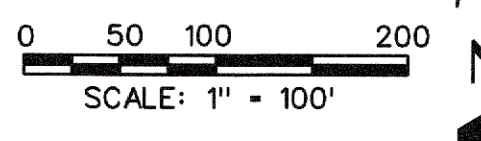


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2602343.202	1040487.443
ELEV. = 539.0	

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.



LEGEND
 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

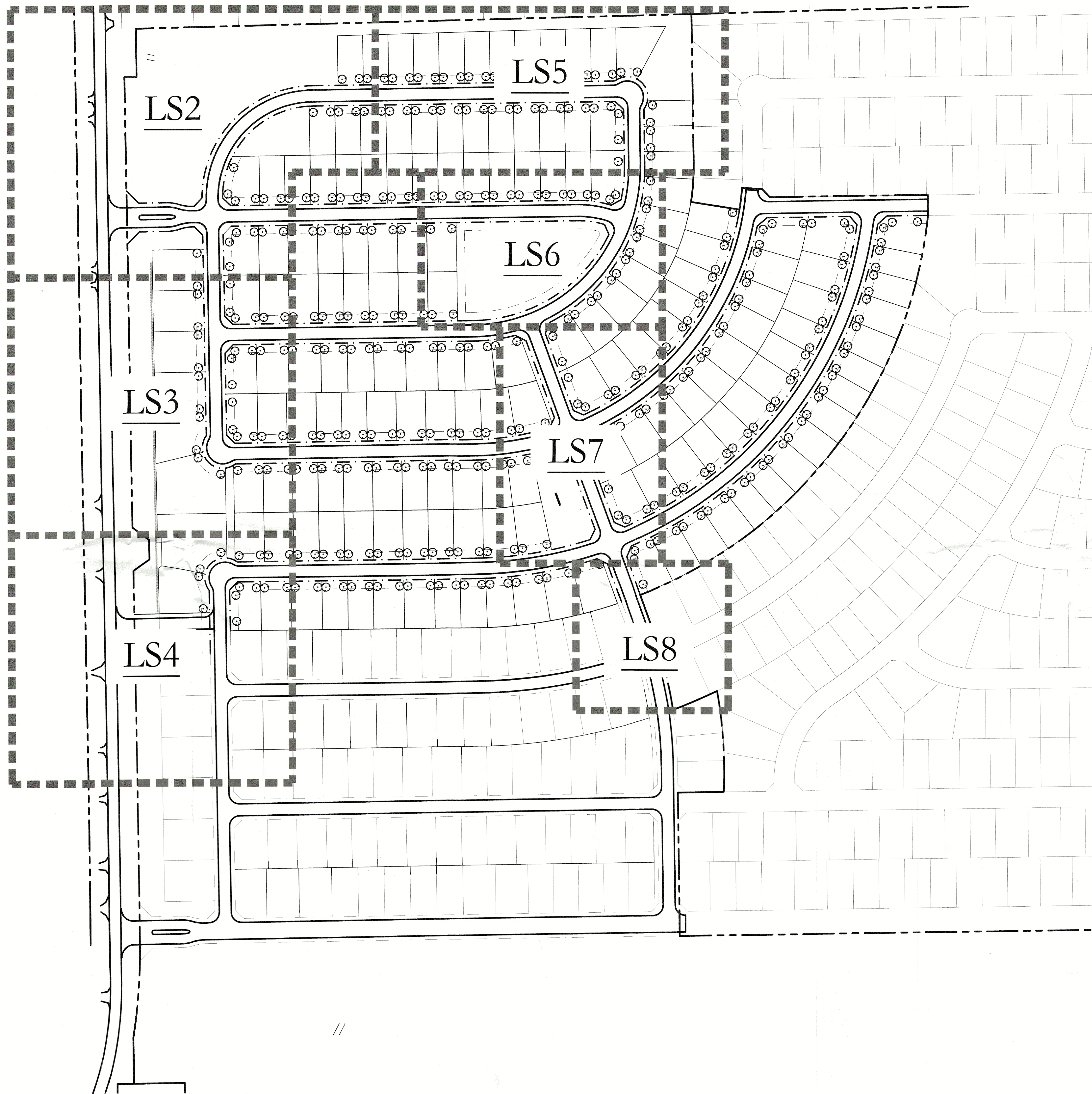
PD SITE PLAN OF
HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-42, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
 LOTS 1-72, BLOCK H
 LOTS 1-22, BLOCK I
 LOTS 1-46, BLOCK J
 LOTS 1-39, BLOCK K
 LOTS 1-33, BLOCK L
 LOTS 1-7, BLOCK M
 LOTS 1-11, BLOCK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

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
CASH DEV KULTUS ROCKWALL, LLC
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

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.
 [Signature]
 Planning & Zoning Commission, Chairman

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

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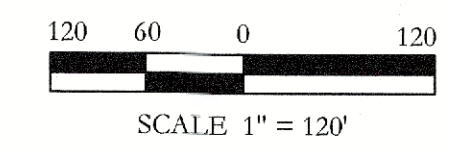


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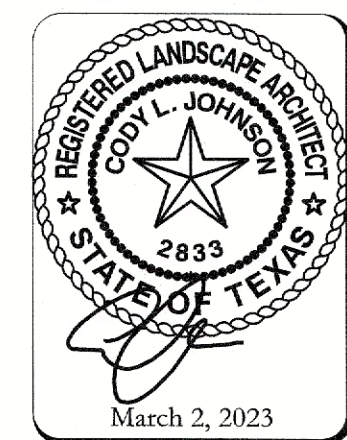
[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning



SCALE:
VARIES
One Inch
JVC No SHA012

LS1 of 10

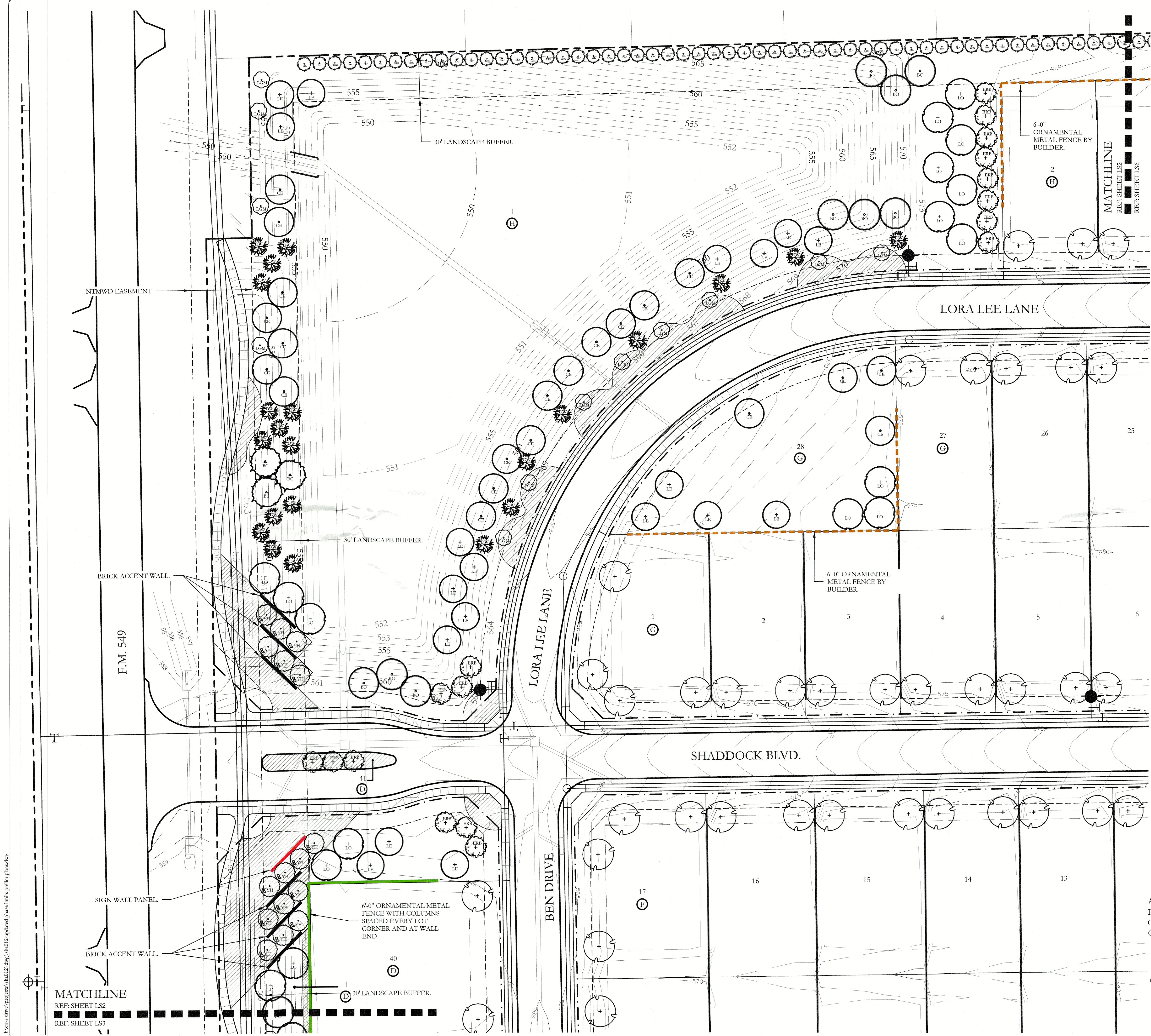


PRELIMINARY LANDSCAPE PLANS
OVERALL LAYOUT PLAN

HOMESTEAD
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

CITY PROJECT NO. SP2022-027



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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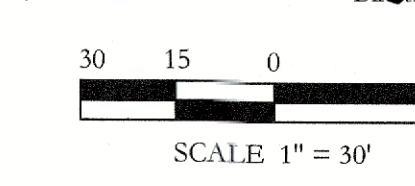
PLANT LEGEND

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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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HOMESTEAD PHASE I
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
 PRELIMINARY LANDSCAPE PLANS

March 2, 2023

SCALE: VARIES
 One Inch
 JVC NO SHA012

LS2 of 10

CITY PROJECT NO. SP2022-027

L:\p\adms\yproyer\ah012\ah012\updated phase limits prelim plans.dwg



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PLANT LEGEND

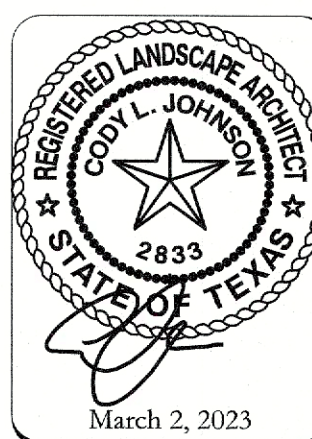
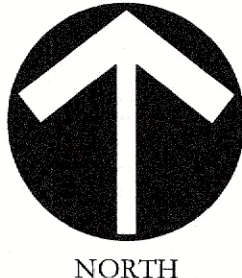
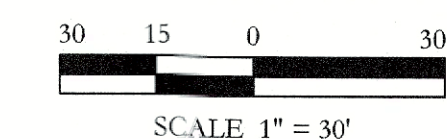
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Planning and Zoning Commission, Chairman

Director of Planning and Zoning



E:\p\c\dmv\projects\130121\dwg\130121-updated phase limits prelim plans.dwg

MATCHLINE

REF: SHEET LS3

REF: SHEET LS4

NTMWD EASEMENT

F.M. 549

TEMPORARY ACCESS DRIVE






FUTURE PHASE OF DEVELOPMENT

PECAN STREET

FUTURE ROAD

TOBIAS LANE

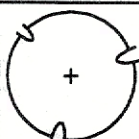
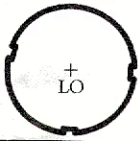
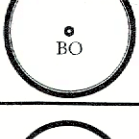
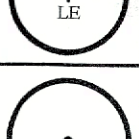
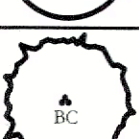

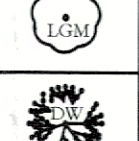
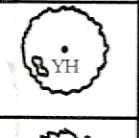
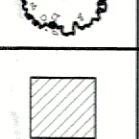

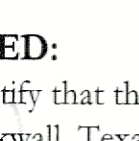
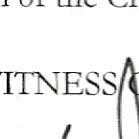
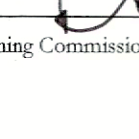
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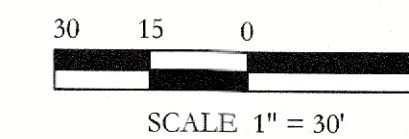
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NORTH



SCALE:
VARIES
One Inch

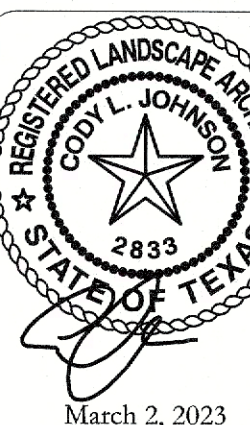
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LS4 of 10

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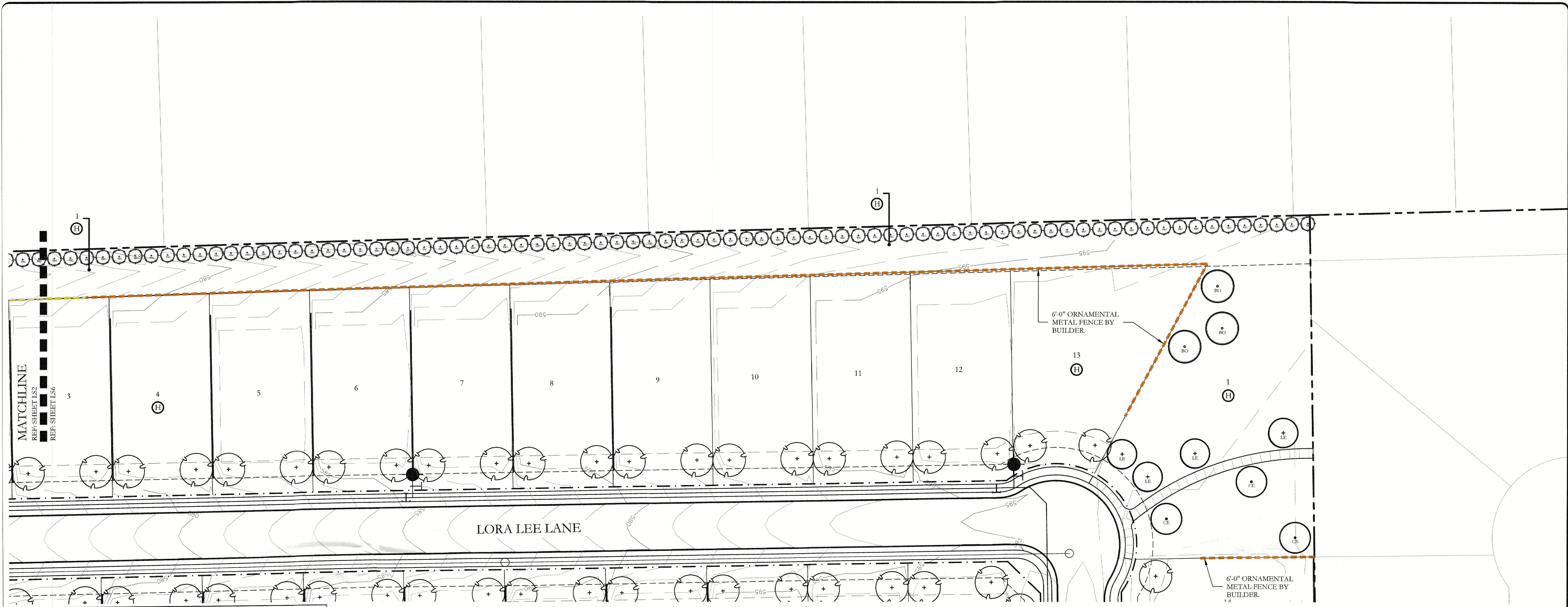
HOMESTEAD
 PHASE I
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
 PRELIMINARY LANDSCAPE PLANS



CITY PROJECT NO. SP2022-027

CITY PROJECT NO. SP2022-027



PLANT LEGEND

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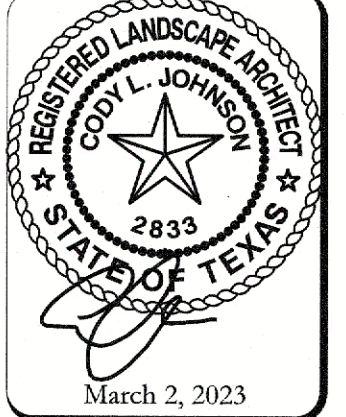
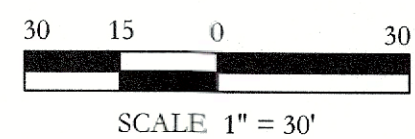
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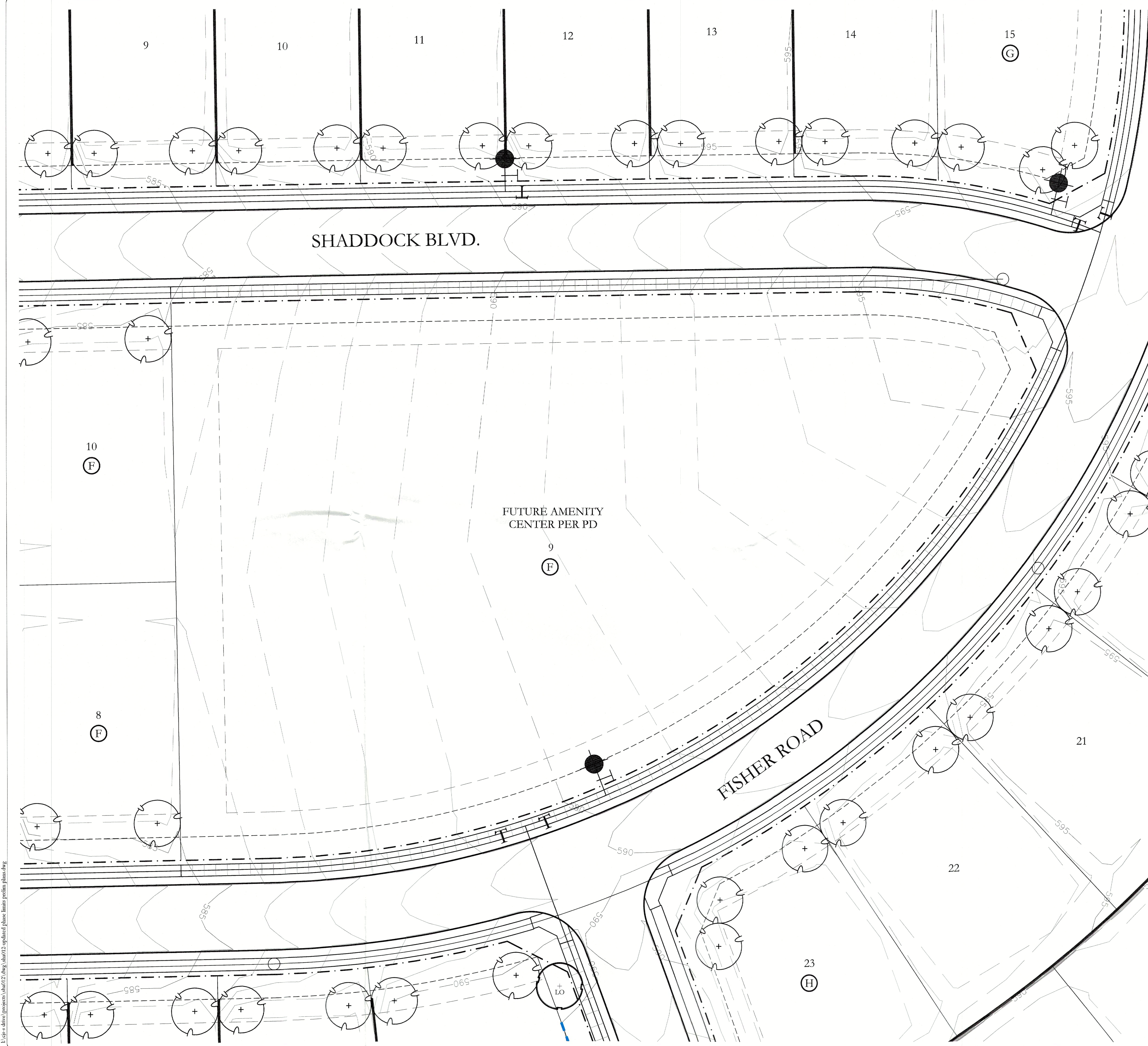
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- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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
	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
	BC	BAIRD 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	YAUPOIN HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. GANADENSIS	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'



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.

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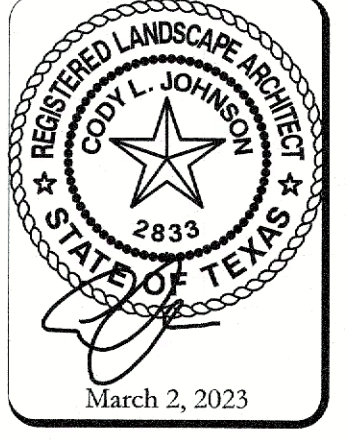
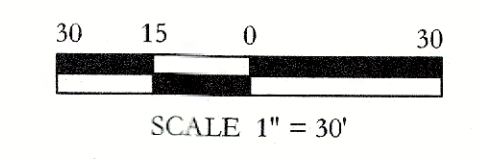
PLANT LEGEND

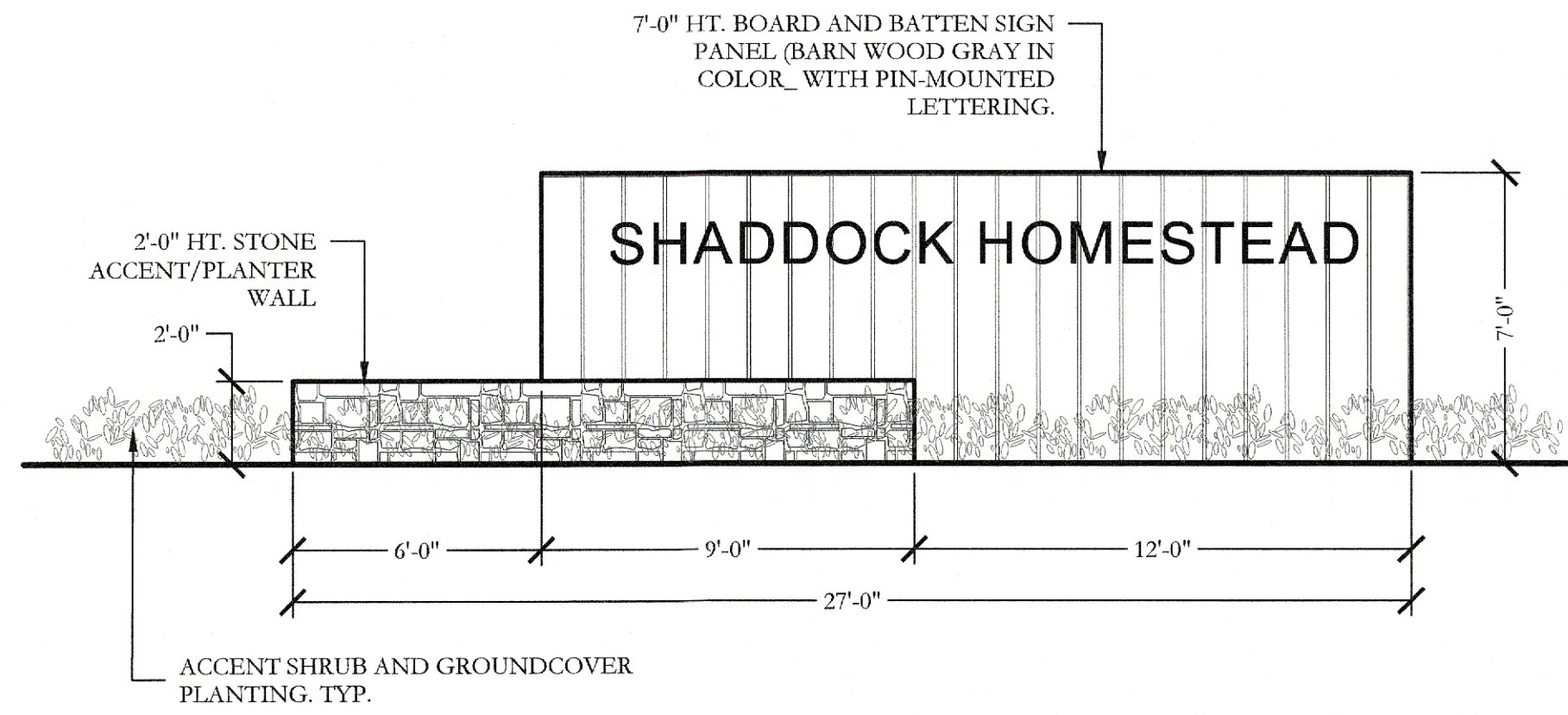
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHLOPSIS LINIARIS	2" CALIPER	AS SHOWN
	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER RED. SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
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Planning & Zoning Commission, Chairman
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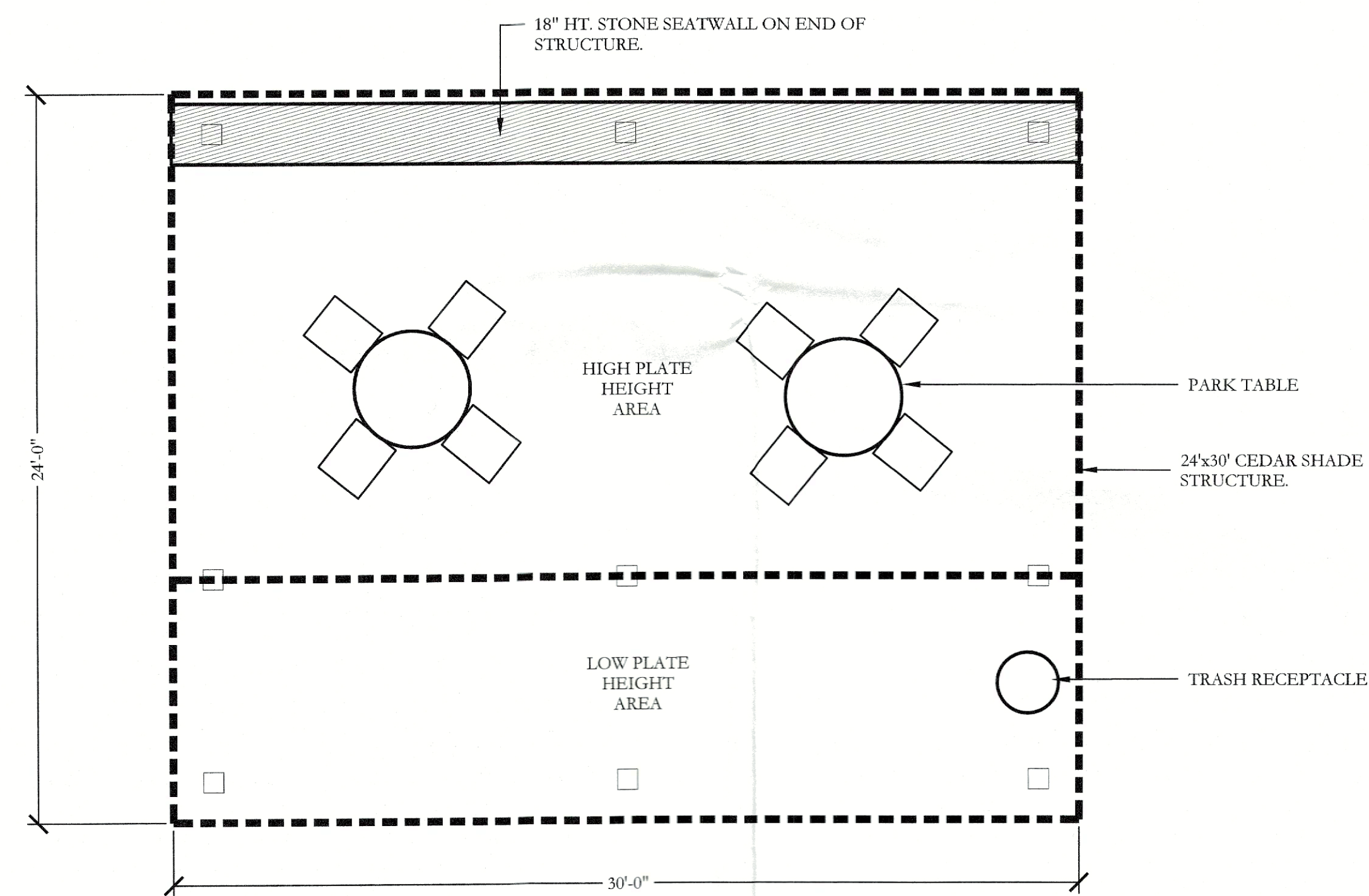


TRAIL HEAD SIGN
ELEVATION

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

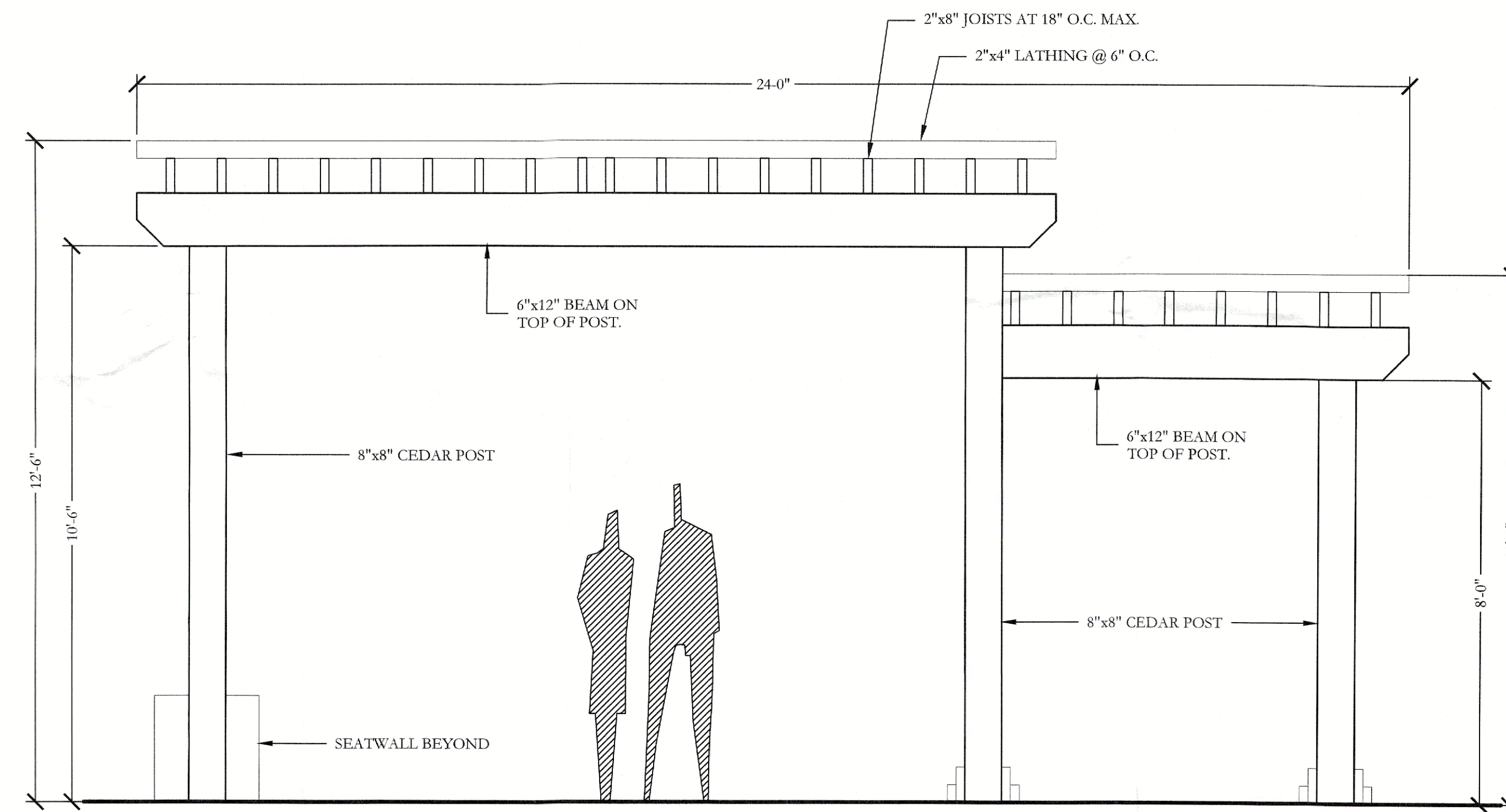


TRAIL HEAD REST STATION
STONE SEAT WALL AND RAISED PLANTER EXAMPLE PHOTO



TRAIL HEAD REST STATION
PLAN

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



TRAIL HEAD REST STATION
ELEVATION

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

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 [Signature] Director of Planning and Zoning



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.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
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PLANT LEGEND

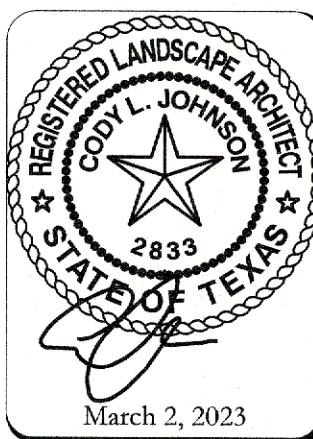
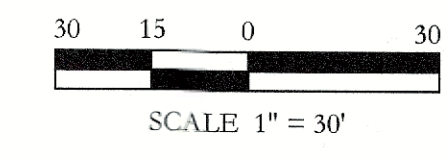
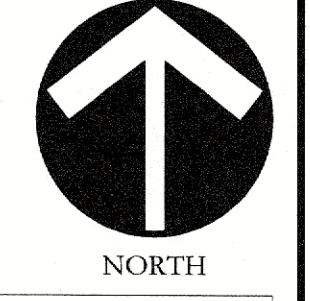
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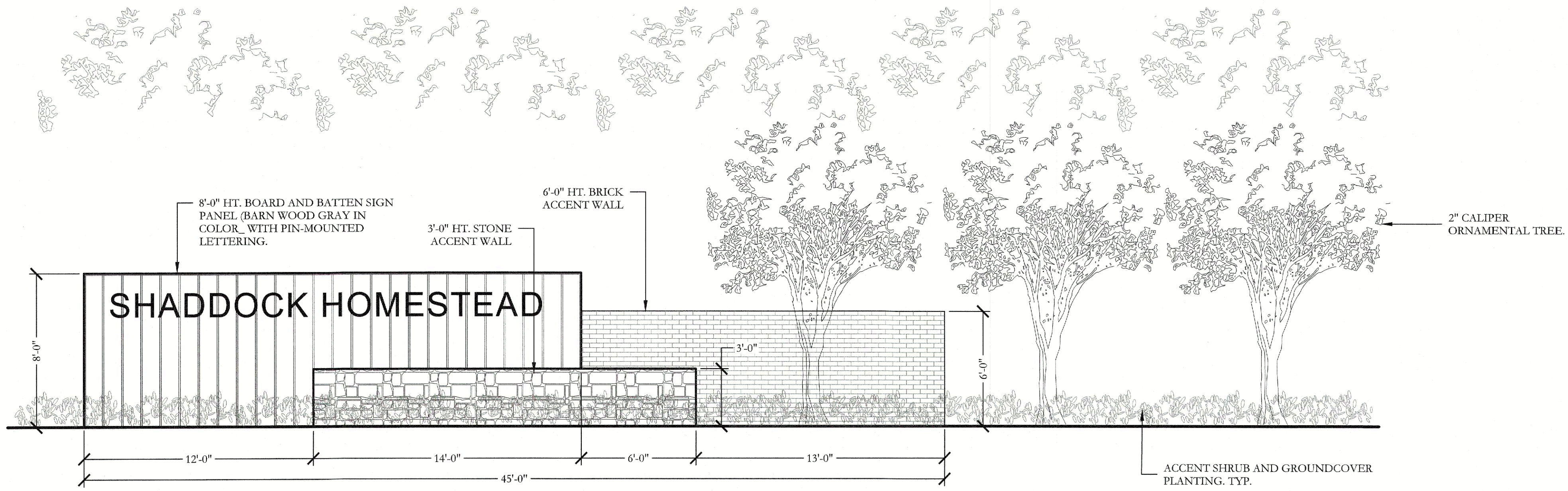
WITNESS OUR HANDS, this 13 day of September 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

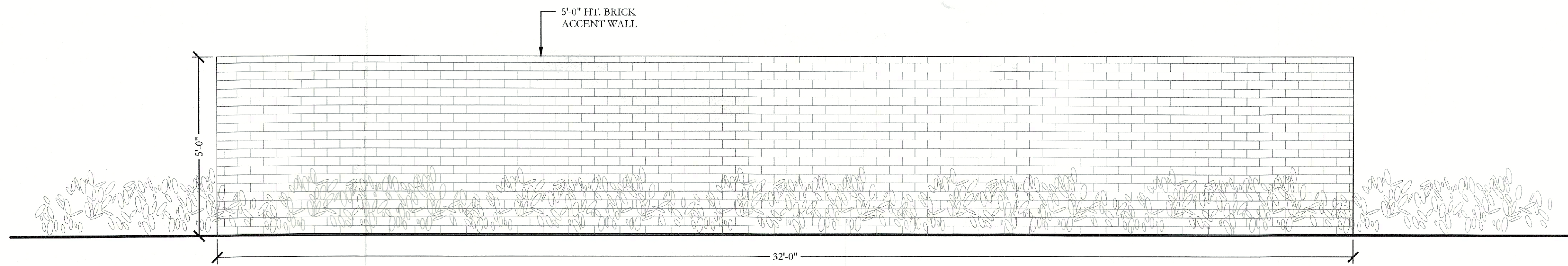


SCALE:
 VARIES
 One Inch
 JVC No SHA012



MAIN ENTRY SIGN
ELEVATION

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

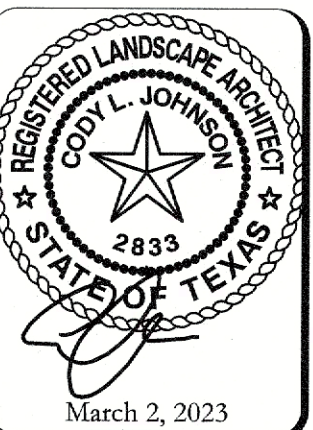


BRICK ACCENT WALL
ELEVATION

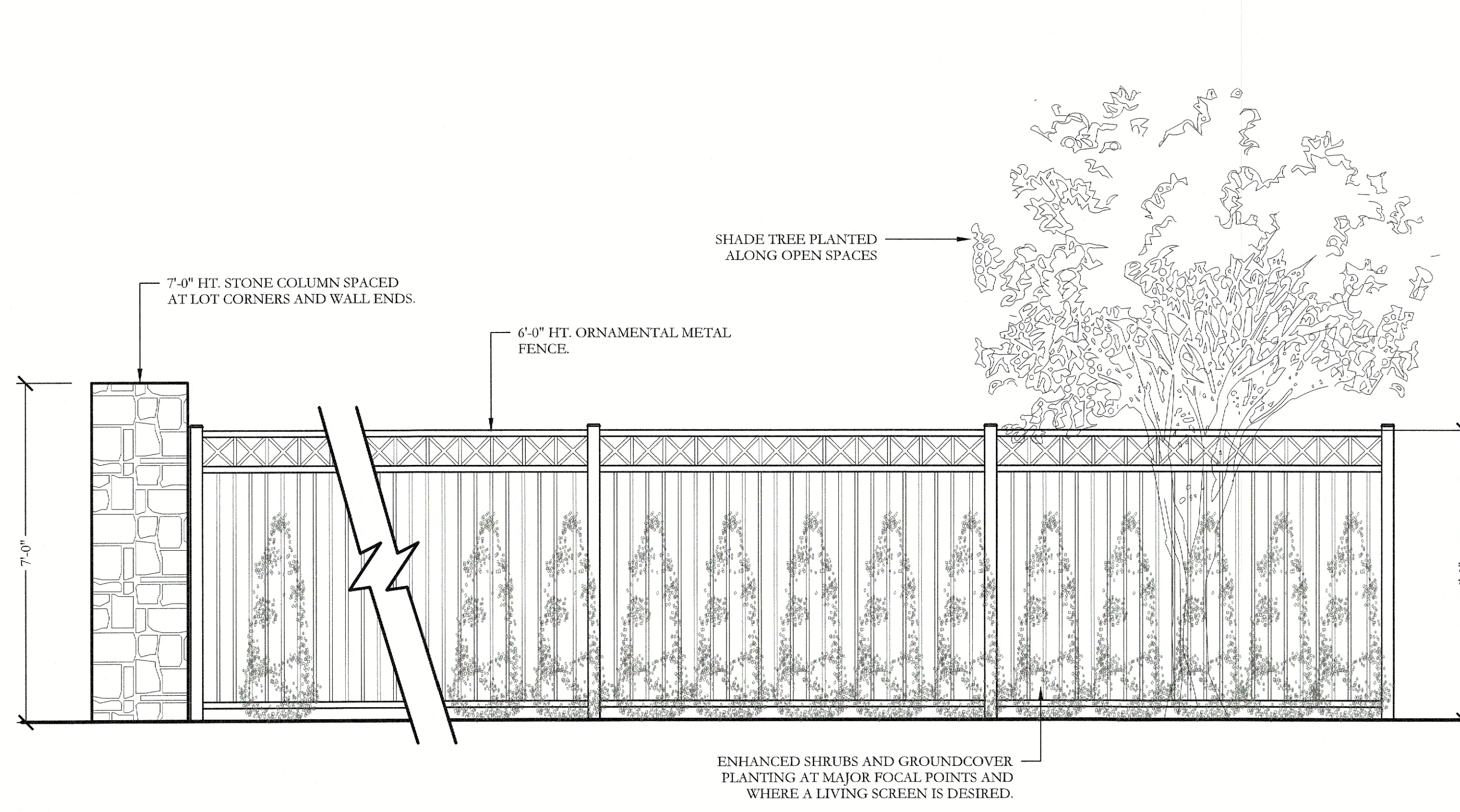
SCALE: 1/2" = 1'-0"

APPROVED:
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 [Signature] Director of Planning and Zoning

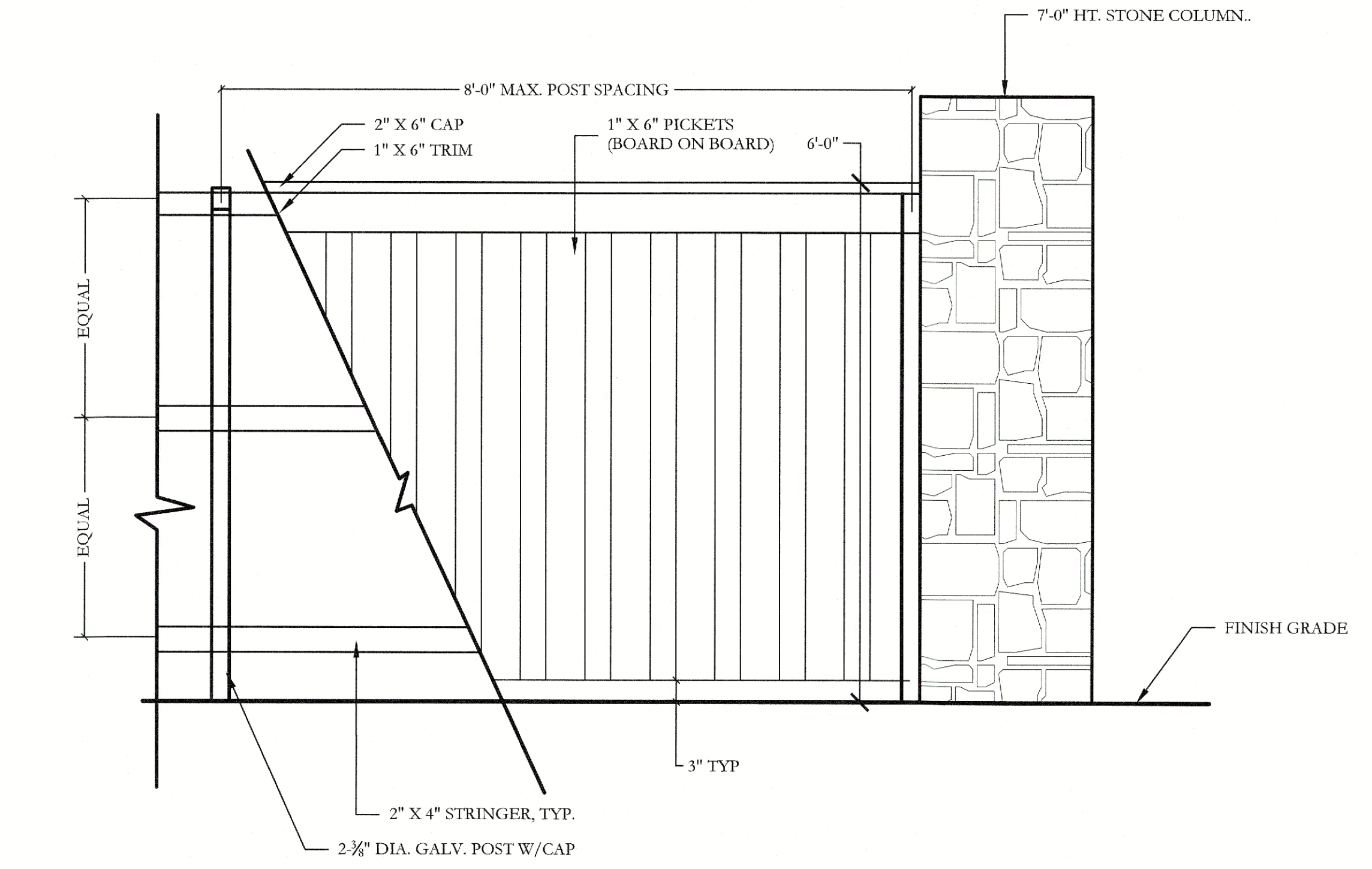


SCALE:
 VARIES
 One Inch
 JVC No SHA012



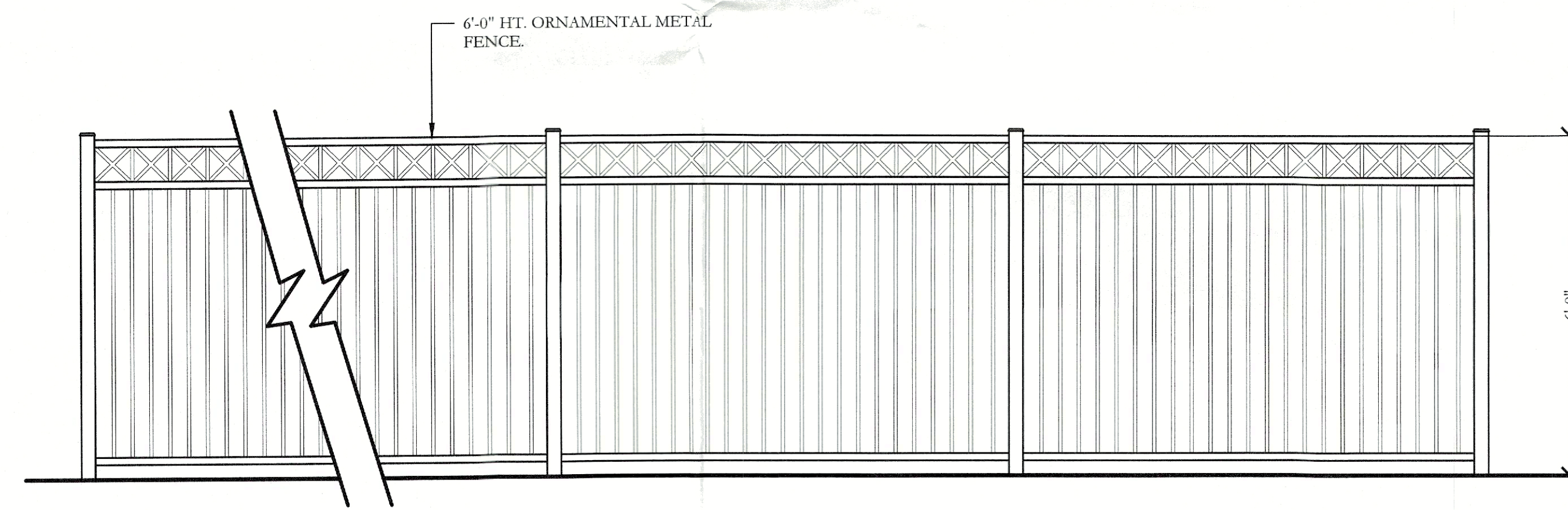
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

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"

APPROVED:

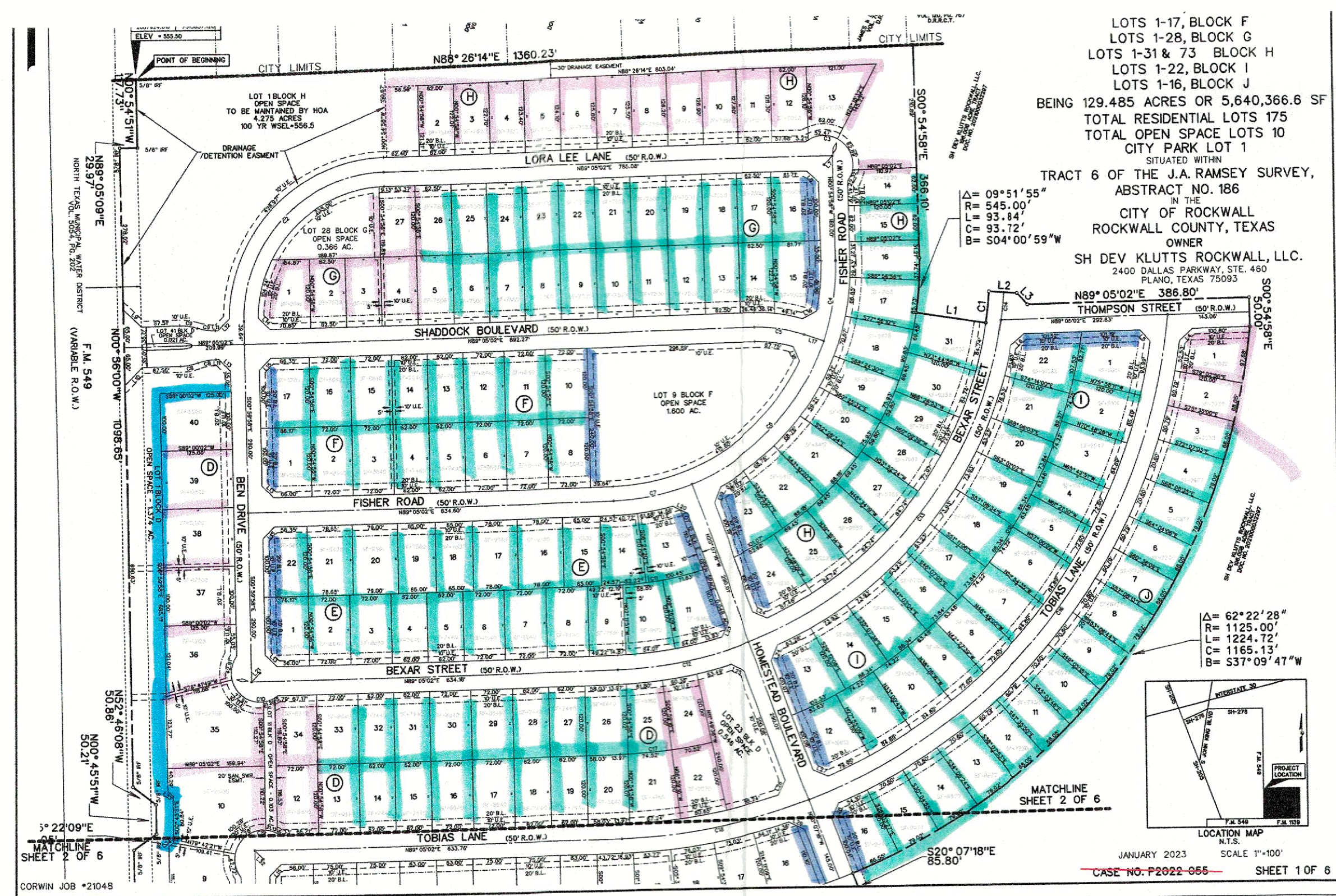
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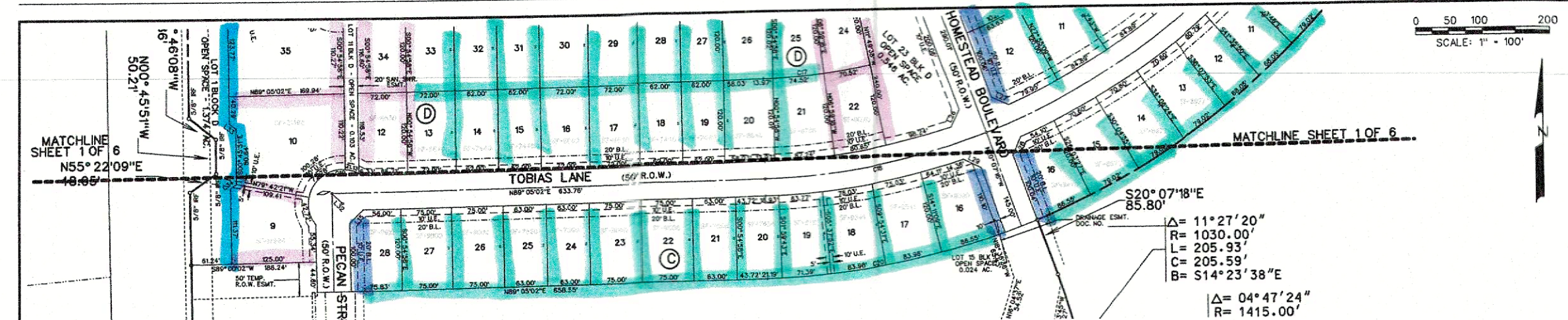
[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

METAL
 METAL W/
 MNS. COLS.
 WOOD
 WOOD W/ MNS. COLS.



USE FOR FENCE MAP ONLY -
 DRAWING NOT TO SCALE



FENCE MAP
 CASE NO.
 SP2022-048

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