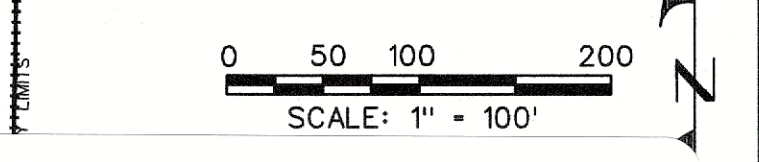


CITY OF ROCKWALL, GROUND SYSTEM COORDINATES
 989234.3 232734.0467.443
 ELEV = 539.0

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 13 day of September, 2022.

Sue Gill
 Planning & Zoning Commission, Director of Planning & Zoning Chairman

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- H.O.A. - HOMEOWNERS ASSOCIATION
- - CITY LIMITS
- - PHASE LINE

Phase 1 = 175 Lots
 Phase 2 = 83 Lots
 Phase 3 = 232 Lots

PD SITE PLAN OF

HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-42, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
 LOTS 1-72, BLOCK H
 LOTS 1-22, BLOCK I
 LOTS 1-46, BLOCK J
 LOTS 1-39, BLOCK K
 LOTS 1-33, BLOCK L
 LOTS 1-7, BLOCK M
 LOTS 1-11, BLOCK N
 LOTS 1-17, BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-37, BLOCK Q
 LOT 1, BLOCK R

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL DENSITY 2.4998
 TOTAL OPEN SPACE LOTS 11

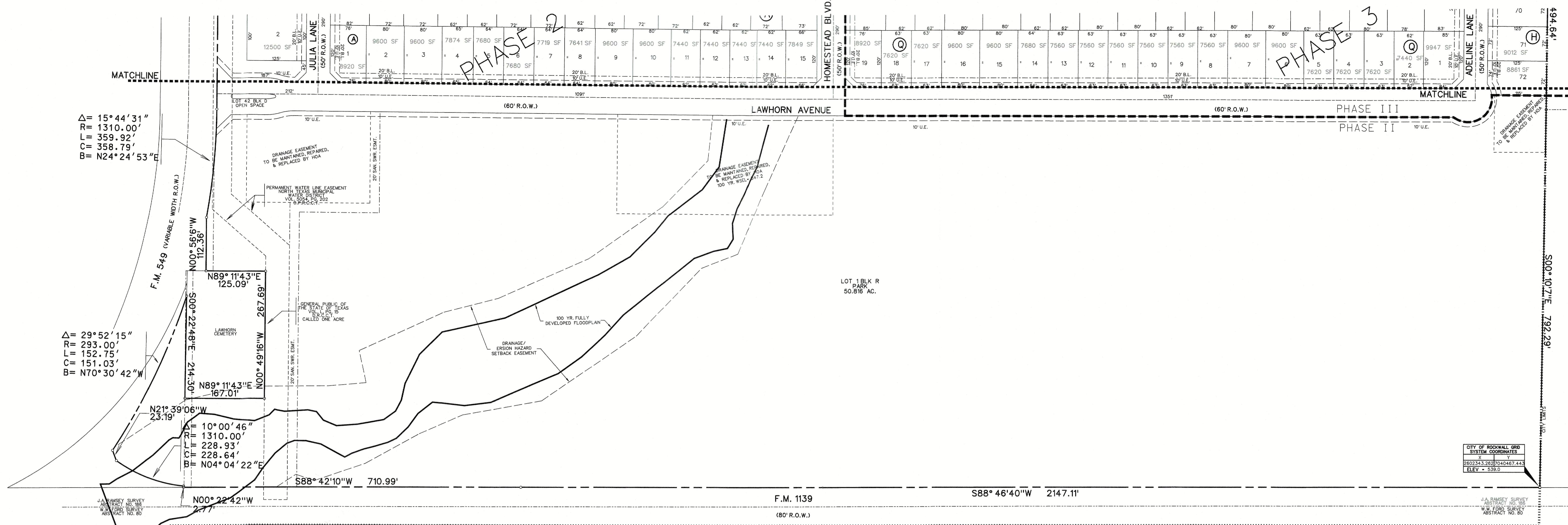
OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

SEPTEMBER 2022 SCALE 1" = 100"
 SHEET 1 OF 2 CASE #SP2022-048



$\Delta = 15^\circ 44' 31''$
 $R = 1310.00'$
 $L = 359.92'$
 $C = 358.79'$
 $B = N24^\circ 24' 53'' E$

$\Delta = 29^\circ 52' 15''$
 $R = 293.00'$
 $L = 152.75'$
 $C = 151.03'$
 $B = N70^\circ 30' 42'' W$

$N89^\circ 11' 43'' E$
 $125.09'$

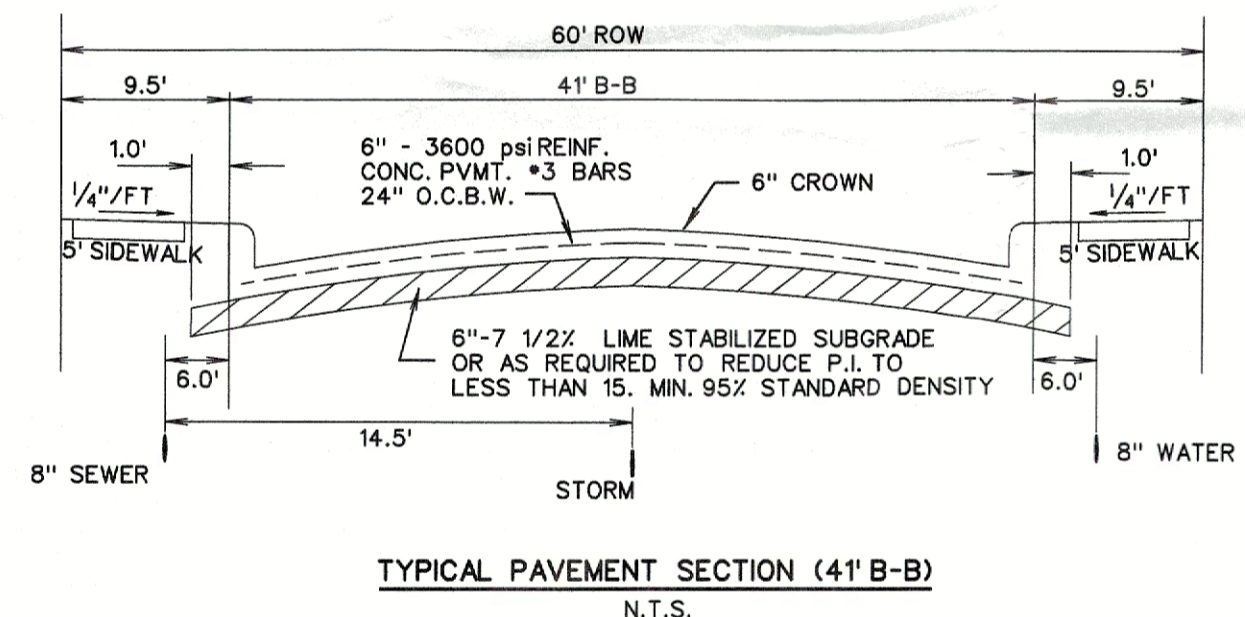
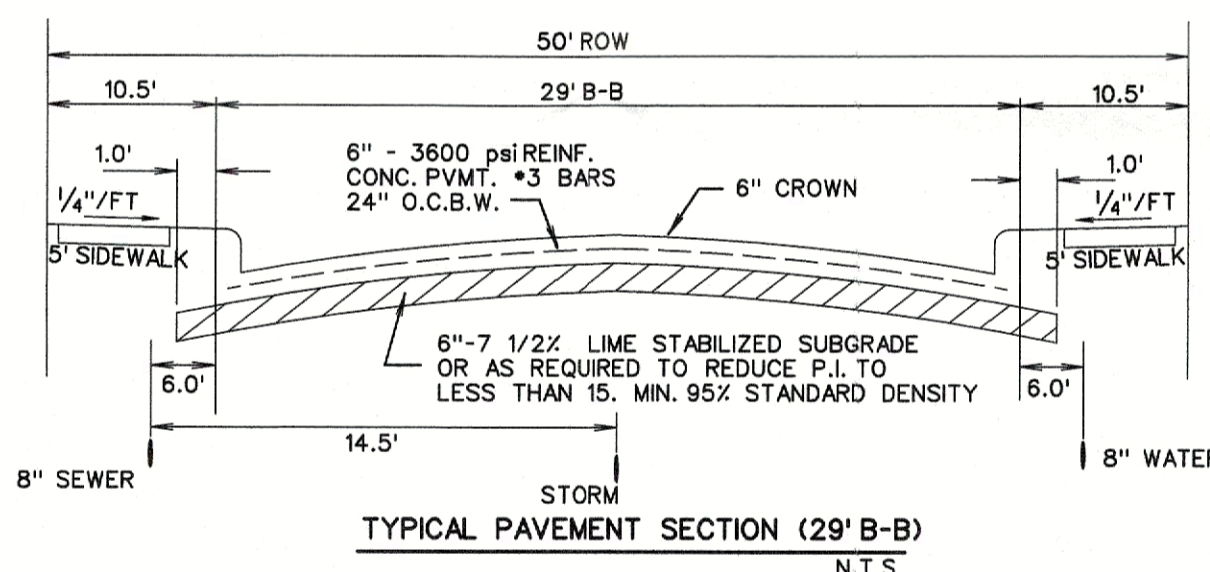
$N89^\circ 11' 43'' E$
 $167.01'$

$N21^\circ 39' 06'' W$
 $23.19'$
 $\Delta = 10^\circ 00' 46''$
 $R = 1310.00'$
 $L = 228.93'$
 $C = 228.64'$
 $B = N04^\circ 04' 22'' E$

$S88^\circ 42' 10'' W$ 710.99'

F.M. 1139

$S88^\circ 46' 40'' W$ 2147.11'



Phase 1 = 175 Lots
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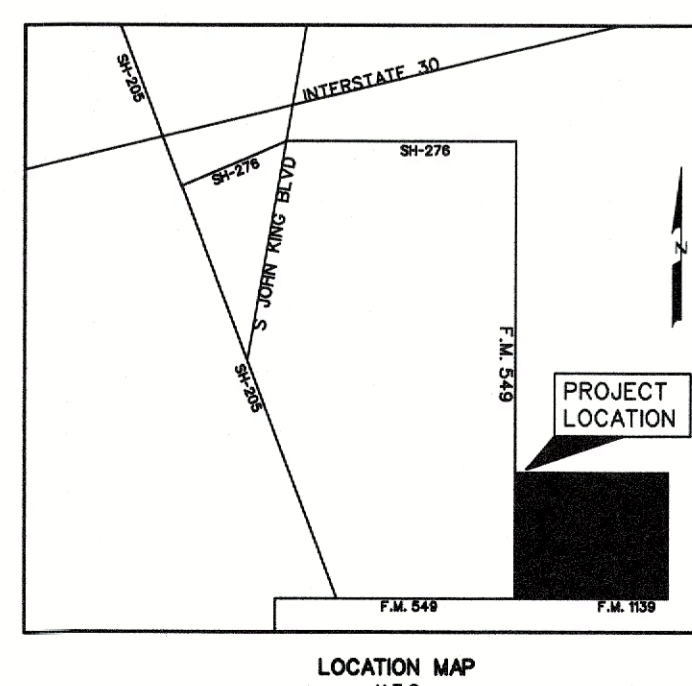
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WITNESS OUR HANDS, the 13 day September, 2022.

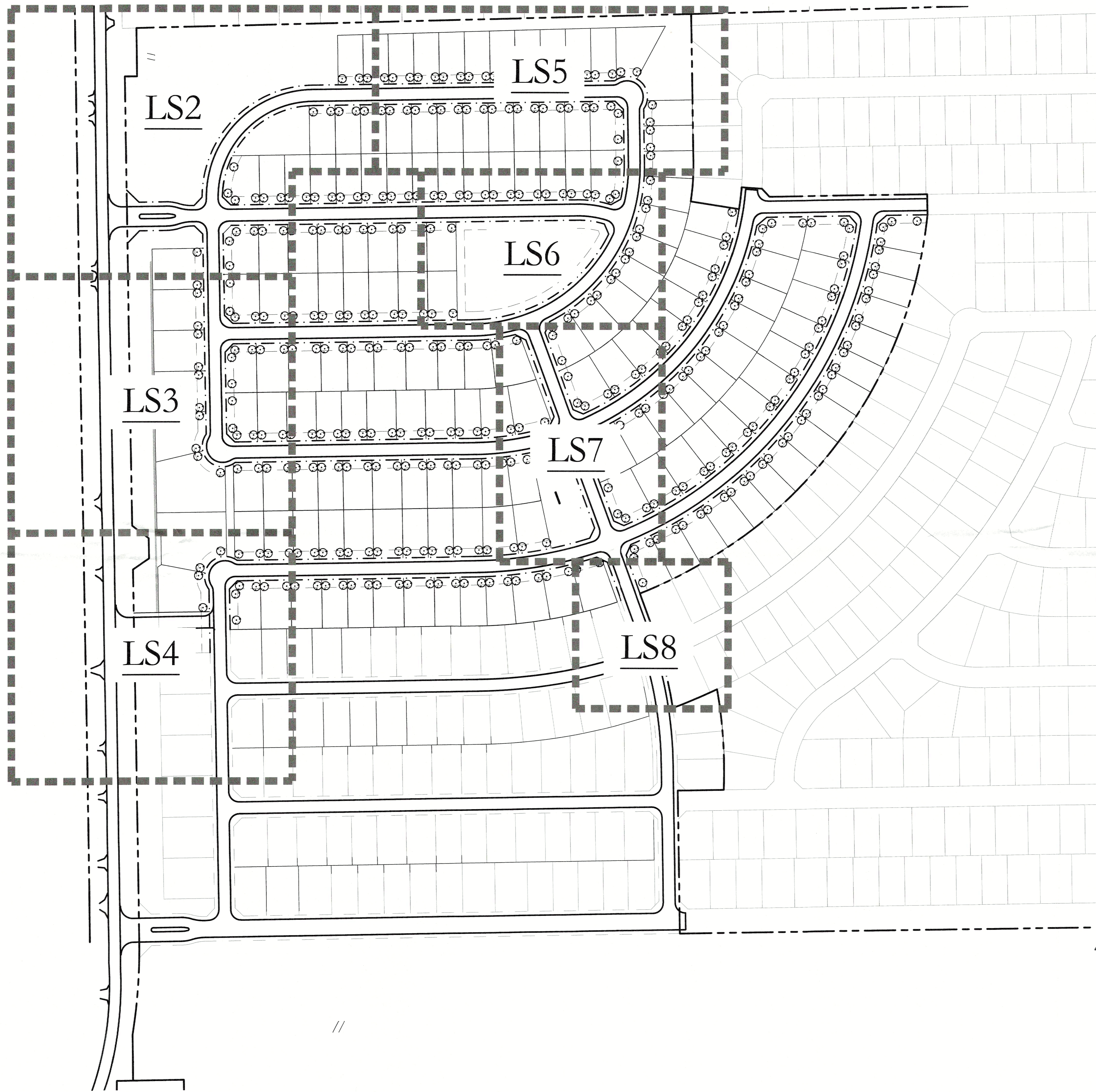
Planning & Zoning Commission, Chairman

Director of Planning & Zoning


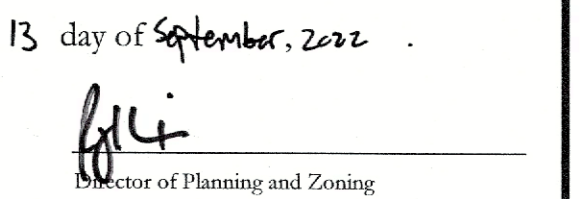


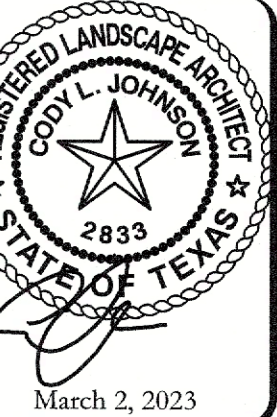
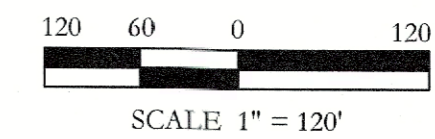
TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

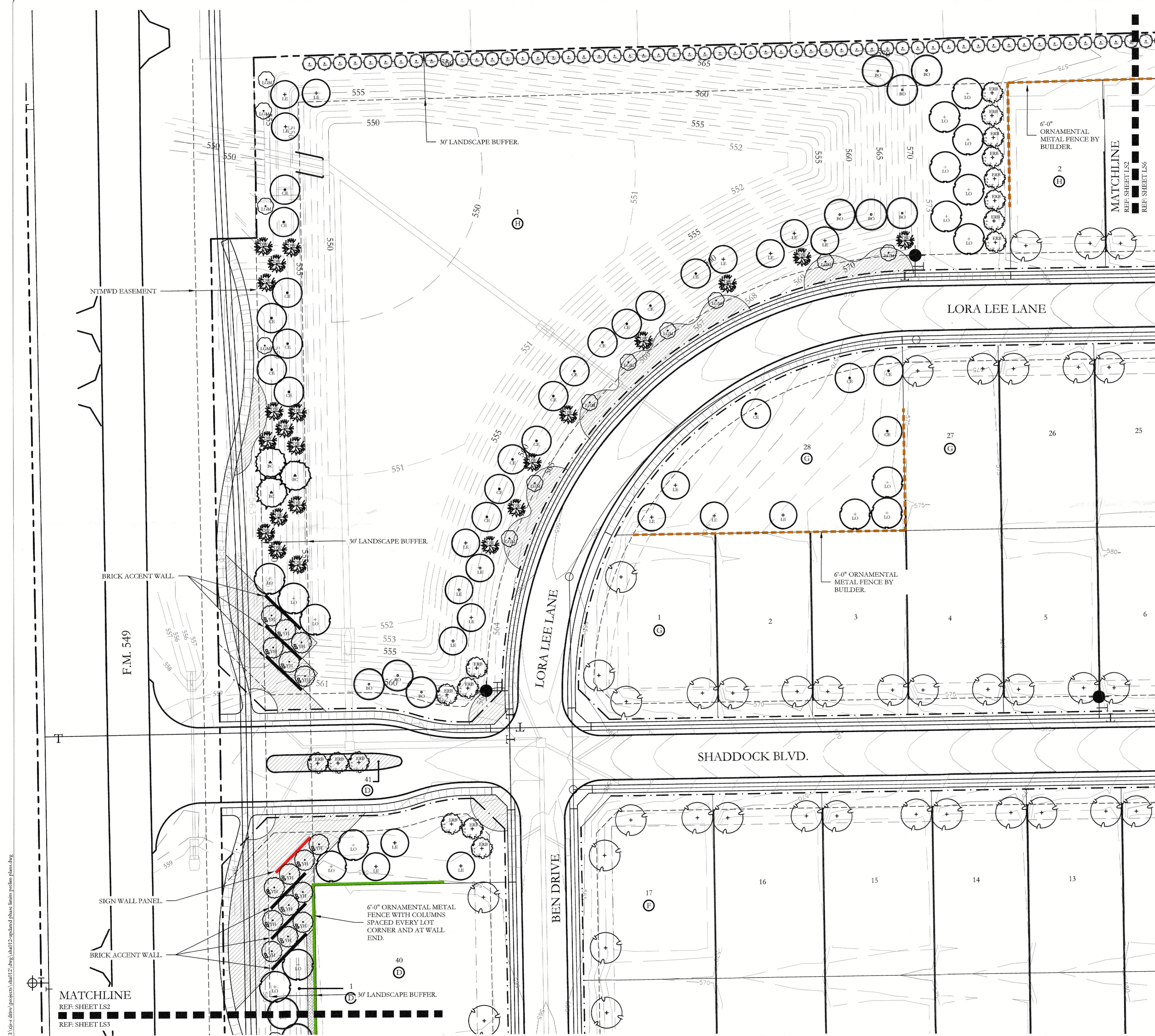
E:\GIS\dmv\project\shar012\shg\shar012-updated phase limits prelim plan.dwg



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 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning





SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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PLANT LEGEND

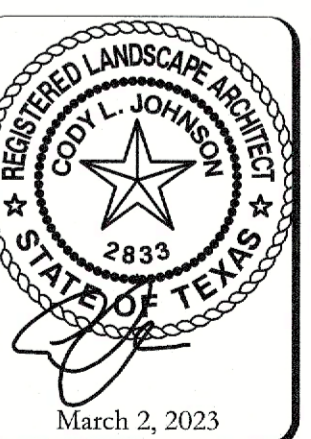
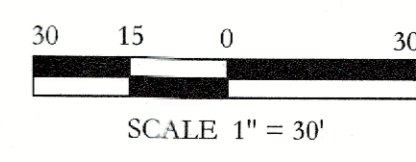
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACINERNA ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. GANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
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WITNESS OUR HANDS, this 13 day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



A:\cadd\adms\projects\18a012\18a012.dwg, 08/01/2022 updated phase limits final plan.dwg



SCREENING LEGEND

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PLANT LEGEND

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	LE	LACERNAK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIPOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE: 1" = 30'

30 15 0 30

JOHNSON VOLK CONSULTING
 TBPBLS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
PRELIMINARY LANDSCAPE PLANS

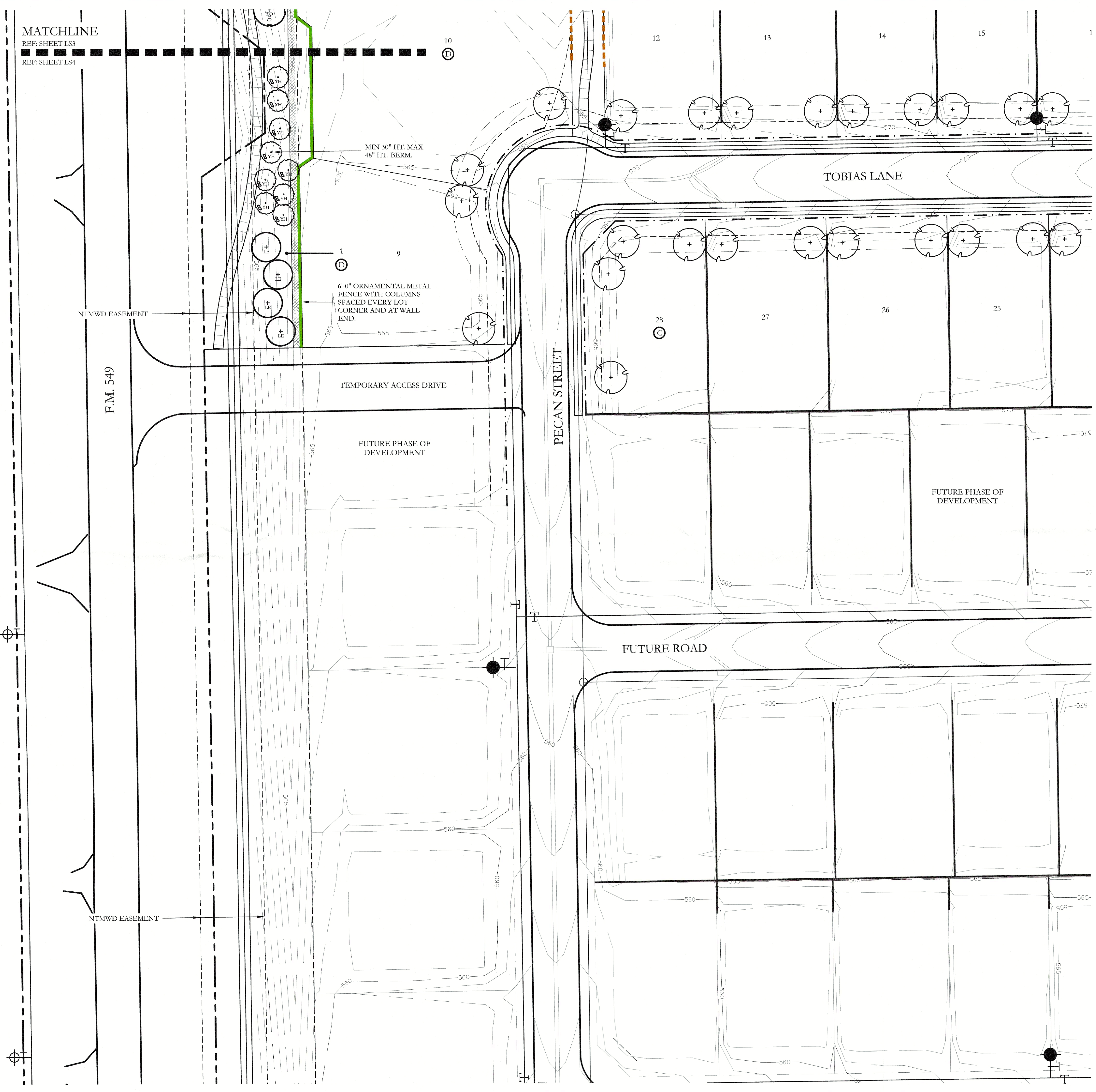
SCALE: VARIES
 One Inch
 JVC No SHA012
 LS3 of 10

CITY PROJECT NO. SP2022-027

MATCHLINE

REF: SHEET LS3

REF: SHEET LS4



SCREENING LEGEND

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PLANT LEGEND

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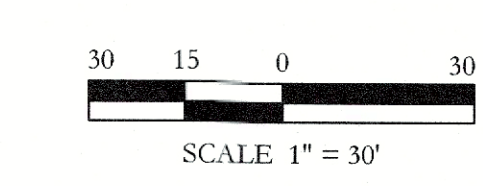
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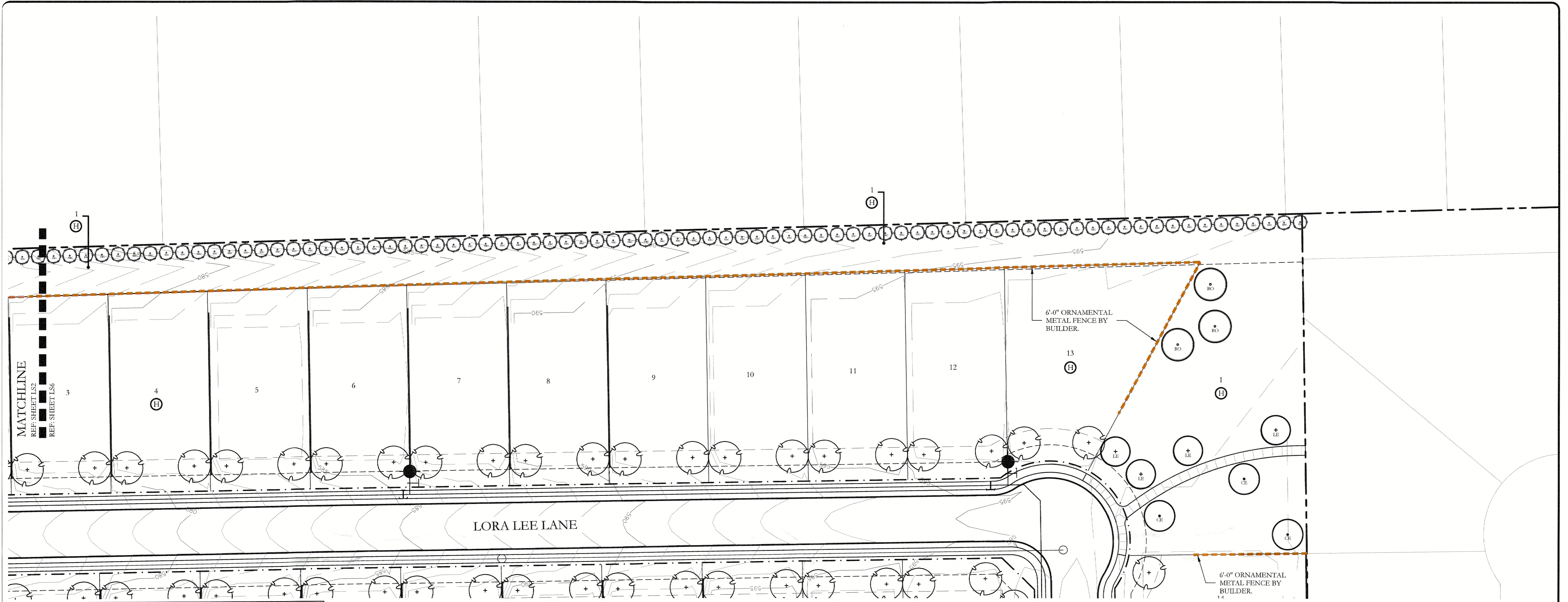
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



I:\GIS\Draws\Projects\ls4\012.dwg, 012-updated phase limits prelim plans.dwg



LORA LEE LANE

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	GEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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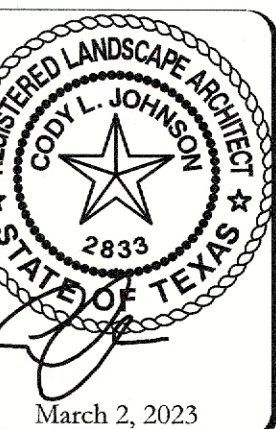
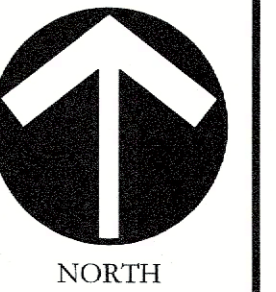
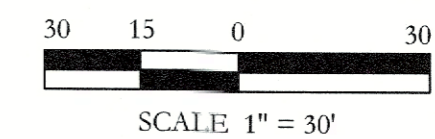
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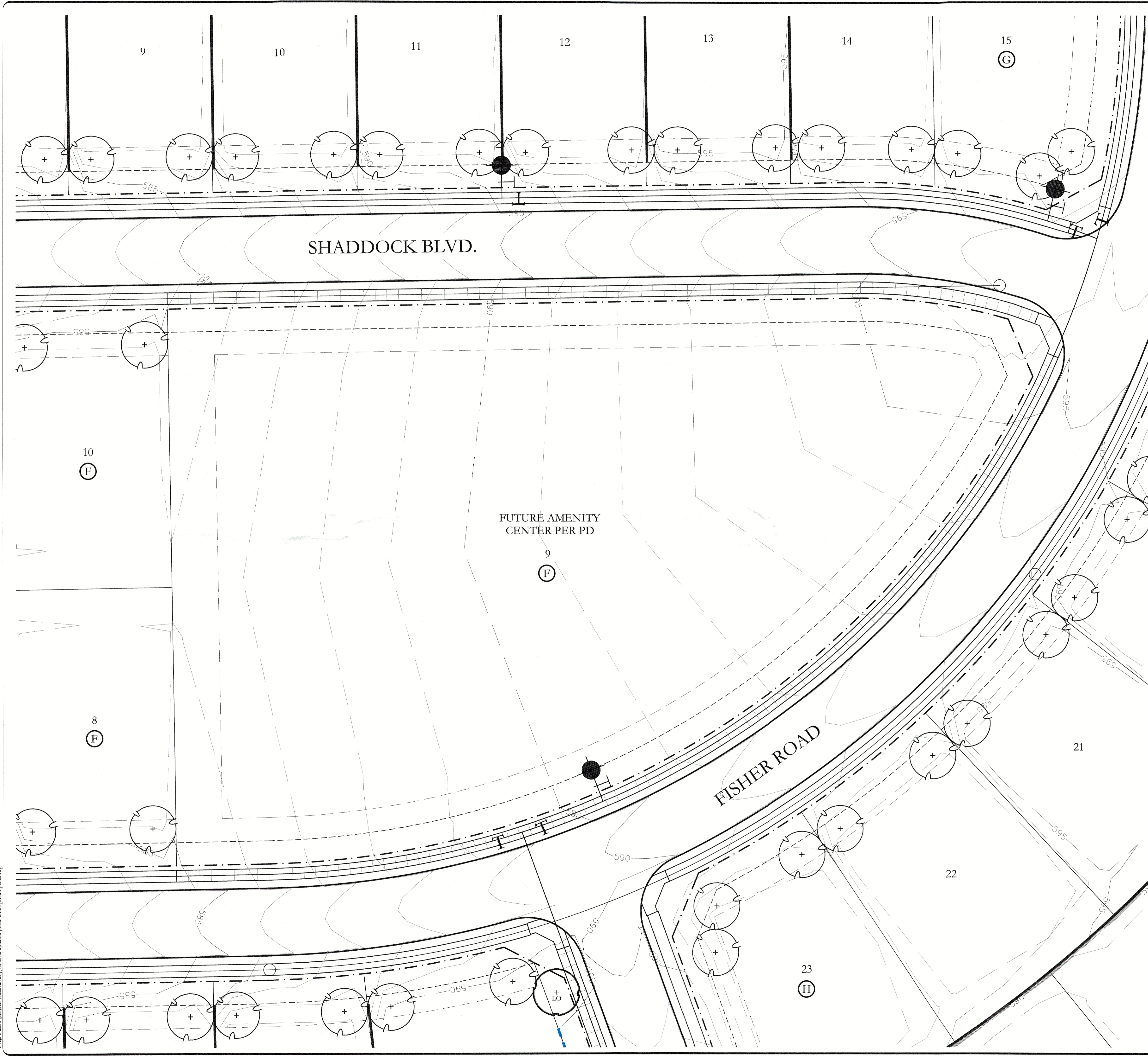
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- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	RO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	GERGIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

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 13 day of September 2022.

WITNESS OUR HANDS, this 13 day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCALE 1" = 20'

I:\gis\drive_projects\shad012.dwg, shad012_updated phase limits prelim plans.dwg



SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS. BY BUILDER.

GENERAL LANDSCAPE NOTES

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREES SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ESTABLISHMENT OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACINBARB ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	TMILUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILIPIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS/SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

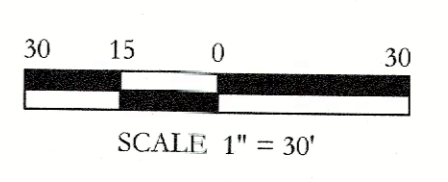
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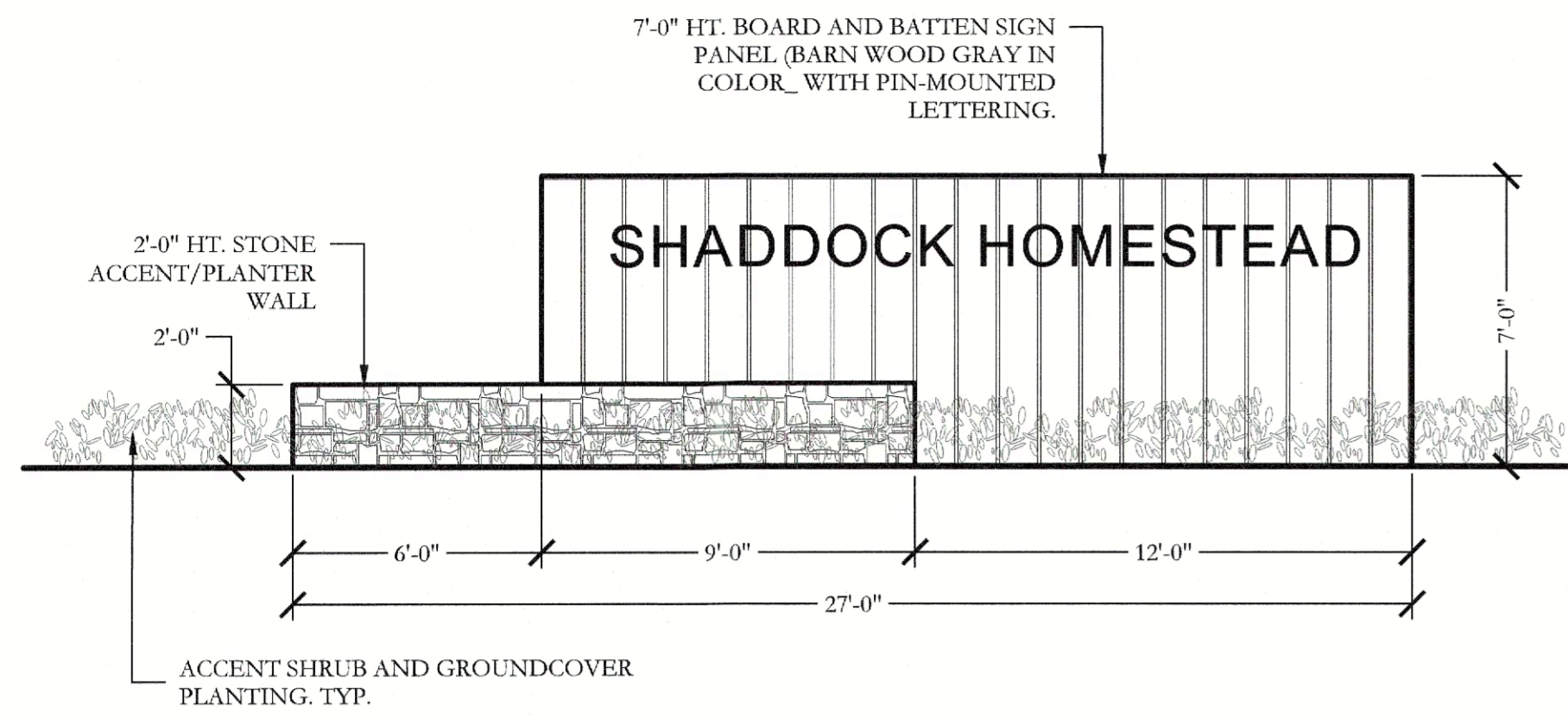
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



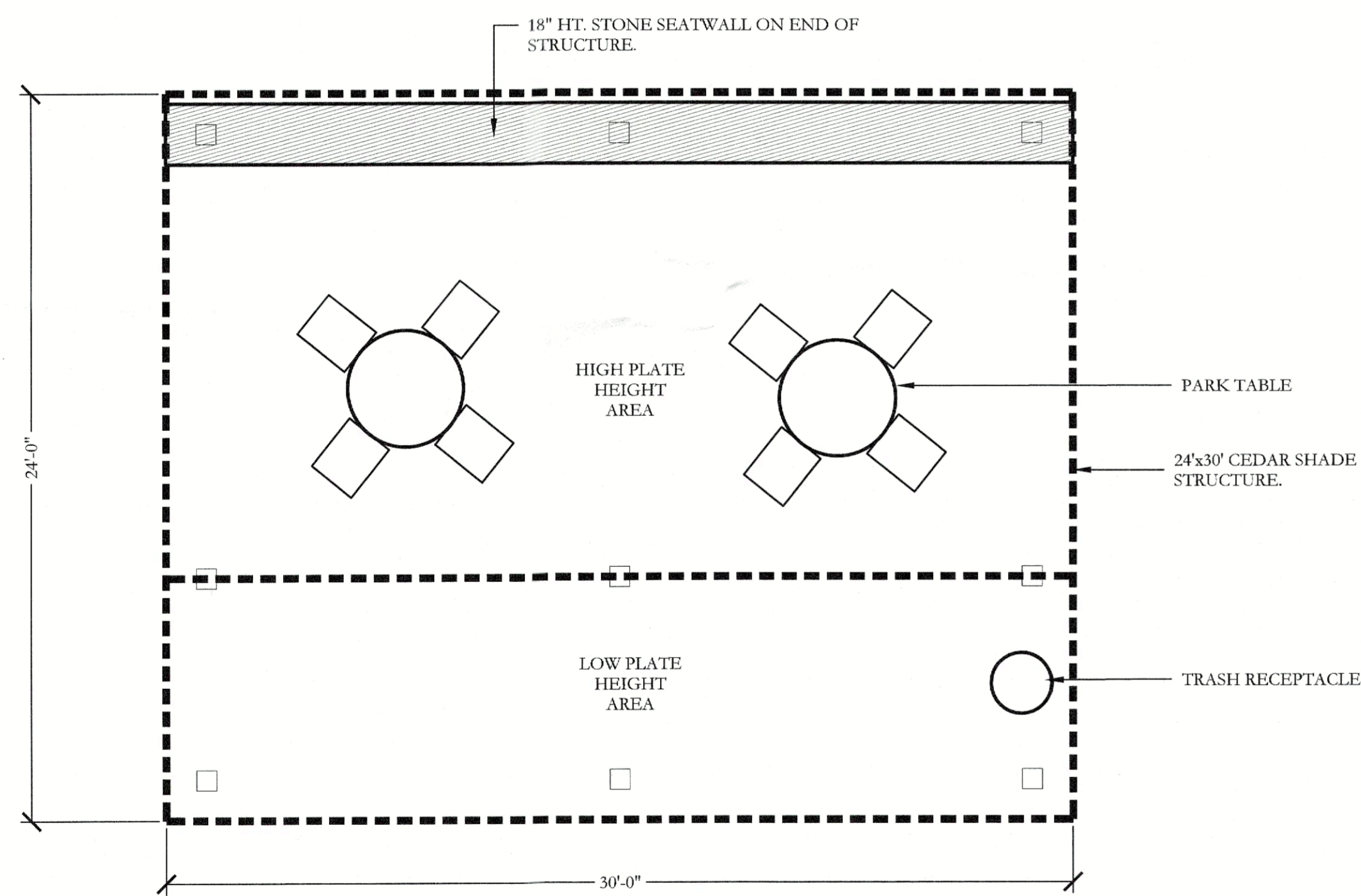


TRAIL HEAD SIGN
ELEVATION

SCALE: 1/4" = 1'-0"

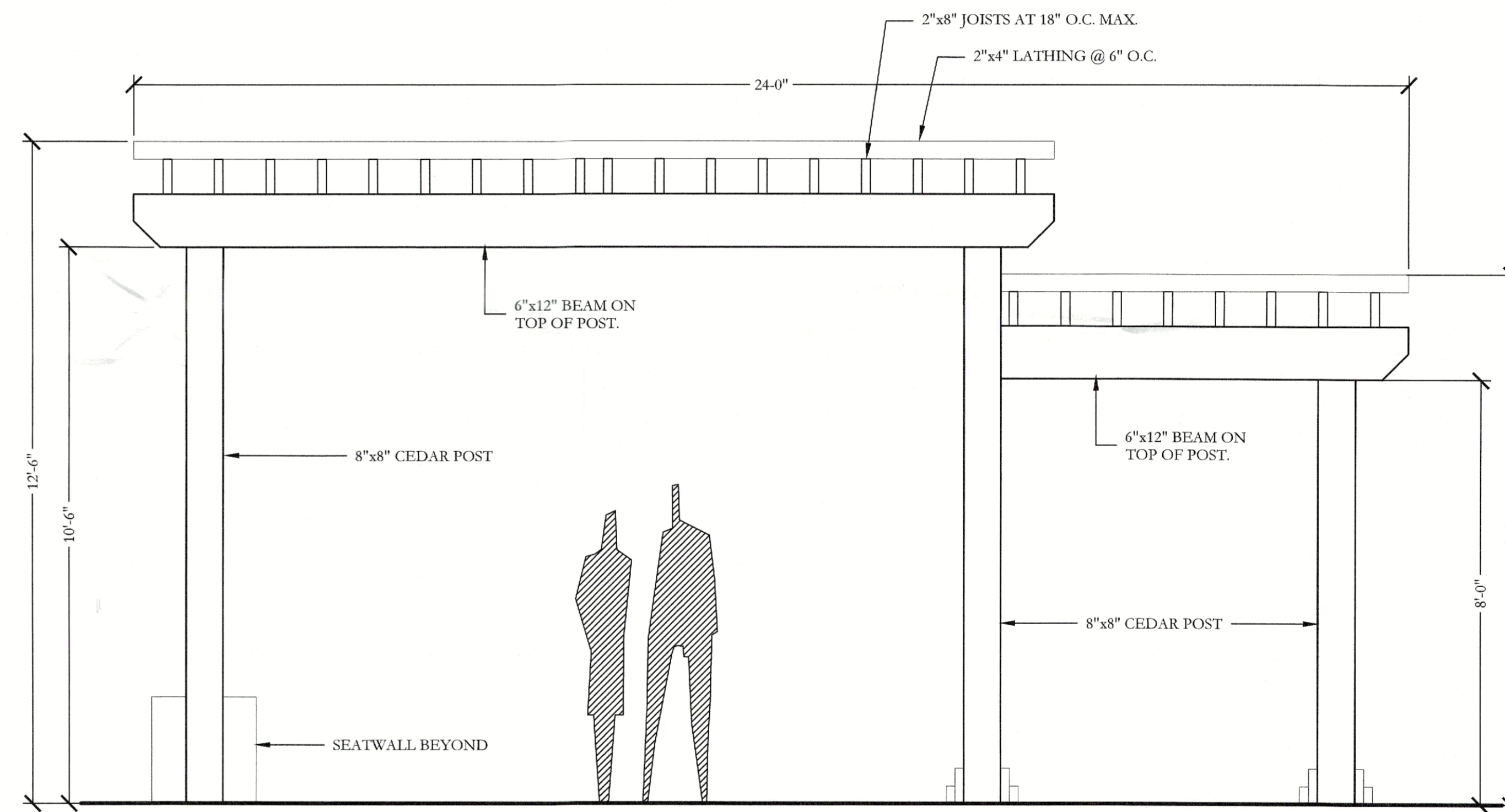


TRAIL HEAD REST STATION
STONE SEAT WALL AND RAISED PLANTER EXAMPLE PHOTO



TRAIL HEAD REST STATION
PLAN

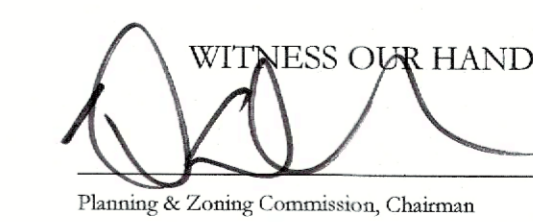
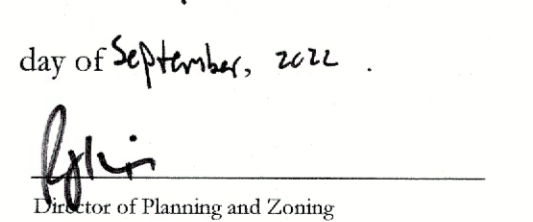
SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION
ELEVATION

SCALE: 1/2" = 1'-0"

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SCREENING LEGEND

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- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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PLANT LEGEND

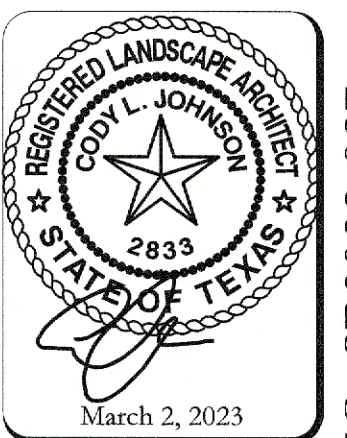
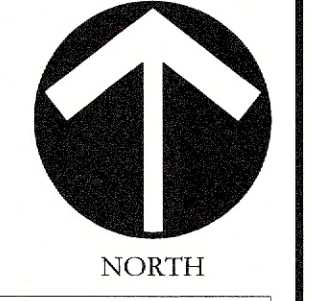
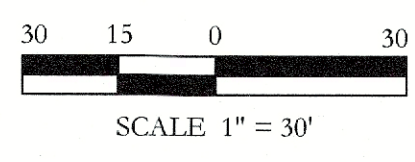
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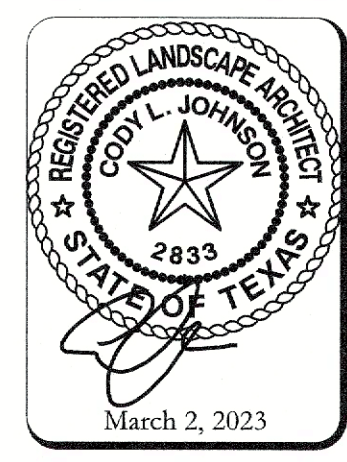
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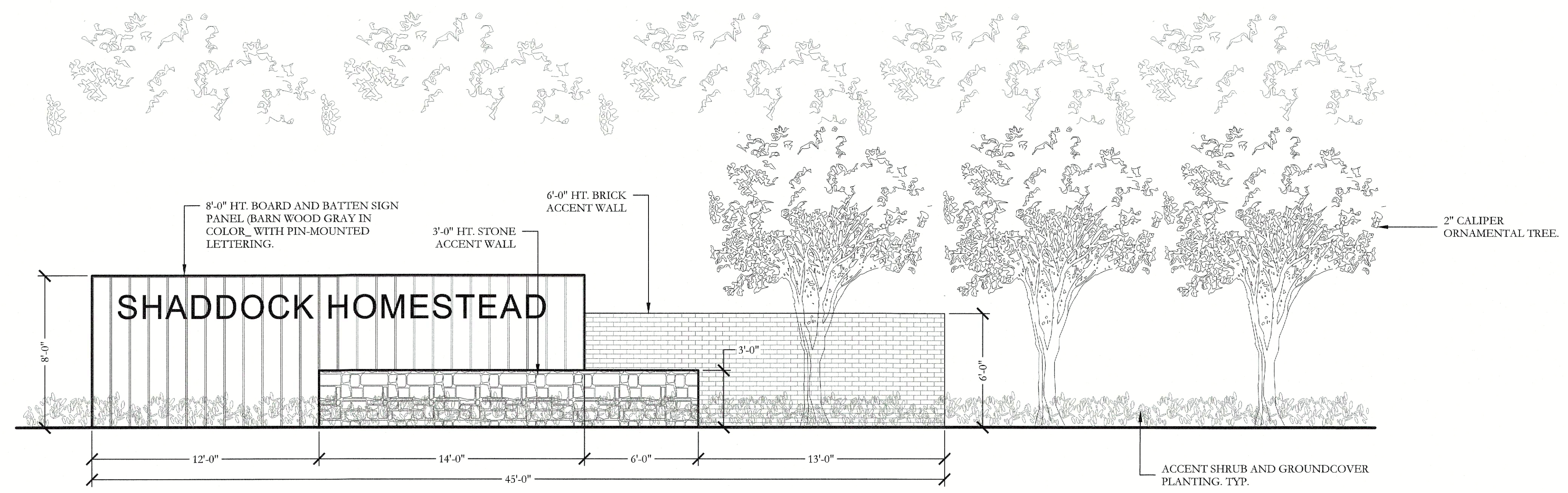
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



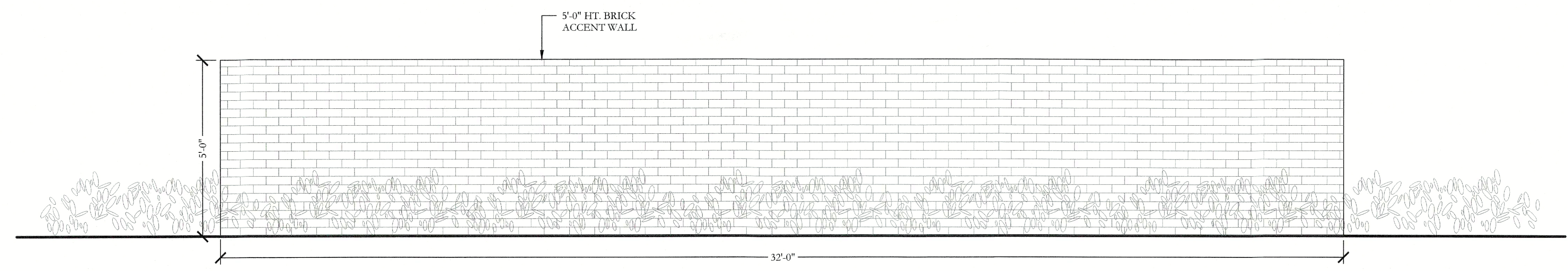


SCALE: VARIES
 One Inch
 JVC No SHA012



MAIN ENTRY SIGN
 ELEVATION

SCALE: 1/4" = 1'-0"



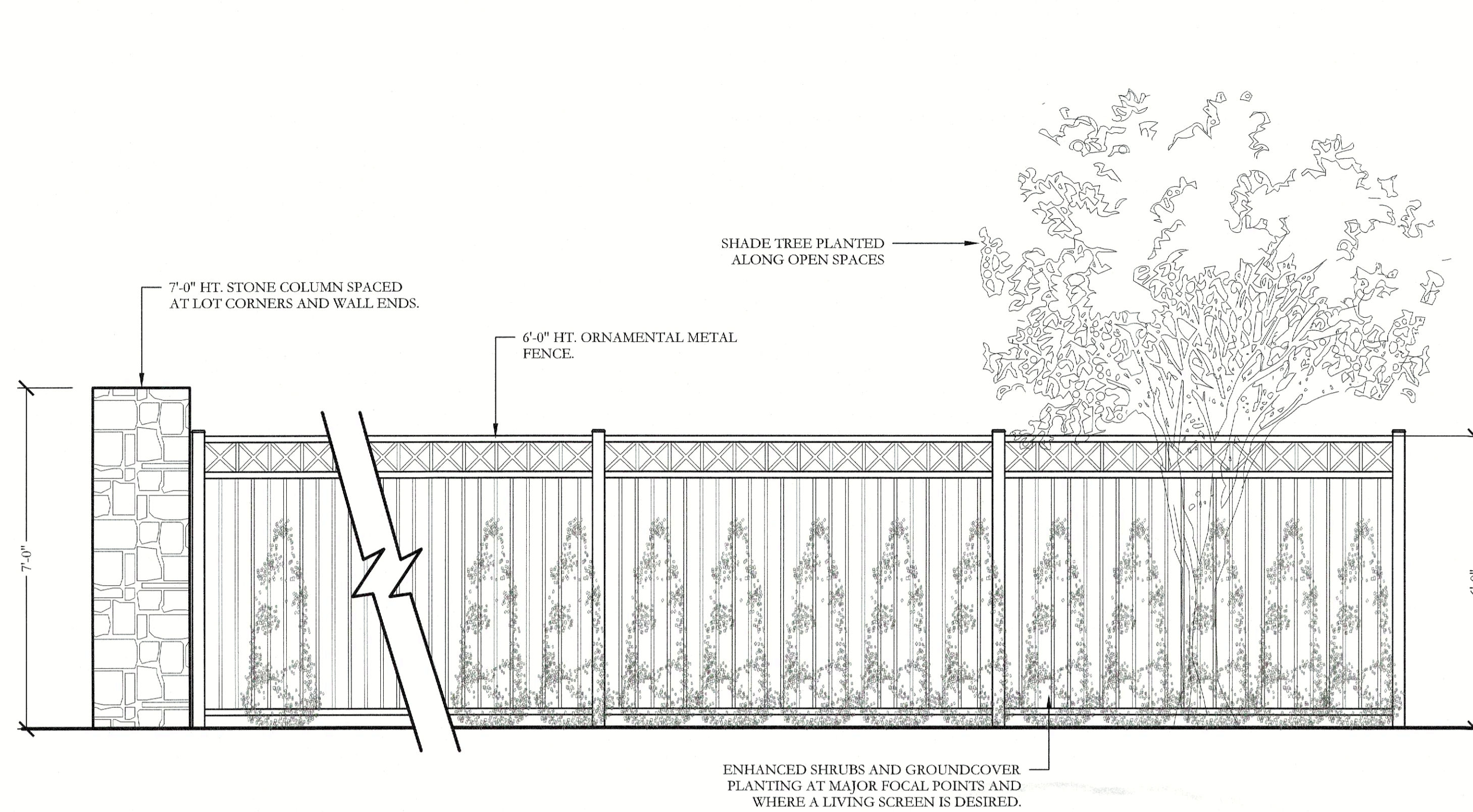
BRICK ACCENT WALL
 ELEVATION

SCALE: 1/2" = 1'-0"

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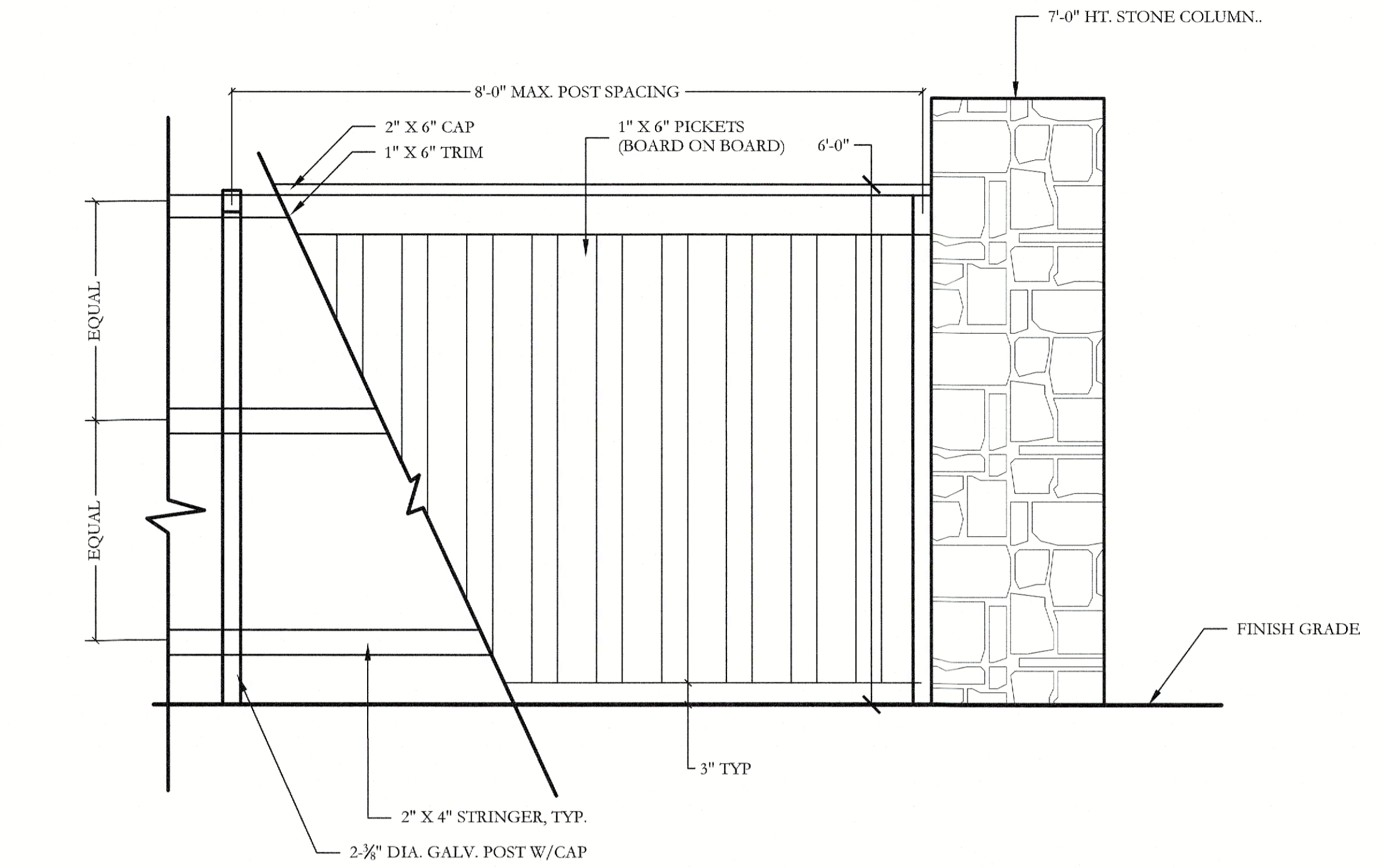
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 [Signature] Planning & Zoning Commission, Chairman
 [Signature] Director of Planning and Zoning

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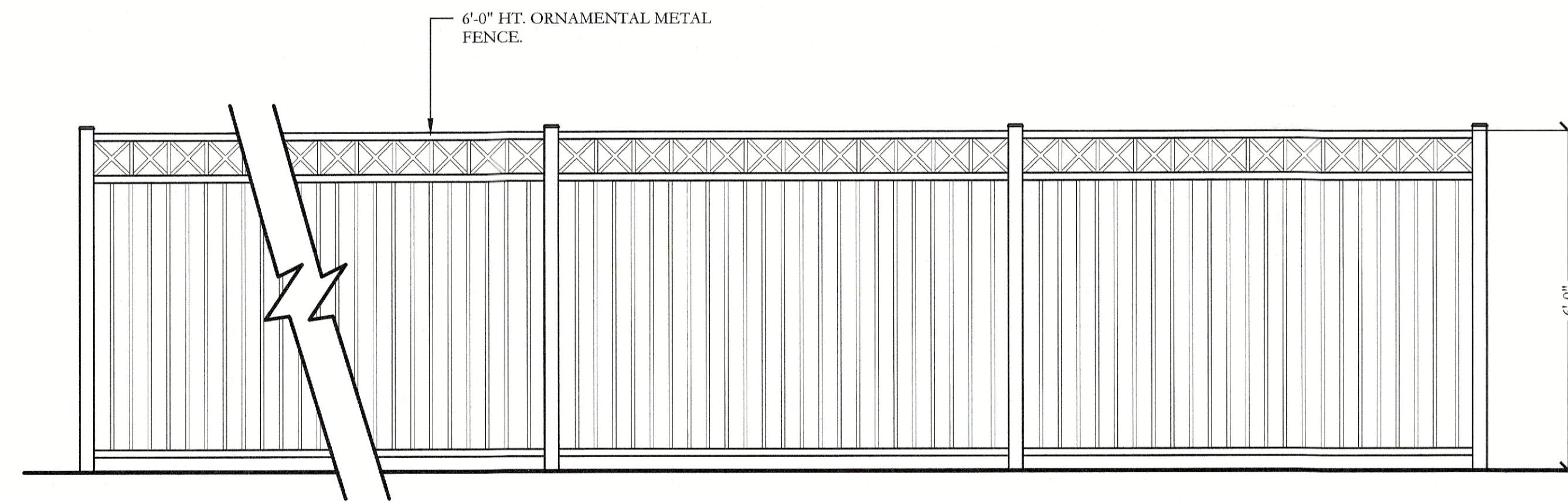
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"



PARTIAL 6'-0" HT. WOOD FENCE AND STONE COLUMN
ELEVATION

SCALE: 3/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 1/2" = 1'-0"

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Director of Planning and Zoning



SCALE:
VARIES
One Inch
JVC No SHA012