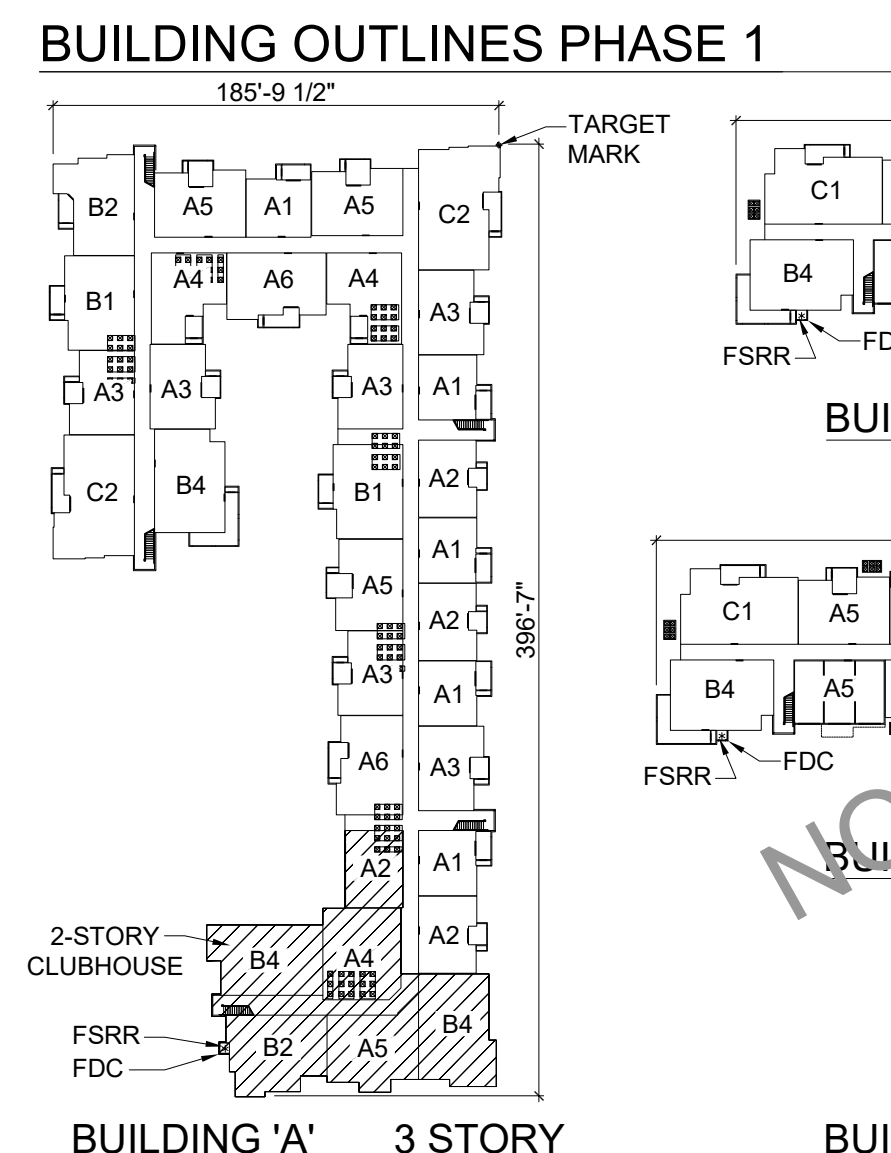
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	37	650	24,050
A2 - ONE BEDROOM, ONE BATH	39	750	29,250
A3 - ONE BEDROOM, ONE BATH	36	850	30,600
A4 - ONE BEDROOM, ONE BATH	7	942	6,594
A5 - ONE BEDROOM, ONE BATH	7	975	6,825
A6 - ONE BEDROOM, ONE BATH, STUDY	18	1,075	19,350
A7 - ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 - TWO BEDROOM, TWO BATH	31	1,125	34,875
B2 - TWO BEDROOM, TWO BATH	8	1,125	9,000
B3 - TWO BEDROOM, TWO BATH	14	1,175	16,450
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
<b>TOTAL</b>	<b>295</b>		<b>296,728</b>

### UNIT TABULATION PHASE II

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	36	750	27,000
A3 - ONE BEDROOM, ONE BATH	36	850	30,600
A4 - ONE BEDROOM, ONE BATH	4	942	3,768
A5 - ONE BEDROOM, ONE BATH	32	975	31,200
A6 - ONE BEDROOM, ONE BATH, STUDY	25	1,075	26,875
A7 - ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 - TWO BEDROOM, TWO BATH	26	1,125	29,250
B2 - TWO BEDROOM, TWO BATH	7	1,125	7,875
B3 - TWO BEDROOM, TWO BATH	24	1,175	28,200
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
<b>TOTAL</b>	<b>295</b>		<b>299,502</b>

### BUILDING TABULATION PHASE I

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL S.F.
A	1	88	A1-15, A2-11, A3-18, A4-7, A5-10, A6-6, B1-6, B2-4, B4-5, C2-6, CLUB	82,854	82,854
B	3	34	A1-9, A2-6, A5-5, A6-2, B4-6, C1-6	35,795	107,295
C	1	49	A1-2, A3-6, A3-9, A5-10, B1-3, B4-6, C1-9	44,915	44,915
D	2		A7-2	2,152	4,304
E	1	20	A1-2, A2-4, A3-4, A5-2, B2-4, B3-2, C2-2	19,620	19,620
F	2	18	A1-4, A3-2, A6-2, B1-2, B3-6, C2-2	18,870	37,740
<b>TOTAL</b>	<b>11</b>			<b>296,728</b>	

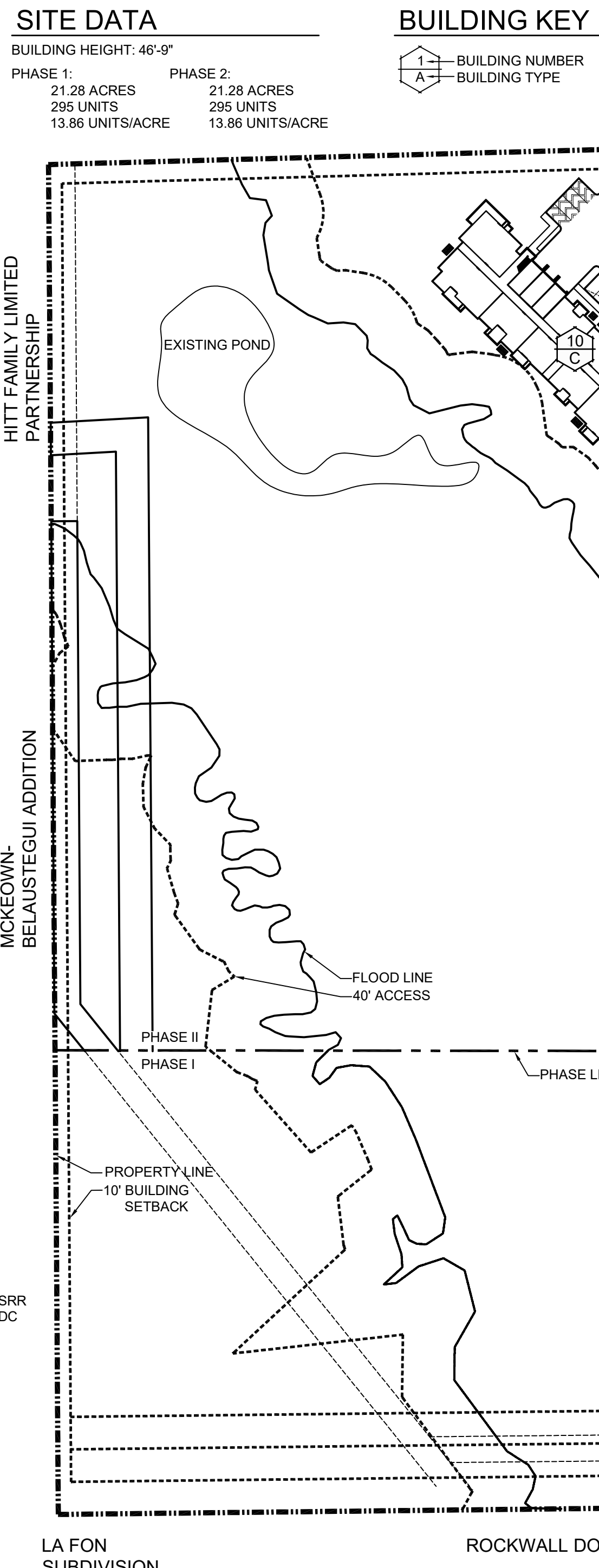


### SITE PLAN NOTES:

- 4% ENGINEERING INSPECTION FEES
- IMPACT FEES
- DETENTION IS REQUIRED. NOT ALLOWED IN FLOOD PLAIN
- OFF SITE SEWER & LIFT STATION UPGRADES REQUIRED (INCLUDING BUT NOT LIMITED TO A 15' & 10" GRAVITY SEWER, & MIMS LIFT STATION UPGRADE)
- ON SITE SEWER UPGRADES (UP-SIZING A 10" TO 15" & 8" TO 10") REQUIRED
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, & REPLACEMENT OF THE DETENTION & DRAINAGE SYSTEMS.
- MINIMUM UTILITY & DRAINAGE EASEMENT WIDTHS ARE 20'
- ALL DEAD END PARKING TO HAVE A 15'x24' TURNAROUND AREA. (NO PARKING AREA TO BE ENFORCED)
- ALL DRIVE AISLE TO BE A MINIMUM OF 24' WIDE
- ADHERENCE TO ENGINEERING & FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.
- MUST MEET & ADHERE TO ALL FIRE CODE REQUIREMENTS.
- BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES THREE OR MORE STORIES OR 30' OR MORE IN HEIGHT ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH A 24' FIRELANE A MIN. OF 30' FROM THE BUILDING & SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 250' OF ALL PORTIONS OF THE FACILITY & ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- WHERE A PORTION OF THE FACILITY OR BUILDING IS LOCATED WITHIN THE JURISDICTION IS MORE THAN 600' FROM A FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INDICATED ON THE PLANS. THE FDC IS REQUIRED TO BE ALONG THE 24' FIRELANE & WITHIN 100' AS THE HOSE LAYS, OF A FIRE HYDRANT.
- A MIN. OF 5' SIDEWALK SHALL BE PROVIDED FROM THE 24' FIRELANE TO THE FDC. PARKING SPACES ARE NOT CONSIDERED A CLEAR PATHWAY.
- UNDERGROUND FIRE LINE PIPING SHALL HAVE A 10' MIN SEPARATION FROM ALL OTHER UTILITIES IN A SEPARATE TRENCH. UNDERGROUND PIPING WITHIN 5' OF THE BUILDING MAY BE COMBINED WITH OTHER UTILITIES FOR ENTRANCE INTO THE BUILDING.
- KNOX BOXES WILL BE REQUIRED ON EVERY BUILDING LOCATED AT THE RISER ROOM DOOR.
- GATES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS ROADS IN ANY MANNER. THE MIN WIDTHS & CLEARANCES ESTABLISHED SHALL BE MAINTAINED AT ALL TIMES. GATES SHALL OPEN ELECTROMECHANICALLY USING THE OVERHEAD DOOR COMPANY EMERGENCY INGRESS SYSTEM RADIO RECEIVER. A MANUAL BACK-UP SYSTEM SHALL BE ACCESSIBLE ON THE ENTRY SIDE OF THE GATE TO ALLOW ACCESS THROUGH THE GATE IN THE EVENT OF A POWER FAILURE, OR OTHER FAILURE OF THE ELECTROMECHANICAL SYSTEM. THE SYSTEM SHALL BE DESIGNED TO OPEN MANUALLY BY ONE PERSON UTILIZING AN APPROVED SINGLE MANUAL RELEASE DEVICE. THE MANUAL RELEASE DEVICE SHALL BE WITHIN 10' OF THE GATE IN A LOCATION CLEARLY VISIBLE & IS EASILY ACCESSIBLE FROM THE ENTRY SIDE OF THE GATE. A FC LOCATED IN A FIRE DEPARTMENT APPROVED WEATHERPROOF BOX.
- HVAC UNITS TO BE SCREENED BY LANDSCAPING AND MECHANICAL WELLS.

### BUILDING TABULATION PHASE II

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL S.F.
A	1	59	A1-18, A2-12, A3-9, A4-1, A5-4, A6-3, B1-3, B2-1, B4-5, C2-3, CLUB	51,747	51,747
B	1	46	A1-6, A3-6, A5-3, A6-6, B1-7, B3-9, C2-6	49,011	49,011
C	4	34	A1-3, A2-6, A3-3, A5-5, A6-2, B1-3, B4-6, C1-6	39,940	139,760
D	1	28	A3-6, A5-5, A6-5, B2-6, B3-6	29,150	29,150
E	1	22	A3-3, A6-3, B1-4, B3-9, C2-3	25,530	25,530
F	2	2	A7-2	2,152	4,304
<b>TOTAL</b>	<b>10</b>			<b>299,502</b>	



### PARKING TABULATION PHASE I

CLUB PARKING REQUIRED:	1300 S.F.	12
TOTAL PARKING REQUIRED:	532	
UNIT PARKING PROVIDED:	405	
UNCOVERED	67	
ATTACHED GARAGE	48	
CARPOR	48	
TOTAL UNIT PARKING PROVIDED:	520	
CLUB PARKING PROVIDED:	12	
TOTAL PARKING PROVIDED:	532	

### PARKING TABULATION PHASE II

CLUB PARKING REQUIRED:	1/300 S.F.	10
TOTAL PARKING REQUIRED:	532	
UNIT PARKING PROVIDED:	404	
UNCOVERED	58	
ATTACHED GARAGE	12	
CARPOR	48	
TOTAL UNIT PARKING PROVIDED:	522	
CLUB PARKING PROVIDED:	11	
TOTAL PARKING PROVIDED:	533	



### LEGEND

- PROPERTY LINE: Solid line with dashes
- EASEMENTS/SETBACKS: Dashed line
- TARGET MARK: Diamond with crosshair
- HANDICAP PARKING: Wheelchair symbol
- HANDICAP VAN PARKING: Van symbol
- HANDICAP UNIT DESIGNATION: Wheelchair with 'H'
- A/C CONDENSING UNIT: Square with 'X'
- FIRE SPRINKLER RISER ROOM & FDC: Star symbol

**01 SITE PLAN NO AMENITIES**  
SCALE: 1" = 80'

### SITE SUMMARY TABLE

SITE ADDRESS:	2300 DISCOVERY BLVD., ROCKWALL, TEXAS 75032
COUNTY:	ROCKWALL
PROJECT NAME:	SWBC ROCKWALL ADDITION, PH II
ZONING DISTRICT:	PD-83
PROPOSED USE:	APARTMENTS
SITE AREA:	21.275 AC (926,739 SF)
LOT COVERAGE %:	42%
IMPERVIOUS AREA:	386,683 SF
IMPERVIOUS %:	42%

**Cross architects**  
1255 W. 15TH. ST., SUITE 125  
PLANO, TEXAS 75075  
PH: 972.398.6644  
FAX: 972.312.8666  
brumsey@crossarchitects.com

### SWBC AT ROCKWALL PHASE II

2300 DISCOVERY BLVD, ROCKWALL, TX 75032

CROSS PROJECT NO.	DATE	CASE NUMBER
20040	08/14/2020	---

**OWNER**  
PNEUMA VENTURES, LTD  
714 SANCTUARY WAY  
HEATH, TX 75032  
Ph. (972) 345-1498  
Contact: ROBERT LAMBERTH

**DEVELOPER**  
SWBC BUILDERS  
5949 SHERRY LANE #750  
DALLAS, TX 75225  
Ph. (214) 987-6317  
Contact: SPENCER BYINGTON

**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 \_\_\_, 20\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 20\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

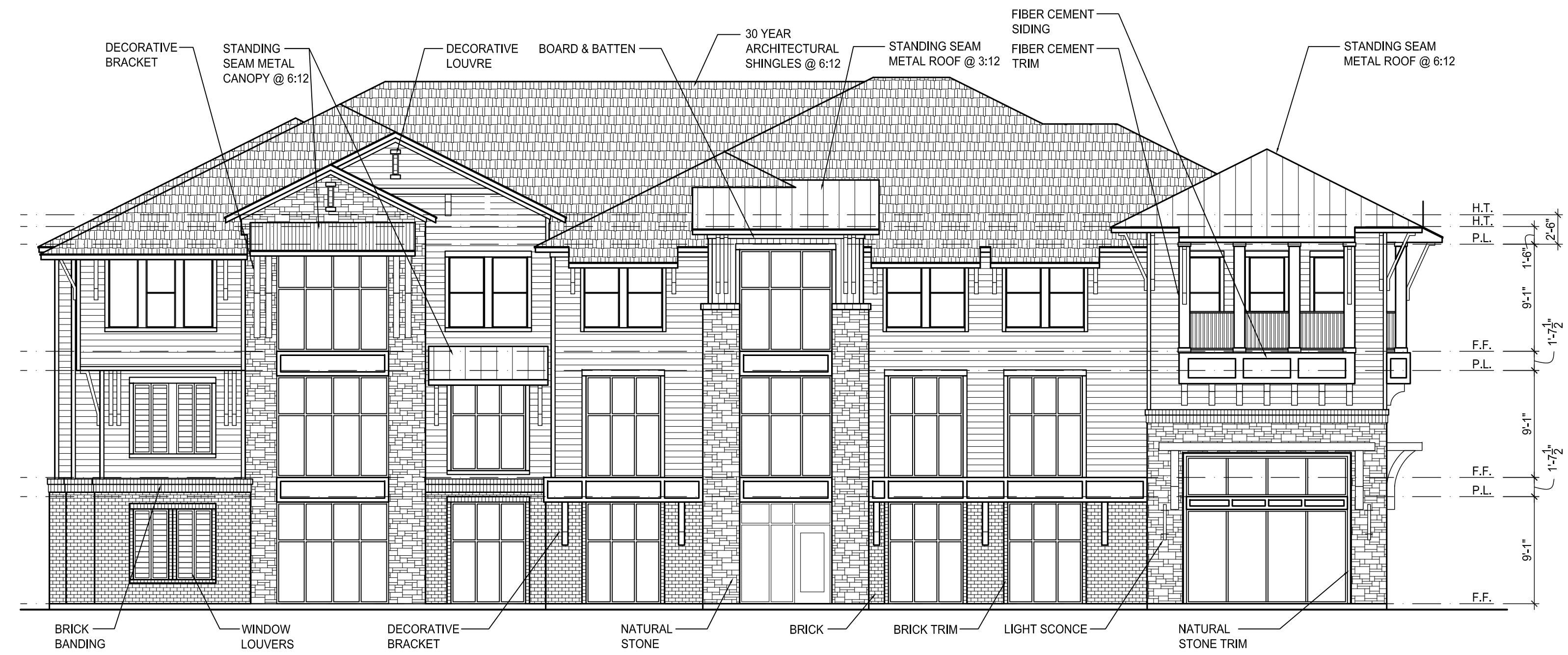
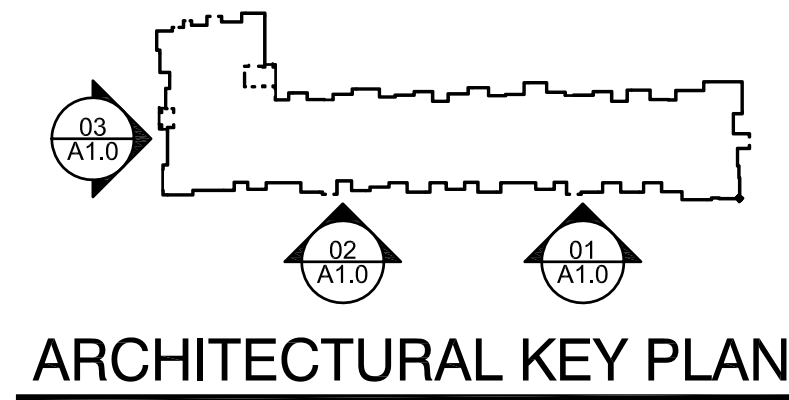


**APPROVED:**  
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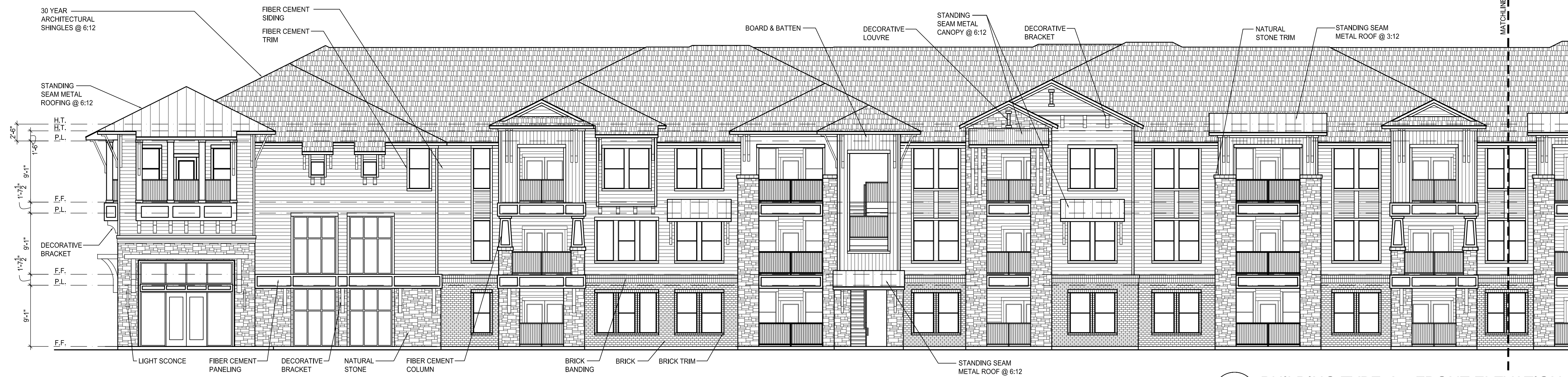
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

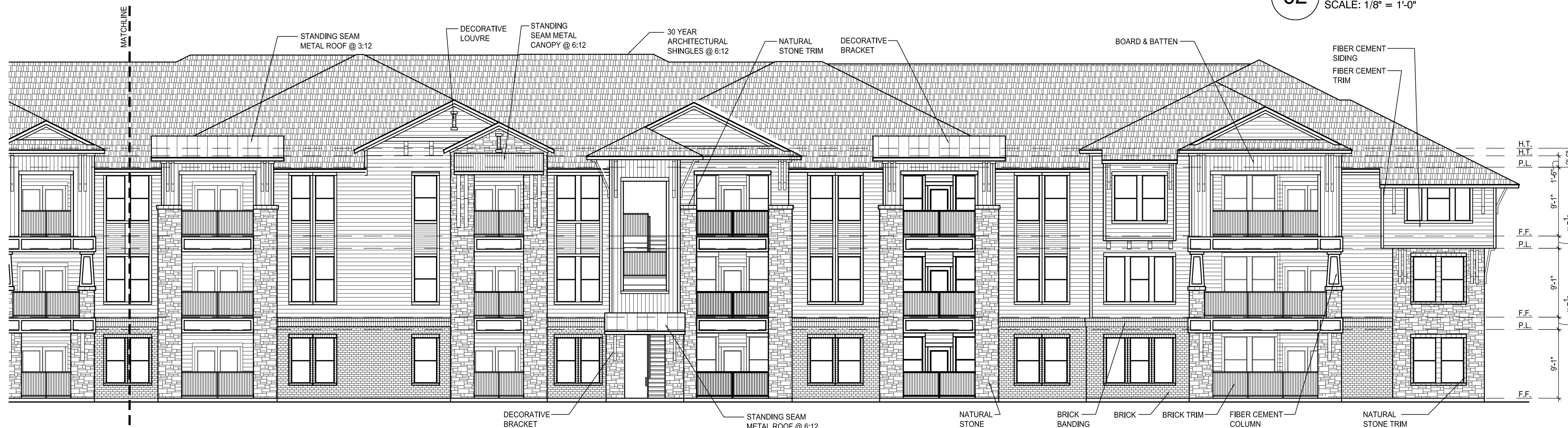
\_\_\_\_\_  
Director of Planning and Zoning



**03 BUILDING TYPE 'A' - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 BUILDING TYPE 'A' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 BUILDING TYPE 'A' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

XX/XX/XXXX



ARCHITECT:  
CROSS ARCHITECTS, PLLC  
879 JUNCTION DRIVE  
ALLEN, TEXAS 75013  
P: 972.398.6644  
WWW.CROSSARCHITECTS.COM

**SWBC ROCKWALL PHASE II**  
**ROCKWALL, TEXAS**

DATE: XX/XX/XXXX

PROJECT NUMBER: XXXXX

REVISIONS

NO. DATE

ISSUED FOR: XXXXX

SHEET NUMBER

**A4.21**

BUILDING 'A'

EXTERIOR

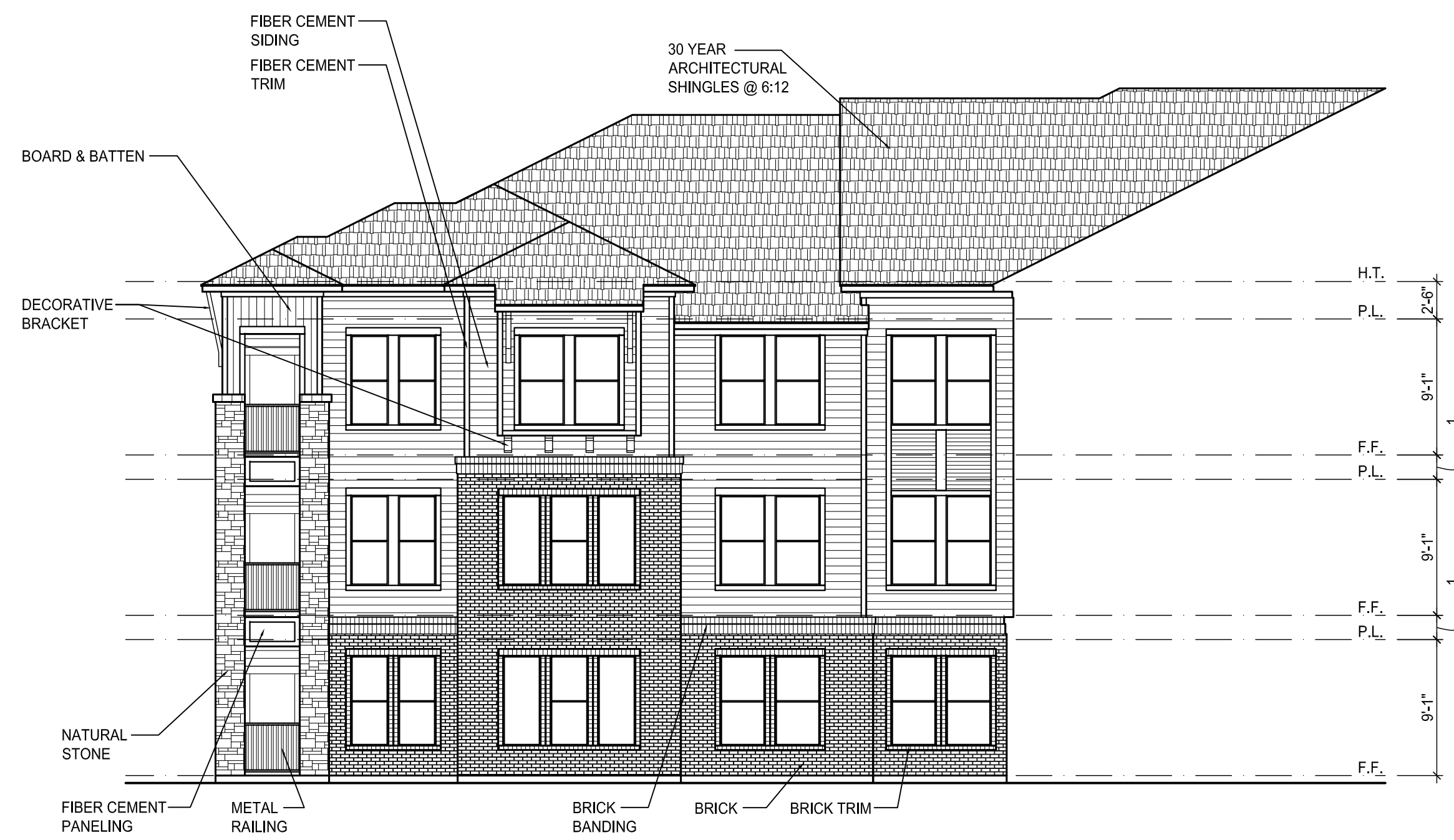
ELEVATIONS

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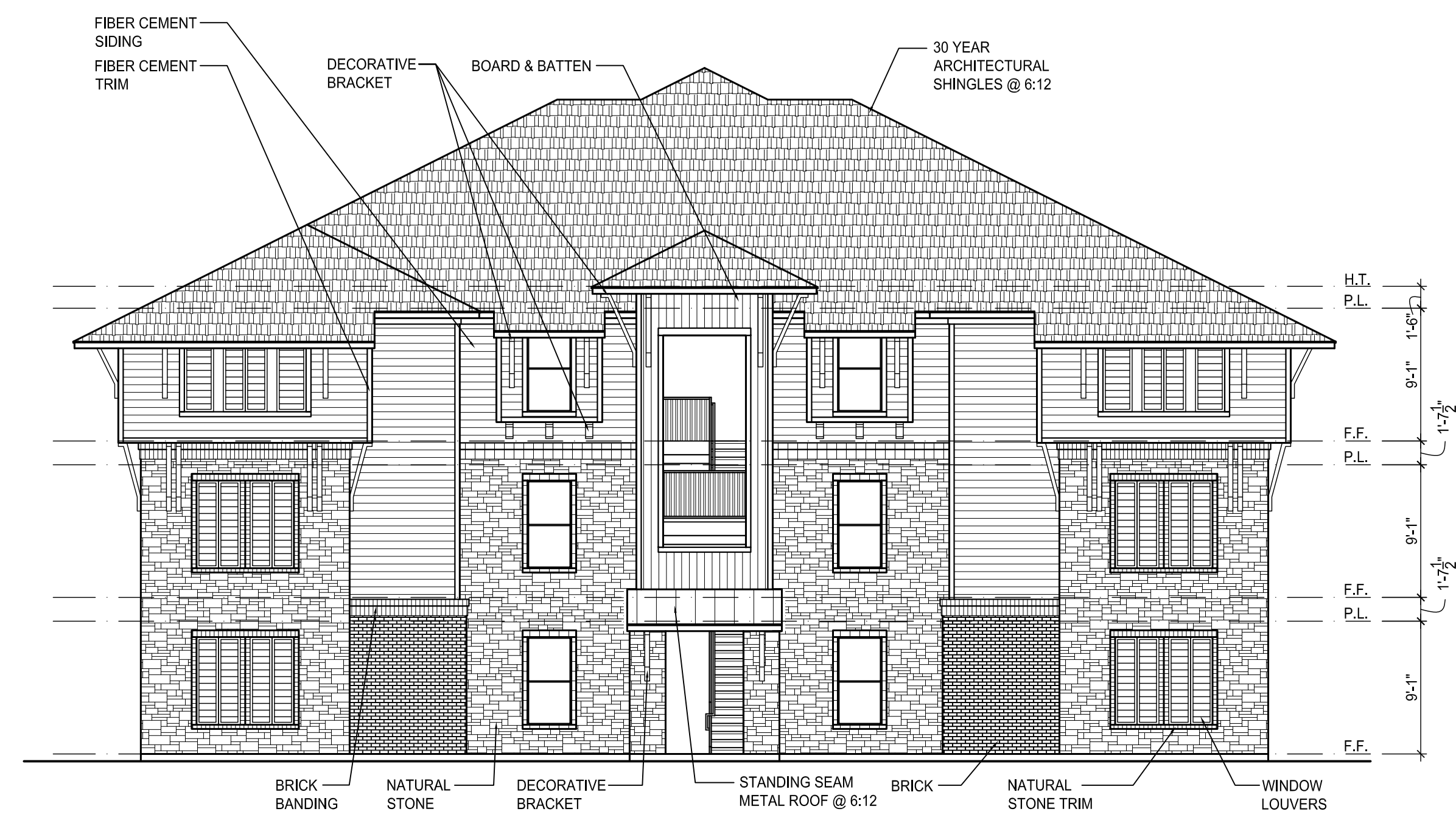




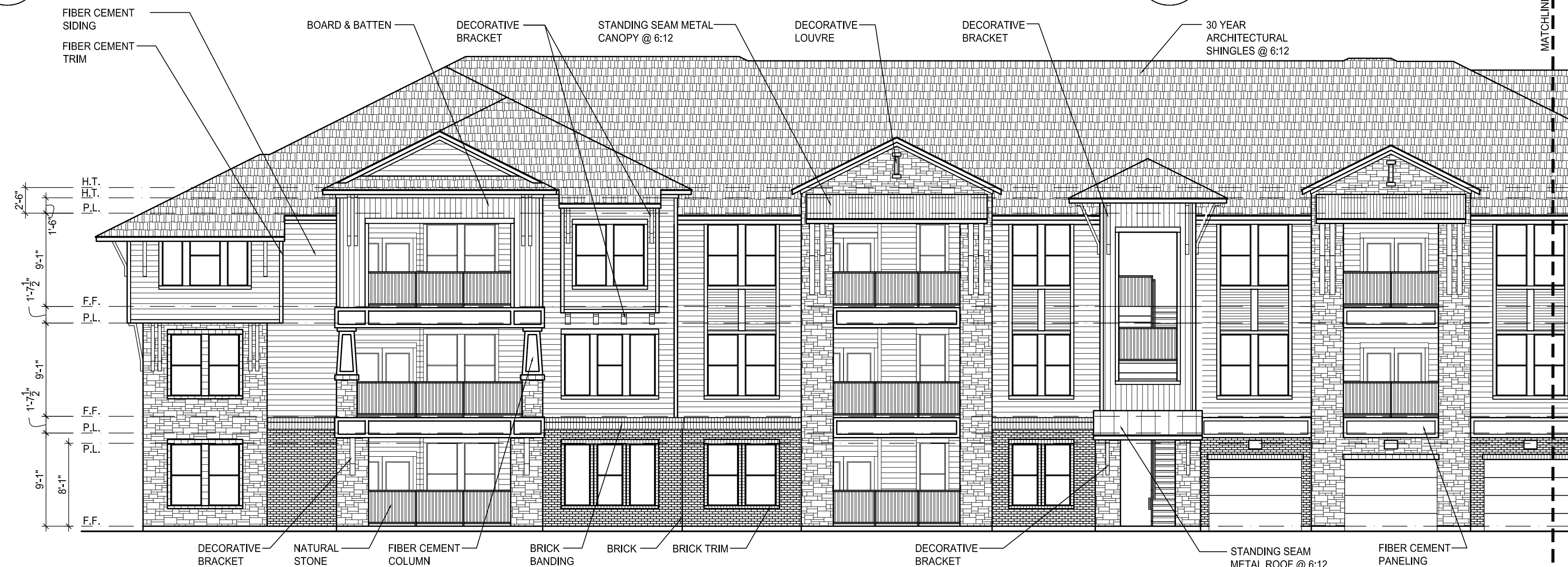




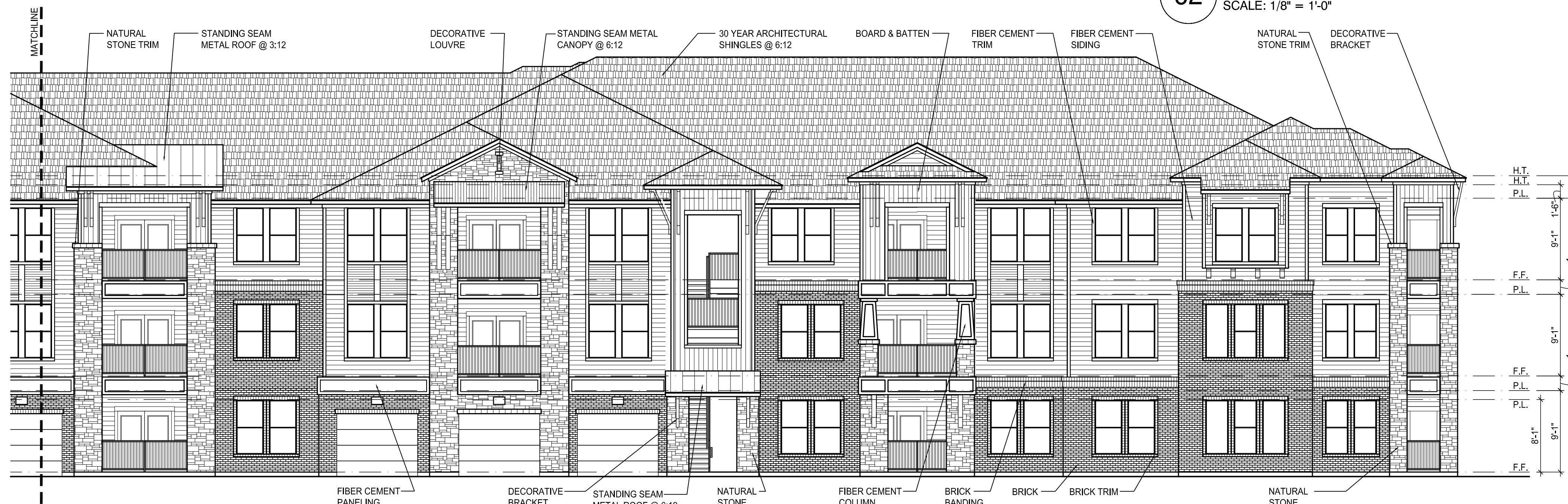
**04 BUILDING TYPE 'B' - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 BUILDING TYPE 'B' - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**04 BUILDING TYPE 'B' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 BUILDING TYPE 'B' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**01 BUILDING TYPE 'B' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**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

XX/XX/XXXX



ARCHITECT:  
CROSS ARCHITECTS, PLLC  
879 JUNCTION DRIVE  
ALLEN, TEXAS 75013  
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WWW.CROSSARCHITECTS.COM

**SWBC ROCKWALL PHASE II**  
**ROCKWALL, TEXAS**

DATE: XX/XX/XXXX

PROJECT NUMBER: XXXXX

REVISIONS

NO DATE

ISSUED FOR: XXXXX

SHEET NUMBER

**A4.21**

BUILDING 'B'

EXTERIOR

ELEVATIONS

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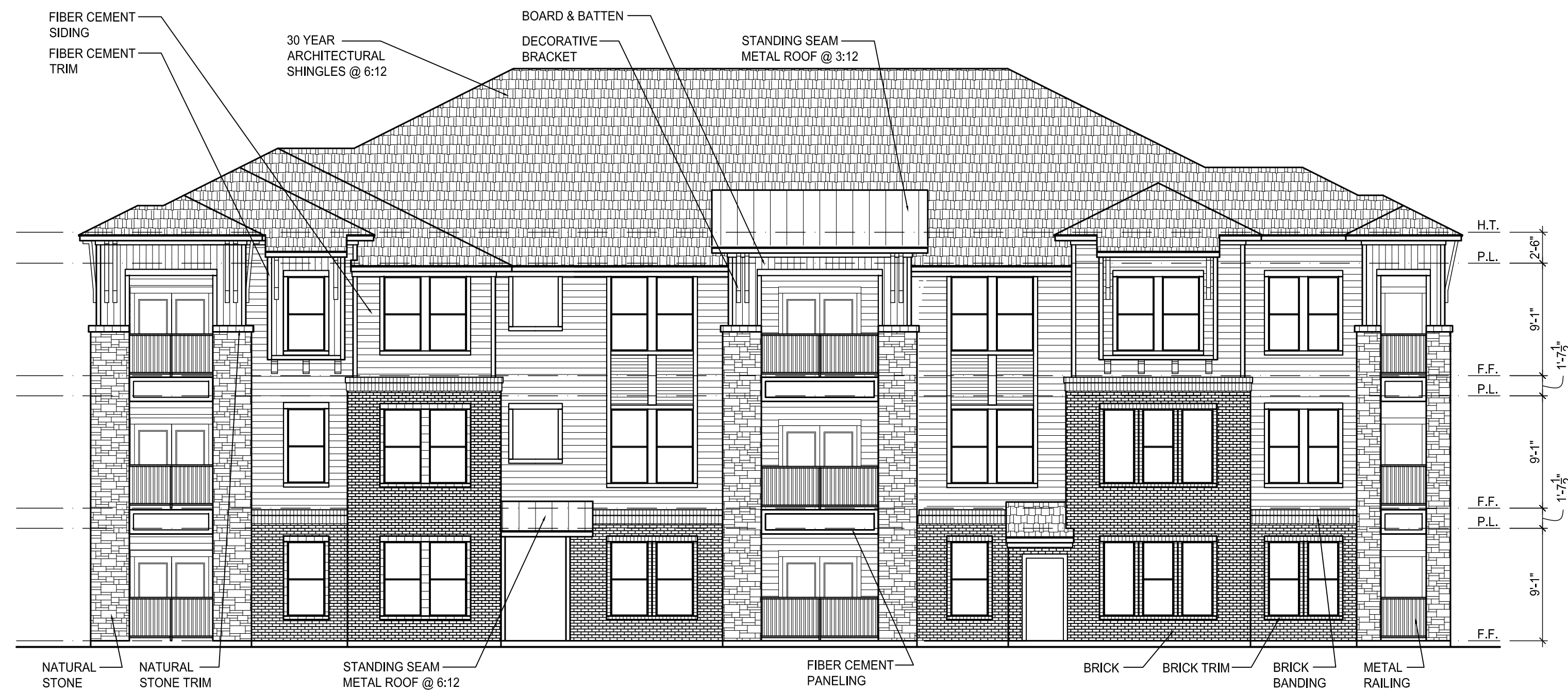


APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_.

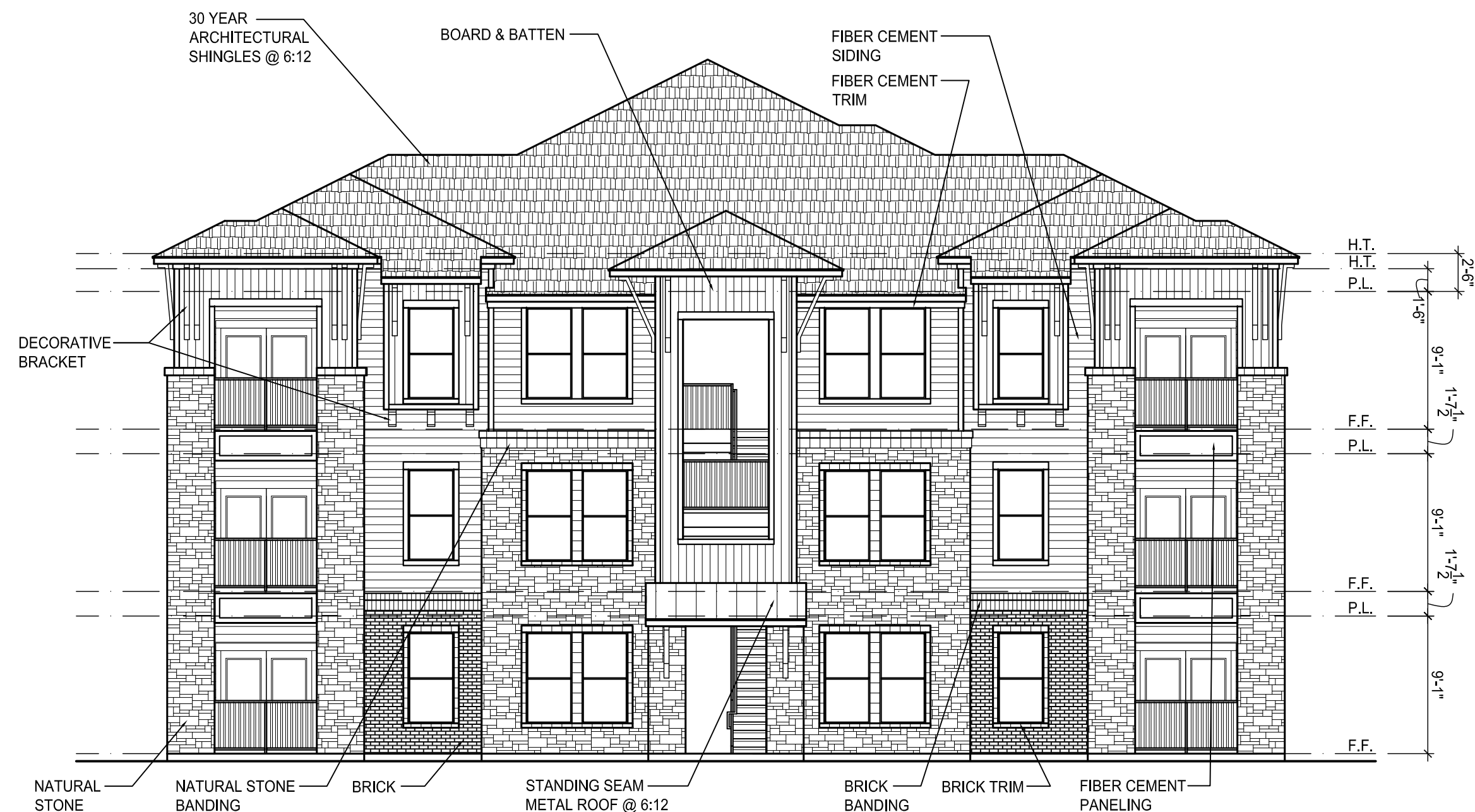
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



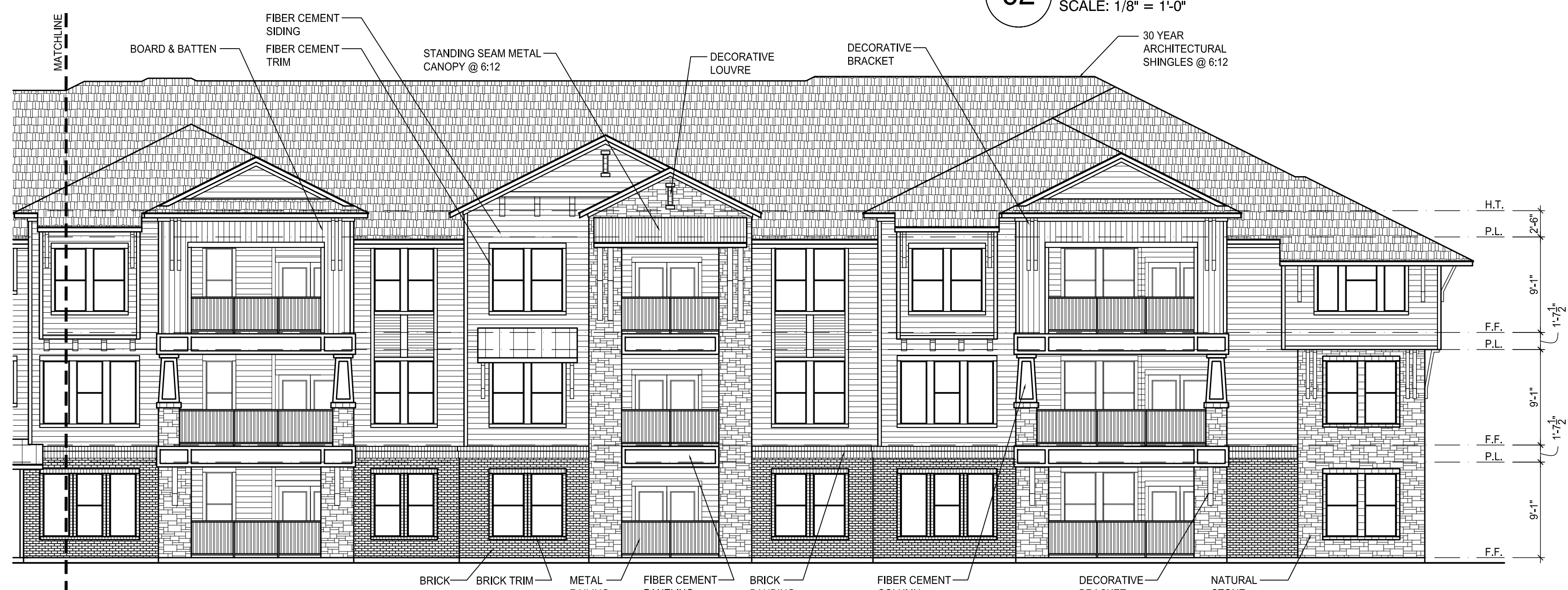
04 BUILDING TYPE 'B' - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 'B' - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 'B' - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 'B' - REAR ELEVATION  
SCALE: 1/8" = 1'-0"

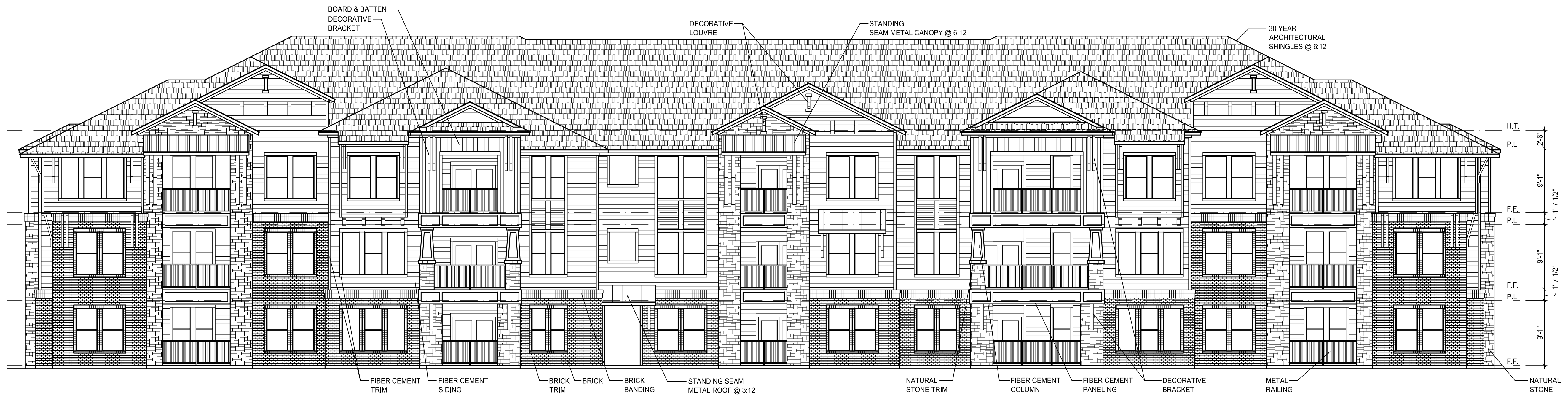












**04 BUILDING TYPE 'D' - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**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

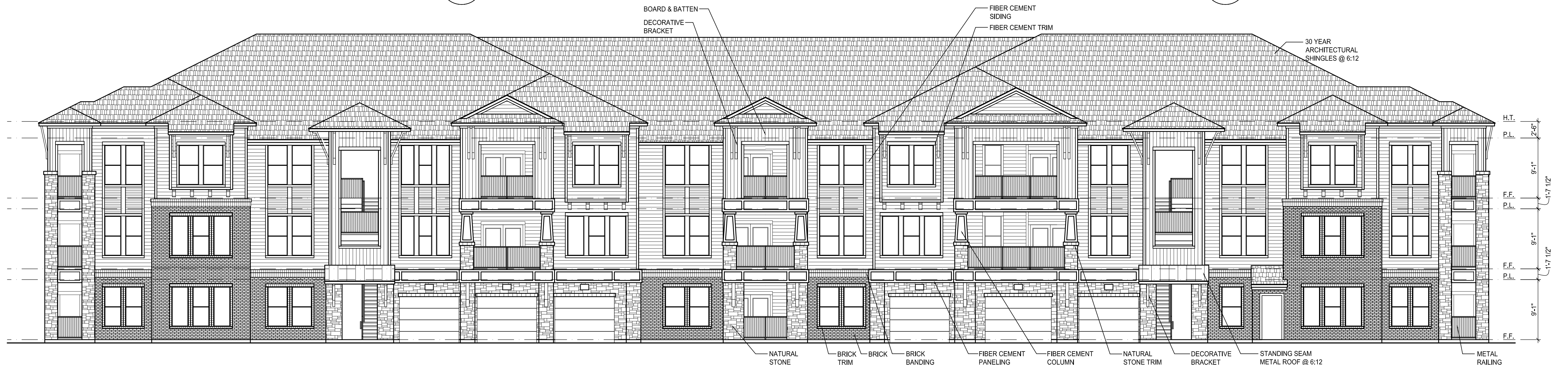
\_\_\_\_\_  
Director of Planning and Zoning



**03 BUILDING TYPE 'D' - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 BUILDING TYPE 'D' - RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 BUILDING TYPE 'D' - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

XX/XX/XXXX



ARCHITECT:  
CROSS ARCHITECTS, PLLC  
879 JUNCTION DRIVE  
ALLEN, TEXAS 75013  
P: 972.398.6644  
WWW.CROSSARCHITECTS.COM

**SWBC ROCKWALL PHASE II**  
**ROCKWALL, TEXAS**

DATE: XX/XX/XXXX

PROJECT NUMBER: XXXXX

REVISIONS

NO DATE

ISSUED FOR: XXXXX

SHEET NUMBER

**A4.58**

BUILDING 'D'

EXTERIOR

ELEVATIONS

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