AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MARCH 31, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) Approval of the Minutes for the *March 10, 2026* Planning and Zoning Commission meeting.

(3) **P2026-007 (ANGELICA GUEVARA)**
Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a *Replat* for Lot 9, Block A, Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

(4) **P2026-010 (BETHANY ROSS)**
Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a *Replat* for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(5) **MIS2026-004 (BETHANY ROSS)**
Discuss and consider a request by Will Karbaum for the approval of a *Miscellaneous Case* for an *Exception* for a *Front Yard Fence* on a 0.119-acre parcel of land identified as Lot 11-B of Lakeside Village #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family attached, addressed as 3510 Lakeside Drive, and take any action necessary.

(6) **SP2026-005 (ANGELICA GUEVARA)**
Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

(7) **SP2026-007 (BETHANY ROSS)**
Discuss and consider a request by Patrick Espinoza of JCK Commercial, Inc. on behalf of Vache Ourfalian for the approval of a *Site Plan* to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 14, 2026.

(8) **Z2026-011 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

(9) **Z2026-012 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of amending the *Fee Schedule* to update the City's development related application fees, and take any action necessary.

(10) **Z2026-013 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a *Zoning Change* amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

(11) **Z2026-014 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

(12) **P2026-008 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Preliminary Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

(13) **P2026-009 (HENRY LEE)**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Preliminary Plat* for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition being an 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(14) **P2026-011 (ANGELICA GUEVARA)**
Discuss and consider a request by Cristian Federciuc for the approval of a *Replat* for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.

(15) **P2026-012 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Final Plat* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(16) **SP2026-008 (BETHANY ROSS)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(17) **SP2026-009 (ANGELICA GUEVARA)**
Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a *Site Plan* for an existing *Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In* on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

(18) **SP2026-010 (HENRY LEE)**
Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *General Retail Building* on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street [*SH-205*], and take any action necessary.

(19) *Director's Report* of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- Z2026-002: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 214 Blanche Drive **(2ND READING; APPROVED)**
- Z2026-004: Specific Use Permit (SUP) for a *Detached Garage* at 1982 Sterling Court **(1ST READING; APPROVED)**
- Z2026-006: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 2592 FM-549 **(1ST READING; APPROVED)**
- Z2026-007: Zoning Change from Agricultural (AG) and Light Industrial (LI) District to a Planned Development District for Limited Commercial (C) and Light Industrial (LI) District Land Uses **(1ST READING; APPROVED)**
- Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street **(1ST READING; TABLED TO APRIL 6, 2026)**
- Z2026-010: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 709 Forest Trace **(DENIED)**

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *March 25, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MARCH 10, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Douglas Roth. David Schoen and Galen Hilliard. Commissioners absent were Carin Brock and Ellis Bentley. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee. Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams. Staff absent were Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

II. APPOINTMENTS

1. **Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.**

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Dr. Conway closed the open forum.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of Minutes for the *February 24, 2026* Planning and Zoning Commission meeting.

Commissioner Roth made a motion to approve the Consent Agenda. Vice-Chairman Hagaman seconded the motion which passed by a vote of 5-0.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

3. **Z2026-004 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a Specific Use Permit (SUP) to allow construction of a detached garage that exceeds the maximum permissible size. The Unified Development Code (UDC) allows a detached garage with a maximum square footage of 625SF. In this case the proposed detached garage exceeds the maximum permissible SF by 575 SF. Staff has reviewed accessory structures located within the Sterling Farms subdivision and majority have existing detached garages along with several accessory buildings primarily used for storage. Based on this review the proposed detached garage would not be the largest accessory structure within this portion of the subdivision and due to the proposed placement of the structure on the property there is limited visibility. Staff did add a condition of approval that the applicant remove accessory structures except for the pool equipment shed that will stay but the rest of the accessory structures on the lot will be removed before receiving a building permit. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has received (3) three notices in favor of the applicants request.

Peter Drake
1982 Sterling Court
Rockwall, TX 75087

Mr. Drake came forward and expressed that he took down the carport and has complied with what he was requested to do.

Commissioner Schoen explained if this would be behind their fence.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-004. Commissioner Hilliard seconded the motion which passed by a vote of 5-.0.

4. **Z2026-005 (HENRY LEE) [*THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE*]**

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a *PD Development Plan* for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee explained the applicant had requested to withdraw since they missed the previous work session they would like to request to withdraw.

Chairman Dr. Conway made a motion to withdraw Z2026-005. Commissioner Schoen seconded the motion which was withdrawn by a vote of 5-0.

5. **Z2026-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)*, superseding *Ordinance No. 25-80* [*S-389*], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit 9SUP) for the purpose of constructing a single-family home on the subject property. The proposed home does meet all the requirements of the Unified Development Code (UDC). Staff has mailed out notices to property owners and occupants within 500 feet of the subject property. At this time, staff has not received any notices back regarding the applicants request.

Mike Lewis
25922 FM-549
Rockwall, TX 75032

Megan Green
2592 FM-549
Rockwall, TX 75032

Mr. Lewis came forward and expressed that they had gone through this process before, but they changed builders and plans, dropped the guest quarters, and are now requesting a single-family home.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Hagman made amotion to approve Z2026-006. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

6. **Z2026-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. He explained this was brought forward last year around June. The applicant had submitted a zoning change to change the entire property to Light Industrial (LI) District. Ultimately on July 21st the City Council made a motion deny the request on the bases that they believed that a Planned Development Plan (PD) would be better to facilitate the applicants request and in light of that the applicant since then has returned to request a Planned Development Plan (PD) and a Zoning Change. Making it (3) three district with A and B district being a limited Light Industrial (LI) land use and C would be a limited commercial district. The property will be split into three different sections. Subdistrict intent would be having a light industrial district with the intent to construct a sheet metal facility, which they did provide a concept plan and conceptual building elevations demonstrating how they intend to develop that property. Subdistrict B would be a Light Industrial District with straight based zoning with the intent of constructing a corporate head quarter with office and light industrial land uses. Subdistrict C their intent is not to use it for light industrial but rather for commercial zoning and in order to blend this subdistrict development to the south which would also be commercial they are keeping that zoning and also utilizing the same development standards to make it a cohesive commercial area. When looking at subdistrict A and that process if this case were to get approved subdistrict A could move into the site plan process where it would be evaluated by the Planning and Zoning Commission and the Architectural Review Board (ARB) to look into their conformance. When looking at the future land use plan the property is showing that it is technology for future land use which would be for light industrial land uses but it also has that cross-hatch pattern, which is identified as the special commercial corridor also showing it has the ability to entertain commercial uses that would play along with the interstate 30 frontage. The applicant is both proposing the light industrial and commercial

land uses on different portions of the property and could be seen as generally conforming to this requirement given that it is meeting both of the future land uses. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time staff has received (2) two notices in opposition to the applicants request.

Clay Collier
3333 Miller Park S
Garland. TX 75042

Matt Wavering
2610 Observation Trail
Rockwall, TX 75032

Mr. Wavering came forward and provided additional details in regards to the applicants request. Explained this was a project they had been working on with Mr. Collier for about eight years.

Vice-Chairman Hagaman asked if they did the building for A would they take their items to garland, and would they have an estimate for subdistrict B.

Commissioner Schoen asked if there was a process to have the Industrial the cutting of the steel closer to John King where it is already established Industrial processes and manufacturing.

Commissioner Schoen asked if they are leaving the tree line.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Patty Griffin
2140 Airport Road
Rockwall, TX 75087

Mrs. Griffin came forward and expressed her concerns ion regards to the project. Mrs. Griffin explained she is 5th generation Rockwall. Explained she is not opposed to economic development, what she is requesting this commission to consider is if the zoning change is appropriate and compatible for the land use already in existence.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Hagaman asked if two pieces of the property are already zoned Light Industrial ,the comprehensive plan states that the area should be Light Industrial (LI).

Director of Planning and Zoning, Ryan Miller, explained that the proposed site for the sheet metal facility is currently zoned Light Industrial (LI). He noted that the key difference is that the Planned Development (PD) district imposes additional restrictions, with each subdistrict includes two pages of prohibited uses. As a result, the existing PD zoning for this area is significantly more restrictive than the current base zoning. He further explained that the Comprehensive Plan designates the area for "Technology and Employment" uses. When the Comprehensive Plan Committee evaluated the site, they identified two primary development possibilities. First, the property's adjacency to the railroad makes it highly desirable for industrial use, which is why the Economic Development Corporation (EDC) has shown interest in the area due to its rail access. Second, from a planning perspective, the committee considered the potential for retail development along Justin Road. Ultimately, the committee recommended maintaining flexibility within the Comprehensive Plan so that City Council can determine the most appropriate use when a development proposal is presented.

Director of Planning and Zoning explained that City Council denied without prejudice since they talked to the applicant and explained they had denied it since they wanted to see more reassurance in a Planned Development District that will explain what they're going to develop. Will give discretionary authority over things that are not developed.

Commissioner Hilliard wanted a bit more of clarification and wanted to understand their usage.

Director of Planning and Zoning Ryan Miller explained there are (3) three subdistricts and A and B have an underlining zoning of Light Industrial district, but within the requirements for A and B what they have done is further remove uses that are incompatible with the property.

Commissioner Schoen asked if it was already zoned AG and Residential already built then why did the comprehensive plan have it shown as live-work.
Director of Planning and Zoning explained when they looked at it in 2018 they had existing single-family homes and the adjacency that was planned was not the most attracted to keep single-family homes in the far future. They wanted to provide the residents the flexibility and ability to look at potentially changing those to small offices in the future, but that would be something that City Council would ultimately have to look and determine if it is appropriate when the request is made.

Commissioner Roth made a motion to approve Z2026-007. Commissioner Hilliard seconded the motion which passed by a vote of 4-1 and Commissioner Schoen dissenting.

7. **Z2026-008 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request . The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property. Overall the proposed single-family home generally meets all the density and dimensional requirements of the single-family 7 (SF-7) district that is stipulated with the Unified Development Code (UDC). Approval of this request is discretionary decision for City Council pending the recommendation from the Planning and Zoning Commission. On February 18, 2026 staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time staff had received (1) one notice in opposition of the applicants request. Staff should note that the notice indicated that the residential property is located within the Historic District but that designation is incorrect.

Ruben Fragosa
1321 Crescent Cove Drive
Rockwall, TX 75087

Mr. Fragosa came forward and explained he did not have anything else to add but would be happy to answer some questions.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Hagman made a motion to approve Z2026-008.Commissioner Roth seconded the motion which passed by a vote of 4-1 with Commissioner Schoen dissenting.

8. **Z2026-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a *Specific Use Permit (SUP)* for a *Major Auto Repair Garage* on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. On October 17, 2025 the applicant submitted a Specific Use Permit (SUP) making the same request for major automotive repair garage, however, after holding the public hearing on November 11th the Planning and Zoning commission approved a motion to allow the applicant to withdraw. This motion came after the Planning and Zoning discussion to discuss some potential concerns they had related to the outside storage related to the land use and the parking deficiency at that time. The applicant has returned with the Specific Use Permit (SUP) request again making the same request for the major automotive repair garage, looking at the concept plan and the conceptual building elevations they generally comply with the requirements, however, in order to meet the parking requirements for this land use they did add parking in front of the building. If approved this would require a variance at the time of site plan. In addition, when looking at the building elevations there are variances to the four-sided architecture and articulation to the lighting standards that would have to be reviewed and approved at the time of site plan if this case were to get approved. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. At this time, staff has received (8) notices from (7) property owners in opposition of the applicants request. There was also a petition included from Galaxy Ranch to the south of the property which was included as well.

Vice-Chairman Hagman asked if the petition was for the residents around Galaxy Ranch or the Parents.

Chairman Dr. Jean Conway asked what would happen if the property were to sell to someone else what the restrictions would be.

Senior Planner Henry Lee explained if this was approved the land use would run with the property and not with the owner. Therefore, if it were to get sold the next property owner could build a major automotive repair garage ands not have to comeback.

Tyler Adams
100 N Cottonwood Drive
Richardson, TX 75080

Mr. Adams came forward and provided additional details in regards to his request.

Commissioner Schoen asked that there was a bit of back and forth during the work session that we needed an answer for the right away because it would affect the applicant's buffer, asked if it was answered already.

Director of Planning and Zoning Ryan Miller explained they had talked to the applicant and it did not affect his buffer.

Chairman Dr. Conway asked if the interior area will be air conditioned.

Commissioner Roth explained that the rest of their shops there all in commercial district.

Chairman Dr. Conway explained this was not a good location for it.

Commissioner Schoen explained he is struggling with the location for the major automotive.

Director of Planning and Zoning Ryan Miller explained he would recommend to withdraw this case and submit for minor automotive and only be able to do the things in minor automotive.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Alicia Larsen
1835 T. L Townsend
Rockwall, TX 75032

Mrs. Larsen came forward and expressed her concerns in regards to the project. Primary concern is health and secureness of children.

Stan Pechal
11 Signature Court
Heath, TX 75032

Mr. Pechal came forward and asked what the 500 buffer means and why does it stop at 500.

Senior Planner Henry Lee explained that is the buffer they send out notices to property owners and occupants.

Director of Planning and Zoning Ryan Miller explained the state requires a 200 feet buffer for notifications for zoning cases, but the City of Rockwall expands it to 500 feet to make sure more people know about the zoning cases and cases happening at the city so they can participate.

Constance Paris
1675 Westbury Drive
Rockwall, TX 75032

Mrs. Paris came forward and explained her concerns in regards to property and air pollution and Nosie.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Vice-Chairman Hagman made a motion to withdraw Z2026-009. Commissioner Schoen seconded the motion which was withdrawn by a vote of 5-0.

9. **Z2026-010 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a home on the property. In august of 2023 City Council approved a SUP to allow the applicant to begin construction of a single-family home. Following this, in October 2024 the building inspections department issued a permit authorizing the construction. However, after the permit was issued the applicant made little progress towards the completion of the project and fell to have an inspection within the 180 days. Based on this the building inspection department expired the building permit , which expired the SUP and issued a stop work order on the property on January 16, 2026. Staff is obligated to note that despite the stop work order being posted and the building permit be expired the applicant did recreate the property after these actions were taken. The applicant has submitted a new development application for residential infill and nothing has really changed from the previous roofed plan, and the proposed home meets all the density and dimensional requirements for a home in a single-family 10 district. Staff mailed out notices to property owners an occupant within 500 feet of the subject property. At this time staff has received (2 notices in opposition of the applicants request.

Otilio Posades
41 Anna Leigh Drive
Waxahachie, TX 75167
Mr. Posades came forward and expressed he received a certified letter that explained they had six weeks to return the property to its original grade.

Vice-Chairman Hagman asked if he is requesting the SUP since it was expired.

Vice-Chairman Hagman asked when the building permit was issued.

Director of Planning and Zoning Ryan Miller explained it was issued in 2024.

Vice-Chairman Hagaman asked if there are any stipulations so that this does not happen again.

Director of Planning and Zoning Ryan Miller explained that timeline can be established within the SUP ordinance that would require check ins.

Commissioner Schoen explained he was struggling with the timeline since there engineering had not been moving forward.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Mary Smith
711 Forrest Trace
Rockwall, TX 75087

Mrs. Smith came forward and stated that no activity has been observed at the site since late September, construction along the retaining wall had begun but was subsequently halted and has not resumed.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Chairman Dr. Conway closed the public hearing and brought the item back to Commission for discussion or action.

Commissioner Schoen made a motion to deny Z2026-010 with prejudice since there is a City ordinance in place that allowed a SUP a permit to expire and he does not have a great sense of confidence that if this gets granted that it would be completed without expiring again. Chairman Dr. Conway seconded the motion which was denied by a vote of 5-0.

VI. ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

10. **SP2025-042 (HENRY LEE)**

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request was submitted on December 12, 2025 and the applicant had submitted their application for a site plan request following the applicant's original submittal they had a work session, however, they requested to table. In addition to that tabling the applicant had tabled two additional times. On February 3rd and February 16th. Now the applicant is returning to go for action. As indicated the applicant is requesting approval of a site plan for a roughly 873 SF multi-tenant retail on the subject property. The plans do generally meet the unified development code (UDC). That being said there are a number of variances that have been identified with this request. There required a row of trees to be planted on the rear of the property. However, the applicant has not provided that. In addition, when looking at the building elevations they do have two variances associated with the building one being the articulation standards that required to provide primary articulation on all sides of the building, given that its on an overlay district and they fail to meet the requirements. ARB did review these elevations and due to the variances, they did make a recommendation to deny the elevations. The applicant did not provide a variance letter. Staff had minor comments ins several of the plans particularly to the site plan, landscape plan, photometric and building elevations.

Commissioner Schoen asked if there were any changes then what has been presented before.

Henry Nguyen
1330 Glenfield Ave
Dallas, TX 75224

Mr. Nguyen came forward and explained he thought they had addressed everything and explained they would try there best to be in compliance and would like some additional time to work on the plans.

Director of Planning and Zoning Ryan Miller explained this has been tabled three times.

Chairman Dr. Conway made a motion to deny SP2025-042 without prejudice. Commissioner Schoen seconded the motion which was denied by a vote of 5-0.

11. **SP2026-002 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan to address concerns that they had during there previous submittal. They did request one extension to address the comments and now they are returning and are asking for approval on there site plan request. The only change since the last meeting where the fire lane was established to get the parking in front of that fire lane between the road and the building. They did provide a variance letter indicating they had added extra shrubs and tress along the east side of the property.

Commissioner Hilliard asked if they did what ARB had recommended.

Salvador Salcedo
& Eduardo Salcedo
210 Cedar Tree Ln
Heath, TX 75032

Mr. Salcedo came forward and provided additional details in regards to his request.

Commissioner Shcoen made a motion to approve SP2026-002. Commissioner Roth seconded the motion which passed by a vote of 5-0.

12. **SP2026-005 (ANGELICA GUEVARA) [*THE APPLICANT HAS REQUESTED TO TABLE TO MARCH 31, 2026*]**
Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

VII. DISCUSSION ITEMS

13. *Director's Report* of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- P2026-006: Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition **(APPROVED)**
- MIS2026-003: Special Request for 606 E. Ross Street **(APPROVED)**
- Z2026-001: Text Amendment to Article 04, *Permissible Uses*, of the UDC **(2ND READING; APPROVED)**
- Z2026-002: Specific Use Permit (SUP) for a *Residential Infill in an Established Subdivision* at 214 Blanche Drive **(1ST READING; APPROVED)**

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:03PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2026.

_____
Dr. Jean Conway, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 31, 2026
APPLICANT:	Dub Douphrate of Douphrate & Associates, Inc.
CASE NUMBER:	P2026-007; *Replat for Lot 9, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a *Replat* for Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 1.55-acre tract of land [*i.e. Lot 9, Block A, Maverick Ranch Addition*] for the purpose of establishing the necessary easements for the development of two (2) additional metal buildings on the subject property.

☑ *Background.* The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34* [*i.e. Case No. A2024-001*]. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-003*] allowing the construction of the two (2) additional metal buildings that had been previously approved on the subject property.

☑ *Conformance to the Subdivision Ordinance.* The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval.* Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 9, Block A, Maverick Ranch Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2026

PROJECT NUMBER: P2026-007
PROJECT NAME: Replat for Lot 9, Block A, Maverick Ranch Addition
SITE ADDRESS/LOCATIONS: Ranch Trail Road

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A, Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/25/2026	Approved w/ Comments

03/25/2026: P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2026-007) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 9, BLOCK A
MAVERICK RANCH ADDITION
BEING A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
BEING
ONE (1) LOT
1.55-ACRES OR 67,501 SF
SITUATED IN THE
WILLIAM FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please correct the spelling on “State Plane Coordinates.”

M.6 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Please delete #7 from the Owner's Certificate and update the wording.

M.9 Please change the subdivision name to "Lot 9, Block A, Maverick Ranch Addition" on all areas of the replat.

M.10 Please provide the following Notary Public Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

M.11 Please remove the notary stamp underneath the Surveyors Certificate.
M.12 Please provide the following Surveyor's/Registered Engineer Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR]
PROFESSIONAL ENGINEER NO.

M.13 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

_____
MAYOR OF THE CITY OF ROCKWALL _____
PLANNING AND ZONING COMMISSION CHAIRMAN

_____
CITY SECRETARY

_____
CITY ENGINEER

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026
City Council Meeting: April 6, 2026

I.16 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Not needed.
2. This area is a water easement.
3. What are these drainage easements for?
4. There is a 20' water easement in this location on the civil plans for these water meters. Please show on the plat as well.
5. List 100 yr WSEL for this detention easement too.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

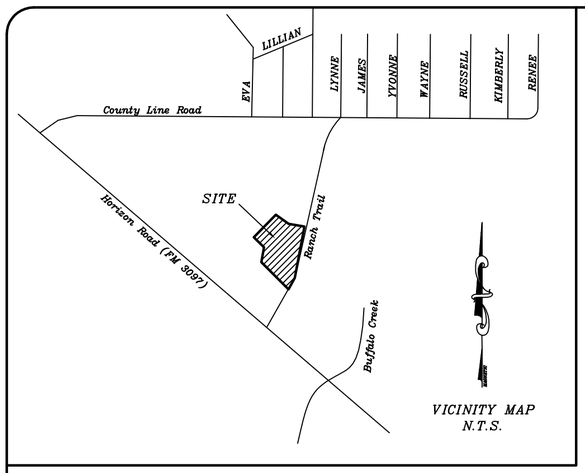
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments



LEGEND:

IRF = Iron Rod Found
IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
P.R.R.C.T. = Plat Records of Rockwall County, Texas
(CM) = Control Monument
WS = Water Surface Elevation

General Notes:

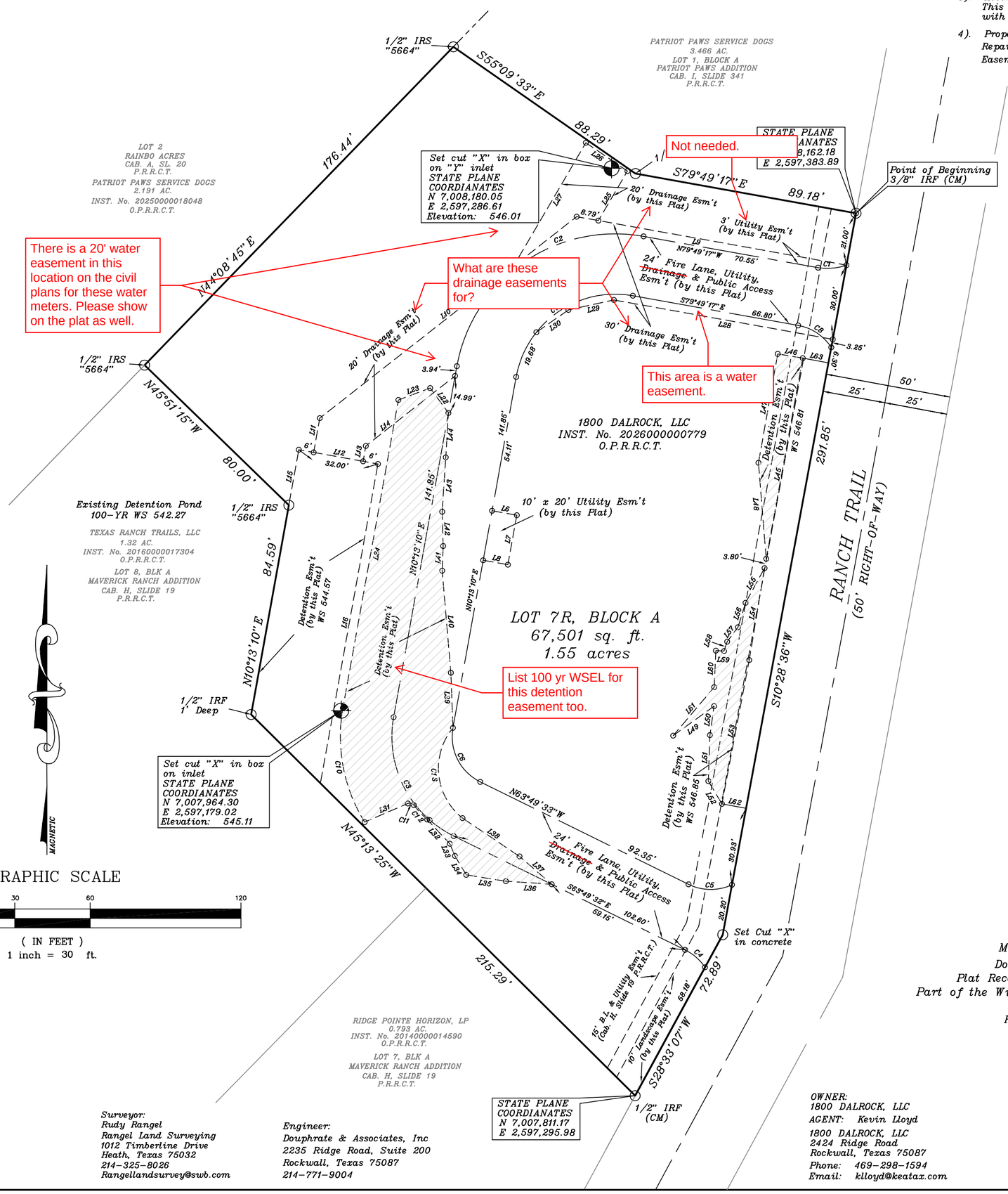
1). The purpose of this plat is to create easements.

2). The Coordinates (SPC TXNC 4202) shown hereon North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.

4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
Northerly line of Lots 7 & 8
Block A, Maverick Ranch Addition
Inst. No. 20200000021169 O.P.R.R.C.T.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L6	10.00'	S79°46'50"E
L7	20.00'	N10°13'10"E
L8	10.00'	S79°46'50"E
L9	109.08'	N79°49'17"W
L10	129.88'	S51°53'58"W
L11	13.83'	S10°13'10"W
L12	20.00'	S79°46'50"E
L13	6.22'	N10°13'10"E
L14	45.11'	N51°53'58"E
L15	22.42'	N10°13'10"E
L16	129.05'	N10°13'10"E
L22	12.29'	N36°10'02"W
L23	13.50'	S69°32'59"W
L24	124.51'	S10°13'10"W
L25	22.83'	N30°23'40"E
L26	20.00'	N55°43'40"W
L27	56.94'	S30°23'40"W
L28	88.46'	N79°49'17"W
L29	18.54'	S77°40'43"W
L30	15.54'	S55°10'43"W
L31	18.69'	N66°37'25"E
L32	13.17'	S43°08'33"E
L33	5.27'	S22°46'58"E
L34	8.76'	S30°49'47"E
L35	15.98'	S80°53'24"E
L36	18.28'	S86°09'17"E
L37	16.95'	N49°05'50"W
L38	27.32'	N56°07'38"W
L39	21.94'	N02°09'41"W
L40	40.73'	N04°53'11"W
L41	9.84'	N02°16'10"E
L42	13.61'	N01°35'07"W
L43	21.70'	N03°45'16"E
L44	17.65'	N03°27'20"E
L45	81.10'	N10°18'59"E
L46	10.10'	N80°19'17"W
L47	44.00'	S10°01'18"W
L48	38.29'	S04°37'40"E
L49	20.07'	N54°11'14"E
L50	11.64'	S08°11'08"W
L51	18.33'	S02°01'03"W
L52	10.56'	S30°58'01"E
L53	58.23'	N10°44'16"E
L54	37.06'	N09°28'22"E
L55	15.73'	S28°45'53"W
L56	10.16'	S17°13'48"W
L57	7.18'	S36°46'02"W
L58	3.93'	S18°25'30"W
L59	3.27'	N87°15'35"W
L60	14.55'	S02°36'49"W
L61	25.24'	S40°13'54"W
L62	9.75'	S79°31'24"E
L63	10.37'	S79°31'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	11.46'	23.08'	28°26'43"	S84°50'29"W	11.34'
C2	100.49'	64.00'	89°57'34"	S55°11'56"W	90.48'
C3	56.87'	44.00'	74°03'39"	S26°48'39"E	53.00'
C4	10.64'	20.50'	29°43'43"	S48°57'46"E	10.52'
C5	17.84'	20.00'	51°06'53"	N89°22'59"W	17.26'
C6	25.86'	20.00'	74°04'46"	N26°49'13"W	24.09'
C7	62.80'	40.00'	89°57'34"	N55°11'56"E	56.55'
C8	16.25'	20.00'	46°33'31"	S56°32'31"E	15.81'
C9	38.22'	64.50'	33°57'03"	S06°45'21"E	37.66'
C10	47.26'	64.36'	42°04'17"	S10°47'52"E	46.20'
C11	2.65'	2.00'	75°55'10"	N75°24'59"W	2.46'
C12	7.87'	42.57'	10°35'20"	S42°45'04"E	7.86'
C13	40.22'	25.24'	91°18'32"	S06°02'37"E	36.09'

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

FINAL PLAT
LOT 7R, BLOCK A

A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 20200000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keatax.com

SHEET 1 OF 2
Date: 02-19-2026

CITY CASE No. _____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Maverick Ranch Addition	LOT	7	BLOCK	A
GENERAL LOCATION	Ranch Trail Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	OFFICE
PROPOSED ZONING	Commercial	PROPOSED USE	OFFICE
ACREAGE	1.5 Ac	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	1800 DALRock, LLC	☐ APPLICANT	Douphrate & Assoc Inc
CONTACT PERSON	Kevin Lloyd	CONTACT PERSON	Dub Douphrate
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 331.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 *DAY OF* February *20* 26

OWNER'S SIGNATURE Kevin J. Lloyd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sherrill Lemons

SHERRILL LEMONS
My Notary ID # 3551187
Expires March 4, 2028

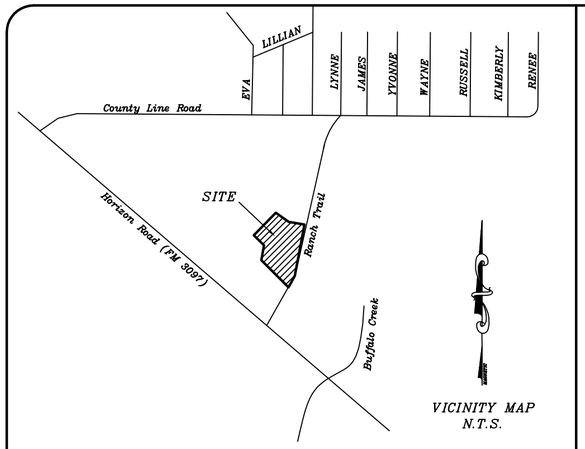
MY COMMISSION EXPIRES 3/4/28



City of Rockwall

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

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



LEGEND:

IRF = Iron Rod Found
IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
P.R.R.C.T. = Plat Records of Rockwall County, Texas
(CM) = Control Monument
WS = Water Surface Elevation

General Notes:

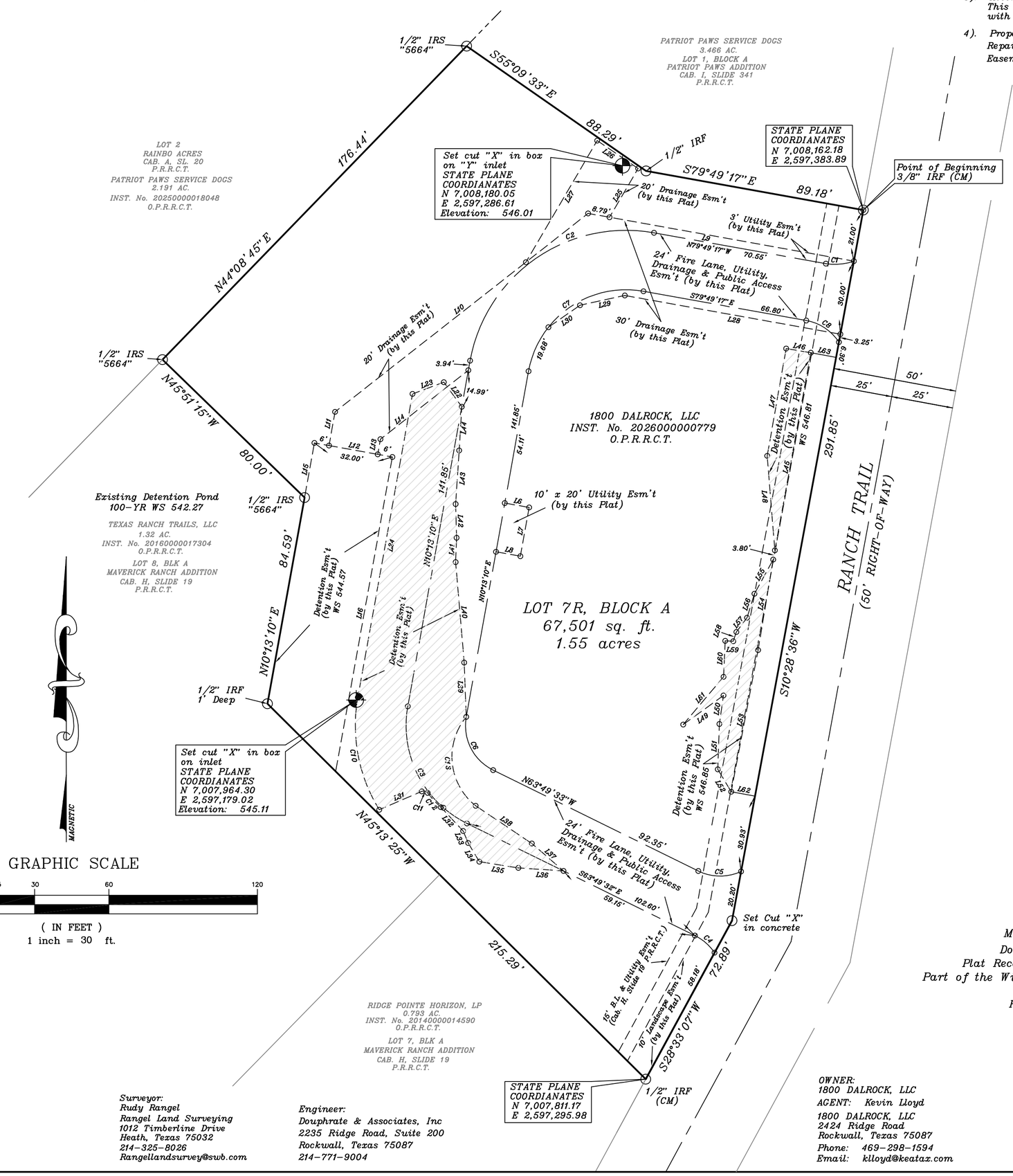
1). The purpose of this plat is to create easements.

2). The Coordinates (SPC TXNC 4202) shown hereon North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.

4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
Northerly line of Lots 7 & 8
Block A, Maverick Ranch Addition
Inst. No. 20200000021169 O.P.R.R.C.T.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L6	10.00'	S79°46'50"E
L7	20.00'	N10°13'10"E
L8	10.00'	S79°46'50"E
L9	109.08'	N79°49'17"W
L10	129.88'	S51°53'58"W
L11	13.83'	S10°13'10"W
L12	20.00'	S79°46'50"E
L13	6.22'	N10°13'10"E
L14	45.11'	N51°53'58"E
L15	22.42'	N10°13'10"E
L16	129.05'	N10°13'10"E
L22	12.29'	N36°10'02"W
L23	13.50'	S69°32'59"W
L24	124.51'	S10°13'10"W
L25	22.83'	N30°23'40"E
L26	20.00'	N55°43'40"W
L27	56.94'	S30°23'40"W
L28	88.46'	N79°49'17"W
L29	18.54'	S77°40'43"W
L30	15.54'	S55°10'43"W
L31	18.69'	N66°37'25"E
L32	13.17'	S43°08'33"E
L33	5.27'	S22°46'58"E
L34	8.76'	S30°49'47"E
L35	15.98'	S80°53'24"E
L36	18.28'	S86°09'17"E
L37	16.95'	N49°05'50"W
L38	27.32'	N56°07'38"W
L39	21.94'	N02°09'41"W
L40	40.73'	N04°53'11"W
L41	9.84'	N02°16'10"E
L42	13.61'	N01°35'07"W
L43	21.70'	N03°45'16"E
L44	17.65'	N03°27'20"E
L45	81.10'	N10°18'59"E
L46	10.10'	N80°19'17"W
L47	44.00'	S10°01'18"W
L48	38.29'	S04°37'40"E
L49	20.07'	N54°11'14"E
L50	11.64'	S08°11'08"W
L51	18.33'	S02°01'03"W
L52	10.56'	S30°58'01"E
L53	58.23'	N10°44'16"E
L54	37.06'	N09°28'22"E
L55	15.73'	S28°45'53"W
L56	10.16'	S17°13'48"W
L57	7.18'	S36°46'02"W
L58	3.93'	S18°25'30"W
L59	3.27'	N87°15'35"W
L60	14.55'	S02°36'49"W
L61	25.24'	S40°13'54"W
L62	9.75'	S79°31'24"E
L63	10.37'	S79°31'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	11.46'	23.08'	28°26'43"	S84°50'29"W	11.34'
C2	100.49'	64.00'	89°57'34"	S55°11'56"W	90.48'
C3	56.87'	44.00'	74°03'39"	S26°48'39"E	53.00'
C4	10.64'	20.50'	29°43'43"	S48°57'46"E	10.52'
C5	17.84'	20.00'	51°06'53"	N89°22'59"W	17.26'
C6	25.86'	20.00'	74°04'46"	N26°49'13"W	24.09'
C7	62.80'	40.00'	89°57'34"	N55°11'56"E	56.55'
C8	16.25'	20.00'	46°33'31"	S56°32'31"E	15.81'
C9	38.22'	64.50'	33°57'03"	S06°45'21"E	37.66'
C10	47.26'	64.36'	42°04'17"	S10°47'52"E	46.20'
C11	2.65'	2.00'	75°55'10"	N75°24'59"W	2.46'
C12	7.87'	42.57'	10°35'20"	S42°45'04"E	7.86'
C13	40.22'	25.24'	91°18'32"	S06°02'37"E	36.09'

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

FINAL PLAT
LOT 7R, BLOCK A

A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 20200000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keatax.com

SHEET 1 OF 2
Date: 02-19-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 20200000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a ⅜" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a ½" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 20200000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a ½" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a ½" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a ½" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a ½" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a ½" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lot 9, Block A, MAVERICK RANCH subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of steers in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or
   Until an escrow deposit, sufficient to pay for the cost o such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer s progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
   Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements tor the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of dedication of exactions made herein.

FOR: 1800 DALROCK, LLC

_____

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my han and seal of office, this _____ day of _____, 2026.

_____

Notary Signature

GENERAL NOTES

1. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of the subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representaion, assurance or guarantee by the City of Rockwall of the adequacy oand availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3. The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approval of Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____ ,2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred and eighty (180) days from said date of final approval.

_____ _____

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____

CITY SECRETARY CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____ ,2026.

_____

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my han and seal of office, this _____ day of _____, 2026.

_____

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 20200000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keatax.com

Date: 02-16-2026 CITY CASE No. _____

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 31, 2026
APPLICANT:	Chet Leugers; Westwood Professional Services
CASE NUMBER:	P2026-010; *Replat for Lot 3, Block A, Rockwall Technology Park*

SUMMARY

Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a *Replat* for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Replat* for a 41.018-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1, of the J.H.B. Jones Survey, Abstract 125*) for the purpose of establishing one (1) parcel of land (*i.e. Lot 3, Block A, Rockwall Technology Park*), and the required easements for the purpose of expanding the existing *Manufacturing Facility* on the subject property.

☑ *Background*. The subject property was annexed by City Council on December 3, 1985 through *Ordinance No. 85-69* [*Case No. A1965-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District sometime between annexation and April 5, 2005. On June 20, 2016, the City Council approved a *Site Plan* [*Case No. SP2016-012*] for the purpose of building a *Manufacturing Facility* on the subject property. On August 1, 2016, the City Council approved a *Final Plat* [*Case No. P2016-033*] for the purpose of establishing the necessary easements for the construction of a *Manufacturing Facility* on the subject property. On January 13, 2026, the Planning and Zoning Commission approved an *Amended Site Plan* [*Case No. SP2025-046*] for the purpose of allowing the expansion of the existing *Manufacturing Facility* on the subject property.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 3, Block A, Rockwall Technology Park, Phase IV Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: P2026-010
PROJECT NAME: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Chet Leugers of Westwood Professional Services on behalf of Brian LaMont of STAG Rockwall, LP for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase 5
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition being a 41.018-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 3400 Discovery Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2026-010) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 3, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION, AND
TRACT 1 OF THE J. H. B. JONES SURVEY, ABSTRACT 125
BEING A TOTAL OF
41.018-ACRES
SITUATED IN THE
JHB JONES SUREY, ABSTRACT NO 125, AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT 120,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.6 Please change the lot block and subdivision name as depicted in Comment M.5 within the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please replace the signature block with the one below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STANDARD CITY SIGNATURE BLOCK
APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

M.8 If at all possible, please consolidate the number of pages.

M.9 Remove the preliminary language before printing for filing.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 7, 2026 for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026
City Council Meeting: April 6, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Label width for all (min 24').
2. Add width for all (20')
3. Please include these general notes on the plat.
4. Must tie 2 corners to City of Rockwall monumentation (x,y coordinates).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

POINT OF BEGINNING

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE

N 89°43'48" E 853.72'
655.27'
222.70'
629.70'
419.17'
168.85'
20.41'
168.59'
66.41'
L=181.26'
L=399.81'
L=128.95'
L=219.89'
43.47'
35.27'
296.99'
121.41'
154.11'

IRF (C.M.)
IRF
IRS
C1
C24
C3 L=26.20'
C6
C7

S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

GRID COORDINATES
N: 7,022,802.74
E: 2,608,770.37

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

ROBERT BO... T NO. 120
JOHN H... T NO. 125

Label width for all (min 24').

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

L=46.51'
N 1°38'50" W 163.39'
S 1°38'50" E 162.40'
N 1°38'50" W 147.20'
S 1°38'50" E 148.27'
44.34'
C5
C8

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

N 88°21'10" E 635.30'
734.50'
S 88°21'10" W 761.50'

20' DRAINAGE EASEMENT
(DOC. NO. 20180000008520)

C22 C23 C4 C9 C16

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

NOT TO SCALE
20.00' 7.00'
L10 L8 L9

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

400.54'
380.03'
425.73'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

430.23'

C17
L14 9.50'
L13 20.00'
L12

WATER EASEMENT
(BY THIS PLAT)

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

WATER EASEMENT
(BY THIS PLAT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

Add width for all (20')

N 01°38'50" W 335.74'
288.81'

S 01°41'05" E
460.54'

5/8-INCH IRON ROD
W/"PACHECO KOCH"
CAP FOUND

IRF

40' DRAINAGE EASEMENT
(DOC. NO. 20160000012775)
(DOC. NO. 20160000012778)

15' REAR YARD SETBACK

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

S 01°38'50" E 60.00'
56.91'

L17 N 88°21'10" E 117.79'
28.02' NOT TO SCALE 20.00'
S 88°21'10" W 125.81'
18.91'

WATER EASEMENT
(BY THIS PLAT)

DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

C10 L1 L2 C15 L3 C11 C14 C12 C13 L4

S 01°38'50" E
302.51'

1,119.70'

24' FIRELANE PUBLIC ACCESS &
UTILITY EASEMENT
(DOC. NO. 20180000008520)

20' WATERLINE EASEMENT
(DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'
1,212.90'

15' REAR YARD SETBACK

1006.14'
N 01°38'50" W 1035.65'
S 01°38'50" E 1035.29'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE, PUBLIC ACCESS
AND WATER EASEMENT
(BY THIS PLAT)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

...OCKWALL, L.P.
...20170000011752)

Please include these general notes on the plat.

DRAINAGE AND
DETENTION EASEMENT
(DOC. NO.
20160000012780)

225.60'
25' FRONT YARD SETBACK
CENTERLINE

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

IRS

S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'
S 01°38'50" E
722.00'

125.43'

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

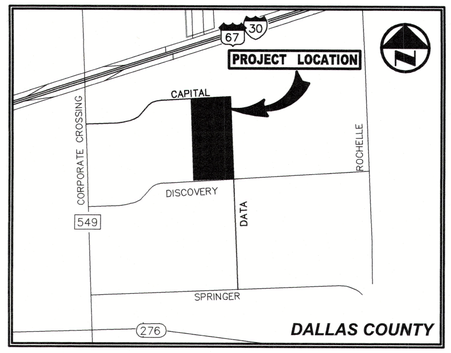
DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

MATCH LINE (SEE SHEET 2)

SEE SHEET 5 FOR LINE TABLE
AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

GENERAL NOTES [Please add this to any other notes included on the plat.]

(1) *Subdivider's Statement.* Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) *Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

(3) *Drainage and Detention Easements.* The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) *Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

(5) *Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Must tie 2 corners to City of Rockwall monumentation (x,y coordinates)

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3400 Discovery Boulevard				
SUBDIVISION	Rockwall Technology Park Phase IV	LOT	1	BLOCK	A
GENERAL LOCATION	SWC-Data Drive & Capital Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	COMMERCIAL		
PROPOSED ZONING	LI	PROPOSED USE	COMMERCIAL		
ACREAGE	41.018	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	STAG Rockwall, L.P.	☒ APPLICANT	Westwood Professional Services
CONTACT PERSON	Brian LaMont	CONTACT PERSON	Chet Leugers
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Seth A. Malamut Authorized Signatory for Owner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,120.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF March, 2026.

OWNER'S SIGNATURE Sigrid M Wheatley

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF MASSACHUSETTS

SIGRID M. WHEATLEY
MY COMMISSION EXPIRES ON 08-21-2026
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/26

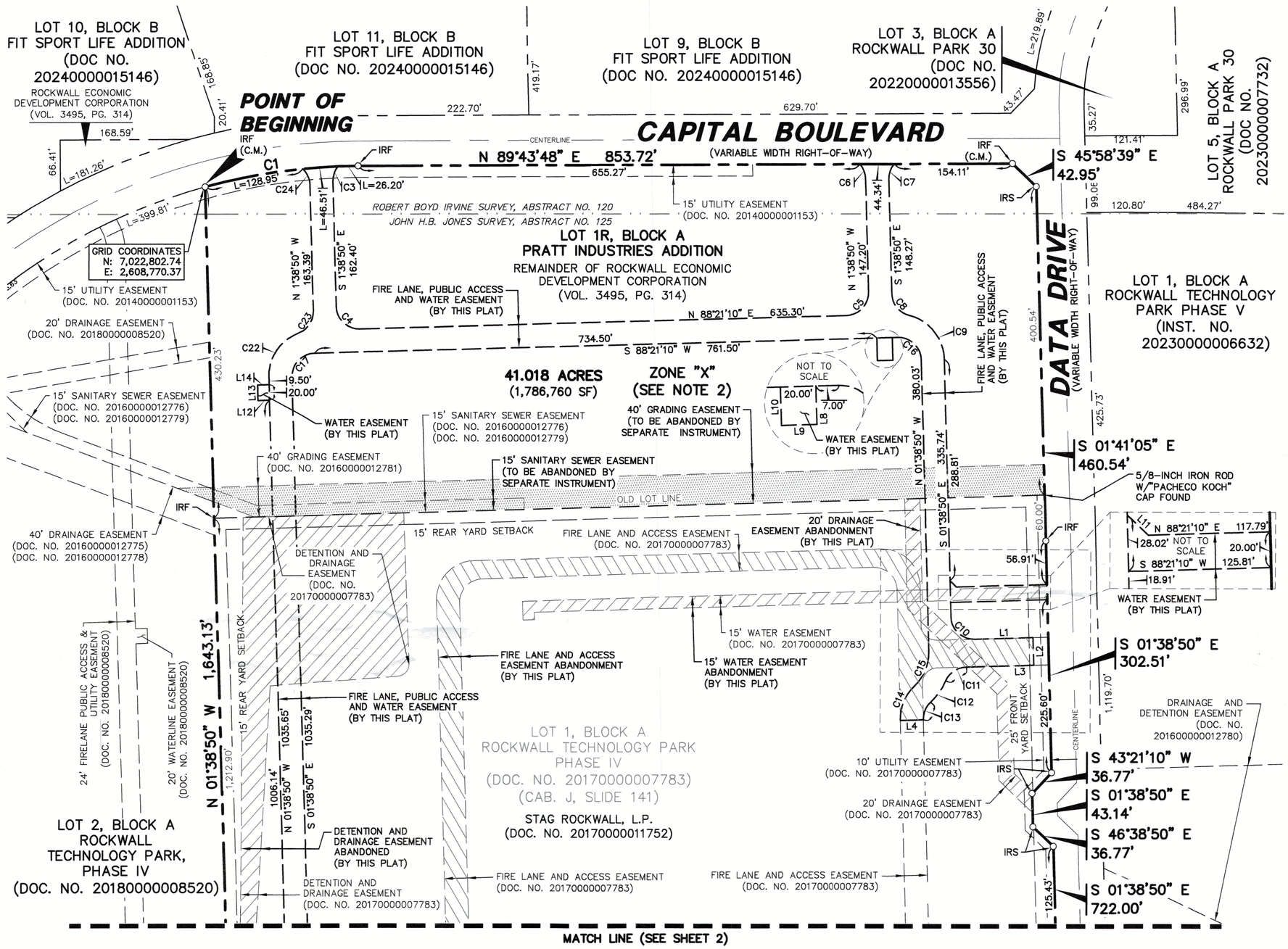


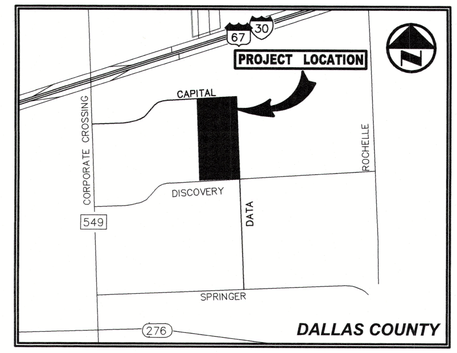
P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition

City of Rockwall

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

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





VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SHEET 1 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

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Westwood
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DALLAS, TX 75231
972.235.3031
westwoodps.com

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

JDMONSIVAISCERDA
3/12/2026 7:17 PM
N:\0068742.00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00_RP.DWG

MATCH LINE (SEE SHEET 1)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT (DOC. NO. 20180000008520)

20' WATERLINE EASEMENT (DOC. NO. 20180000008520)

N 01°38'50" W 1,643.13'

15' REAR YARD SETBACK

1,212.90'

DETENTION AND DRAINAGE EASEMENT (DOC. NO. 20170000007783)

DETENTION AND DRAINAGE EASEMENT ABANDONED (BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT ABANDONMENT (BY THIS PLAT)

N 1°38'50" W 1035.65'

S 1°38'50" E 1035.29'

NOT TO SCALE

L=9.59'

L=31.57'

C18 C19 C20 C21 L5 L6 L7 L15 L16 L17 L18

15' WATER EASEMENT ABANDONED (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

N 01°38'50" W 290.53'

S 01°38'50" E 306.35'

FIRE LANE AND ACCESS EASEMENT (DOC. NO. 20170000007783)

15' WATER EASEMENT (DOC. NO. 20170000007783)

20'x20' WATER EASEMENT (DOC. NO. 20170000007783)

932.47'

L=195.60'

C2

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407030)
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

1/2-INCH IRON ROD W/"UNREADABLE" CAP FOUND

20' WATER EASEMENT (BY THIS PLAT)

9.03' 20.00'

NOT TO SCALE

961.61'

L=422.95'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

41.018 ACRES
(1,786,760 SF)

ZONE "X"
(SEE NOTE 2)

15' WATER EASEMENT (DOC. NO. 20170000007783)

2'

125.43'

L22

20.00'

L20

15' WATER EASEMENT ABANDONMENT (BY THIS PLAT)

20' WATER EASEMENT (BY THIS PLAT)

S 01°38'50" E 722.00'

10' UTILITY EASEMENT (DOC. NO. 20170000007783)

25' FRONT YARD SETBACK

576.57'

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

1/2-INCH IRON ROD FOUND (C.M.) "+" CUT SET

GRID COORDINATES
N: 7,021,224.91
E: 2,609,899.75

42.44'

929.40'

S 43°22'30" W 42.41'

CENTERLINE

929.29'

42.39'

42.47'

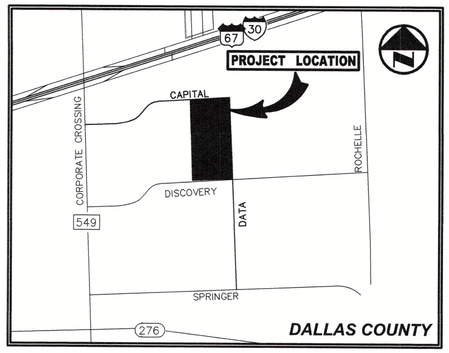
CENTERLINE

1,159.82'

1,160.03'

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SHEET 2 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-___

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

LOT 10, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO.
20240000015146)

LOT 11, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
(DOC NO. 20240000015146)

LOT 3, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20220000013556)

LOT 5, BLOCK A
ROCKWALL PARK 30
(DOC NO.
20230000007732)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

168.59'
168.85'
20.41'
66.41'
L=181.26'
L=188.55'
222.70'
419.17'
629.70'
L=219.89'
43.47'
35.27'
121.41'
296.99'

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

C1
N 89°43'48" E 853.72'
S 45°58'39" E
42.95'
99.06'
120.80'
484.27'

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

POINT OF BEGINNING
IRF
(C.M.)

15' UTILITY EASEMENT
(DOC. NO. 20140000001153)

430.23'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

LOT 1R, BLOCK A
PRATT INDUSTRIES ADDITION

REMAINDER OF ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

41.018 ACRES
(1,786,760 SF)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

40' GRADING EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

S 01°41'05" E
460.54'

15' SANITARY SEWER EASEMENT
(DOC. NO. 20160000012776)
(DOC. NO. 20160000012779)

15' SANITARY SEWER EASEMENT
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

40' GRADING EASEMENT
(DOC. NO. 20160000012781)

OLD LOT LINE

N 88°21'10" E 653.83'
N 01°36'32" W
143.53'
20.00'
162.41'
S 01°36'32" E
135.26'
59.41'
15.00'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

209.57'
37.86'
DETENTION AND
DRAINAGE
EASEMENT
(DOC. NO.
20170000007783)

N 88°21'10" E 531.33'
S 88°21'10" W 511.33'
N 88°21'10" E 684.48'
S 88°21'10" W 669.48'
C32
C33
C36
C37
L24
S 46°36'32" E
161.19'
L25
L26
L27
L28
L29
L30
C34
C35

S 1°59'32" E
198.27'

S 01°38'50" E
10.00'
S 88°21'10" W
15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
302.51'

S 46°36'32" E
34.55'

34.26'
2.51'
24.75'
18.39'
S 43°21'10" W
36.77'
S 01°38'50" E
43.14'
S 46°38'50" E
36.77'

1,119.70'
228.10'
127.93'
S 01°38'50" E
722.00'

N 01°38'50" W 1643.13'

N 00°22'23" E 554.67'
1212.90'
S 03°14'05" W 339.91'
S 85°48'26" W 167.97'
C27

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 01°38'50" W 571.02'
S 01°38'50" E 764.47'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

20' DRAINAGE
EASEMENT ABANDONMENT
(BY THIS PLAT)

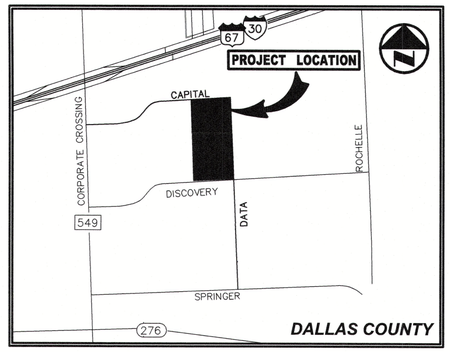
20' DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

N 46°36'32" W
161.20'
N 1°38'50" W
112.97'
S 1°38'50" E
112.97'
N 46°36'32" W
60.34'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

NOT TO
SCALE

MATCH LINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

GENERAL NOTES

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

SURVERYOR/ENGINEER:
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CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

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REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
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CASE NO. P2026-____

Westwood
Westwood Professional Services, Inc.
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DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=60'	MARCH 2026	R0068742.00

MATCH LINE (SEE SHEET 3)

LOT 2, BLOCK A
ROCKWALL
TECHNOLOGY PARK,
PHASE IV
(DOC. NO. 20180000008520)

N 00°22'23" E
554.67'

S 03°14'05" W
339.91'

N 01°38'50" W
571.02'

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

S 01°38'50" E
764.47'

DETENTION AND
DRAINAGE EASEMENT
(DOC. NO. 20170000007783)

DETENTION AND
DRAINAGE EASEMENT
ABANDONED
(BY THIS PLAT)

C29 C28

S 45°26'34" E
176.65'

N 47°46'14" W
171.44'

FIRE LANE AND ACCESS
EASEMENT ABANDONMENT
(BY THIS PLAT)

C31

L23

N 58°17'58" E
157.05'

N 01°38'50" W 1643.13'
1212.90'

C30 C41 L31 C40 C39 C38

L34 L33 L32

NOT TO SCALE

L34 L35 L36

15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

N 1°38'50" W
290.53'

N 1°38'50" W
323.84'

S 01°38'50" E
308.85'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
(DOC. NO. 20170000007783)
(CAB. J, SLIDE 141)

STAG ROCKWALL, L.P.
(DOC. NO. 20170000011752)

N 88°21'10" E 127.93'
205.14'

N 01°38'50" W
15.00'

15.00'

15' WATER EASEMENT
(DOC. NO. 20170000007783)

S 88°21'10" W
205.14'

15' WATER EASEMENT
ABANDONMENT
(BY THIS PLAT)

S 1°38'50" E
722.00'

579.07'

1,119.70'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)

DATA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

10' UTILITY EASEMENT
(DOC. NO. 20170000007783)

FIRE LANE AND ACCESS EASEMENT
(DOC. NO. 20170000007783)

15' WATER EASEMENT
(DOC. NO. 20170000007783)

20'x20' WATER EASEMENT
(DOC. NO. 20170000007783)

934.97'

S 88°23'49" W 961.50'

DISCOVERY BOULEVARD
(INST. NO. 20080000407003O)
(VARIABLE WIDTH RIGHT-OF-WAY)

S 43°22'30" W
42.41'

42.44'

929.40'

929.29'

42.39'

1,160.03'

L=88.86'

C2

L=195.60'

L=422.95'

NOT TO SCALE

L=3.47'

11.53'

15.00'

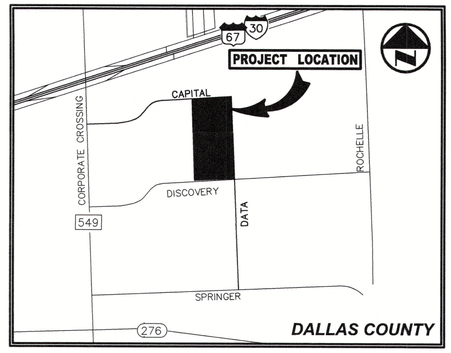
15' WATER EASEMENT
ABANDONED
(BY THIS PLAT)

961.61'

42.47'

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
(INST. NO.
20230000006632)



VICINITY MAP
(NOT TO SCALE)

0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE

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SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

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TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SHEET 4 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

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REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner in the south right–of–way line of Capital Boulevard (a variable width right–of–way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of the Official Public Records of Rockwall County, Texas; said point being a non–tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds , having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2–inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right–of–way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right–of–way line of Date Drive (a variable width right–of–way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 20180000008520 of said Official Public Records;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8–inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2–inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap setfor corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8–inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2–inch iron rod found for corner;said point being the northeast end of a right–of–way corner clip; said point being at the intersection of said west line of Data Drive and the North right–of–way line of Discovery Boulevard (a variable width right–of–way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard. the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds , a radius of 1042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 1/2–inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/12/26.

Luis M. Gonzalez Date
Registered Professional Land Surveyor
No. 6793
luis.gonzalez@westwoodps.com

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the **LOTS 1R, BLOCK A, PRATT INDUSTRIES ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Name: Alan H. Simmons
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2026.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2026.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 6 OF 6

REPLAT

LOTS 1R, BLOCK A PRATT INDUSTRIES ADDITION

BEING A REPLAT OF LOTS 1, BLOCK A,
ROCKWALL TECHNOLOGY PARK PHASE IV ADDITION AND
A 10.983 ACRE TRACT OF LAND
BEING 41.018 ACRES
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 AND
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,AN
ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2026-____

SURVERYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

OWNER:
STAG INDUSTRIAL, INC.
ONE FEDERAL STREET, 23rd FLOOR
BOSTON, MA 02110
PH: 617-574-4777
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	LMG	1"=100'	MARCH 2026	R0068742.00

REPLAT- LOT 1R, BLOCK A, PRATT INDUSTRIES ADDITION

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	March 31, 2026
SUBJECT:	MIS2026-004; *Exception for a Front Yard Fence at 3510 Lakeside Drive*

The applicant, Will Karbaum, is requesting the approval of an *Exception* for a *Front Yard Fence*. The subject property is located on a 0.1190-acre parcel of land (*i.e. Lot 11-B, Lakeside Village #2*) and is addressed as 3510 Lakeside Drive. Specifically, the applicant is requesting to construct a 42-inch wrought-iron fence along a portion of the eastern property line, in the front yard, that runs adjacent to Lakeside Drive.



FIGURE 1: 42-INCH TALL WROUGHT-IRON FENCE.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny *wall* or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [*i.e. Section 08, Fence Standards*], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …" With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is a 42-inch tall wrought-iron fence that is proposed to extend around eight (8) feet in front of the front façade of the home (*see Figure 1*).

Staff reviewed fences located on properties within the Lakeside Village Subdivision, and it does appear there are two (2) other front-yard fences within the subdivision. All this being said, the proposed front yard fence *does not* appear to have a negative impact on the adjacent properties. Additionally, any requests requiring an exception the *Fence Standards* is discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *March 31, 2026*.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: MIS2026-004
PROJECT NAME: Exception for a Front Yard Fence at 3510 Lakeside Drive
SITE ADDRESS/LOCATIONS: 3510 Lakeside Drive

CASE CAPTION: Discuss and consider a request by Will Karbaum for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence on a 0.119-acre parcel of land identified as Lot 11-B of Lakeside Village #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family attached, addressed as 3510 Lakeside Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Verify fence is a minimum of 10' from property line. Meters must be outside of fence.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved w/ Comments

03/18/2026: If approved, the applicant will need to apply for a fence permit with the Building Inspection Department.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: MIS2026-004; Exception for a Front Yard Fence at 3510 Lakeside Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.1190-acre parcel of land identified as Lot 11-B, of Lakeside Village #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Attached land uses, and addressed as 3510 Lakeside Drive.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.4 According to Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [i.e. Section 08, Fence Standards], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …"

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is a 42-inch wrought-iron fence proposed to extend around 10 feet in front of the front façade of the home.

I.6 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3510 Lakeside Dr, Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Willi Karbaum	☐ APPLICANT	
CONTACT PERSON	Willi Karbaum	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Willi Karbaum [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* Ninth *DAY OF* March, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th *DAY OF* March, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Victoria Solares

VICTORIA SOLARES
Notary Public, State of Texas
~~Comm. Expires 10-08-2028~~
Notary ID 135121794

MY COMMISSION EXPIRES



City of Rockwall

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

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

To whom it may concern,

I am requesting an exception to allow me to put a small transparent front fence (wrought iron) on my property.

My townhome currently has a small side yard with a walkway and hedges that extend and curve slightly (less than 10 feet) beyond the front of the house. I have a two-year-old daughter and would like to make the side yard a place she can play in and put in a swing set; however, I fear she may run into the street and would like to install a fence for safety.

If we had to comply and place a fence up to the front of the house instead of slightly in front of it, this would limit the space my daughter would have to run around significantly, and that is why I am seeking this exception.

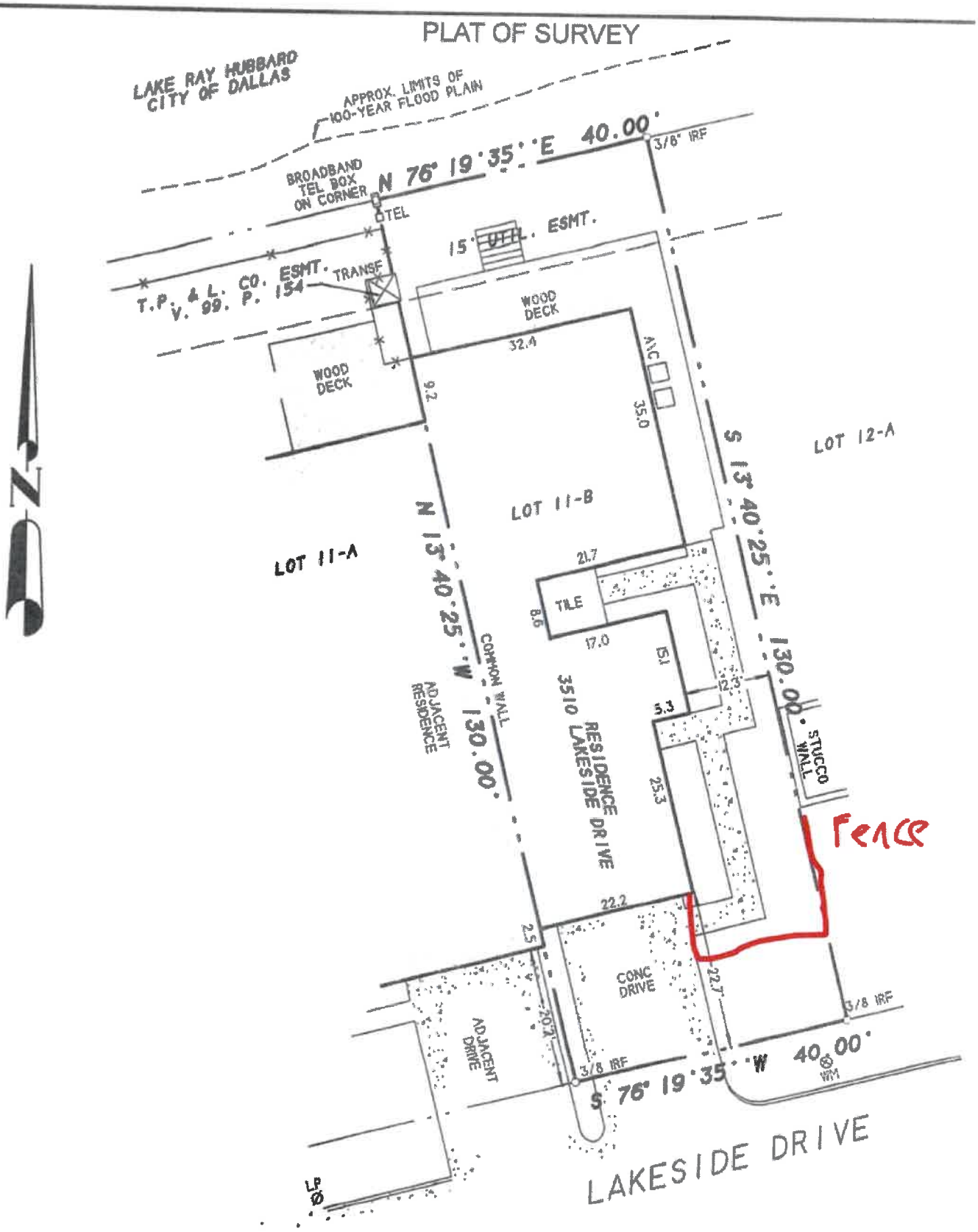
The extension we are requesting is modest in size and would still leave ~20 feet of room between the fence and the road (as you can see from the rendered image). So, we do not believe it would be an eyesore.

Please consider this small exception. Again, all we are trying to accomplish is to create a small but safe space for my daughter to play in.

Thank you!

-Will Karbaum

PLAT OF SURVEY



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 31, 2026
APPLICANT:	Holly Marshall
CASE NUMBER:	SP2026-005; *Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (5013 Coffee)*

SUMMARY

Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959. According to the City's *Historic Zoning Maps*, the subject property was zoned Commercial (C) District as of January 3, 1972 and this designation has not changed. A demolition permit [*i.e. BLD2018-0180*] was issued by the Building Inspections Department on January 24, 2018 for the removal of a 3,100 SF building. The subject property is currently vacant. On February 2, 2026, the City Council approved *Ordinance No. 26-02* (*S-390*) [*i.e. Case No. Z2025-074*] to allow the construction of a restaurant (*i.e. 5013 Coffee*) on the subject property.

PURPOSE

On February 13, 2026, the applicant -- *Holly Marshall* -- submitted an application requesting the approval of a site plan for a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 1011 S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 1001, 1003, & 1009 S. Goliad Street*] developed with a restaurant [*i.e. Sonic*] and two (2) retail businesses [*i.e. Main Street Consignment and Scorpion Smoke Shop*]. All of these properties are zoned Commercial (C) District. Beyond this is Emma Jane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

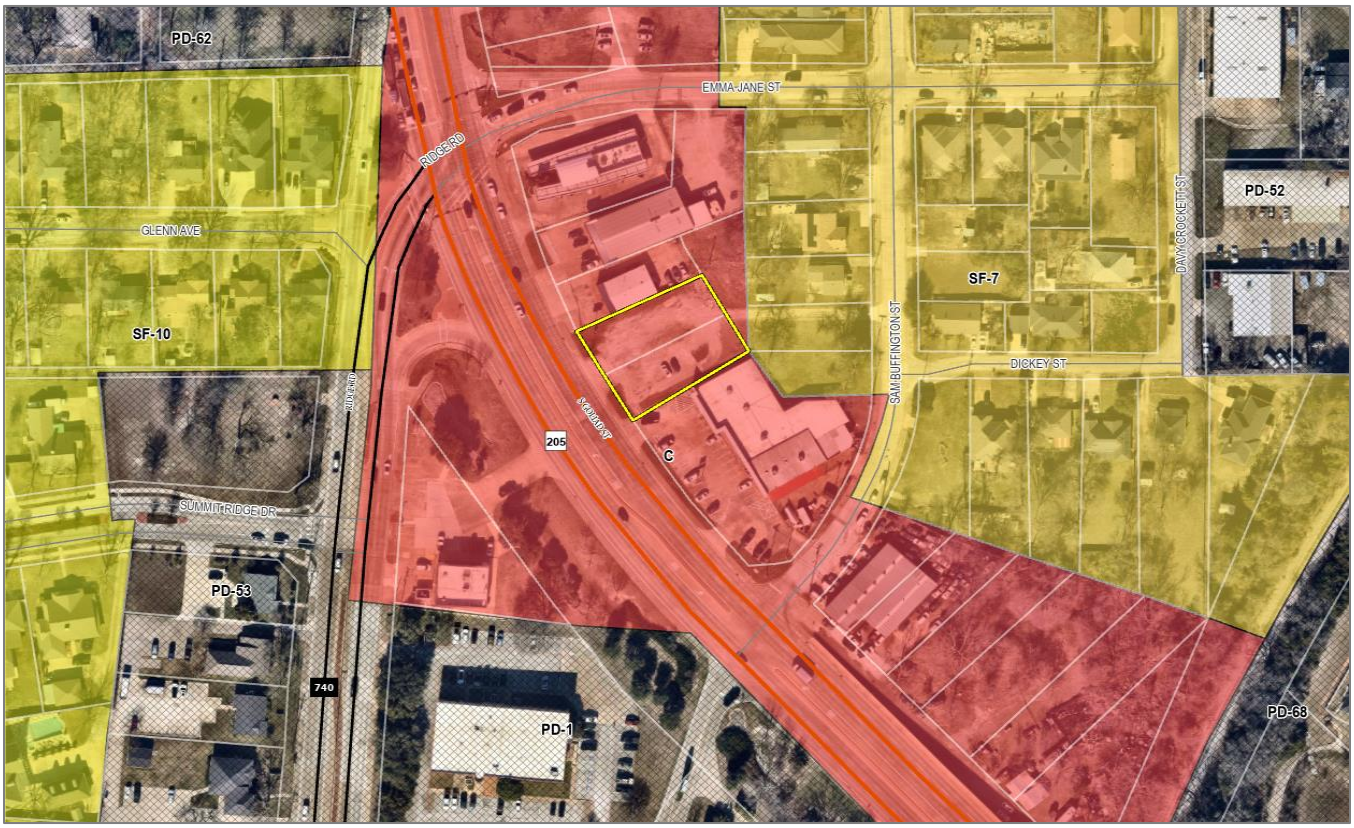
South: Directly south of the subject property is a 0.8427-acre parcel of land [*i.e. 1013 S. Goliad Street*] developed with a retail business [*i.e. Ace Hardware*]. This property is zoned Commercial (C) District. Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.135-acre parcel of land [*i.e. part of Block B of the Canup Addition*]. East of this are three (3) parcels of land [*i.e. 1006, 1008, & 1010 Sam Houston*] which consist of two (2) single-family homes and one (1) vacant lot. All of these properties are zoned Single-Family 7 (SF-7) District.

Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Ridge Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the L&W Subdivision, which consists of 13 residential lots, and has been in existence since 1949.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* is permitted through a Specific Use Permit (SUP) in the Commercial (C) District. As previously stated a Specific Use Permit (SUP) [*S-390; Ordinance No. 26-02*] was approved by the City Council on February 2, 2026. The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=15,236.62; In Conformance*
Minimum Lot frontage	*60-Feet*	*X>60-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~140-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=17-feet, 8 ¾-inches; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Number of Parking Spaces	*1/100 SF = 6 spaces*	*X=6; In Conformance*
Minimum Landscaping Percentage	*20%*	*X>20%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X>85%; In Conformance*

TREESCAPE PLAN

The development of the proposed *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* does not require the removal of any trees from the subject property. Given this, a *Treescape Plan* is not required for the requested site plan.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(29), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or More with Drive-Through of Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises."

The proposed site plan generally conforms to the standards of the *General Commercial District Standards* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances and exceptions associated with the applicant's request:

(1) *Articulation*. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary and secondary articulation standards. In this case, the proposed buildings do not meet the articulation standards; however, this is not atypical for buildings of this size. This will require an *exception* from the Planning and Zoning Commission.

(2) *Cementitious Materials*. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of cementitious materials shall be limited to 50.00% of the building's exterior façade. In this case, the building elevations exceed this requirement by the following: 24.64% on the west elevation, 27.88% on the east elevation, and 11.13% on the north and south elevations. This will require a *variance* from the Planning and Zoning Commission.

(3) *Lighting Standards.* According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), no light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. In this case, the applicant's photometric plan indicates that some pole heights are 25-feet in height. This will require a *variance* from the Planning and Zoning Commission.

(4) *Light at Non-Residential Property Line*. According to Subsection 03.03, *Minimum Requirements*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), the foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas along the northern and southern property lines where the light levels exceed 0.2 FC. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue

hardship." In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the submitted materials, the applicant's request would require eight (8) compensatory measures. While the applicant is not proposing any compensatory measures, staff should note that the proposed building elevations have been previously approved by the Architectural Review Board (ARB) and through the Specific Use Permit (SUP) ordinance. That being said, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Downtown District* and is designated for *Commercial/Retail* land uses. According to the *Land Use Plan Designations* these areas are intended to "…service adjacent residential subdivisions." Additionally, one of the primary land uses described in the designation characteristics are restaurants/brew pubs. In this case, the applicant is proposing a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* [*i.e. 5013 Coffee*]. Based on this, the applicant's request appears to conform with the Future Land Use Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On February 24, 2026, the Architectural Review Board (ARB) reviewed the applicant's proposed building elevations and approved a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Hadawi, Dalton, Meyrat, and Kirkpatrick absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Restaurant with 2,000 SF or Less with Drive-Through* on the subject property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The subject property shall be replatted prior to the issuance of a Building Permit.

(3) Additional landscaping and headlight screening shall be required along the northern property line adjacent to the proposed drive-through or drive-in.

(4) Three (3) tiered screening (*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*) shall be required adjacent to the eastern property line (*adjacent to the existing residentially zoned or used properties*). A new Landscape Plan showing conformance to the requirements of the UDC will be required prior to the acceptance of civil engineering plans. Please refer to Appendix C, *Landscaping Guidelines and Requirements*, of the UDC for the approved tree species as the proposed Crape Myrtles shown on the Landscape Plan are not allowed.

(5) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1011 S Goliad St Rockwall, TX 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Next door to ACE Hardware				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER		☐ APPLICANT	
CONTACT PERSON	Holly Marshall	CONTACT PERSON	
ADDRESS	3166 Sunshine Ave.	ADDRESS	
CITY, STATE & ZIP	Plymouth IN 97370	CITY, STATE & ZIP	
PHONE	[redacted]	[redacted]	
[redacted]		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

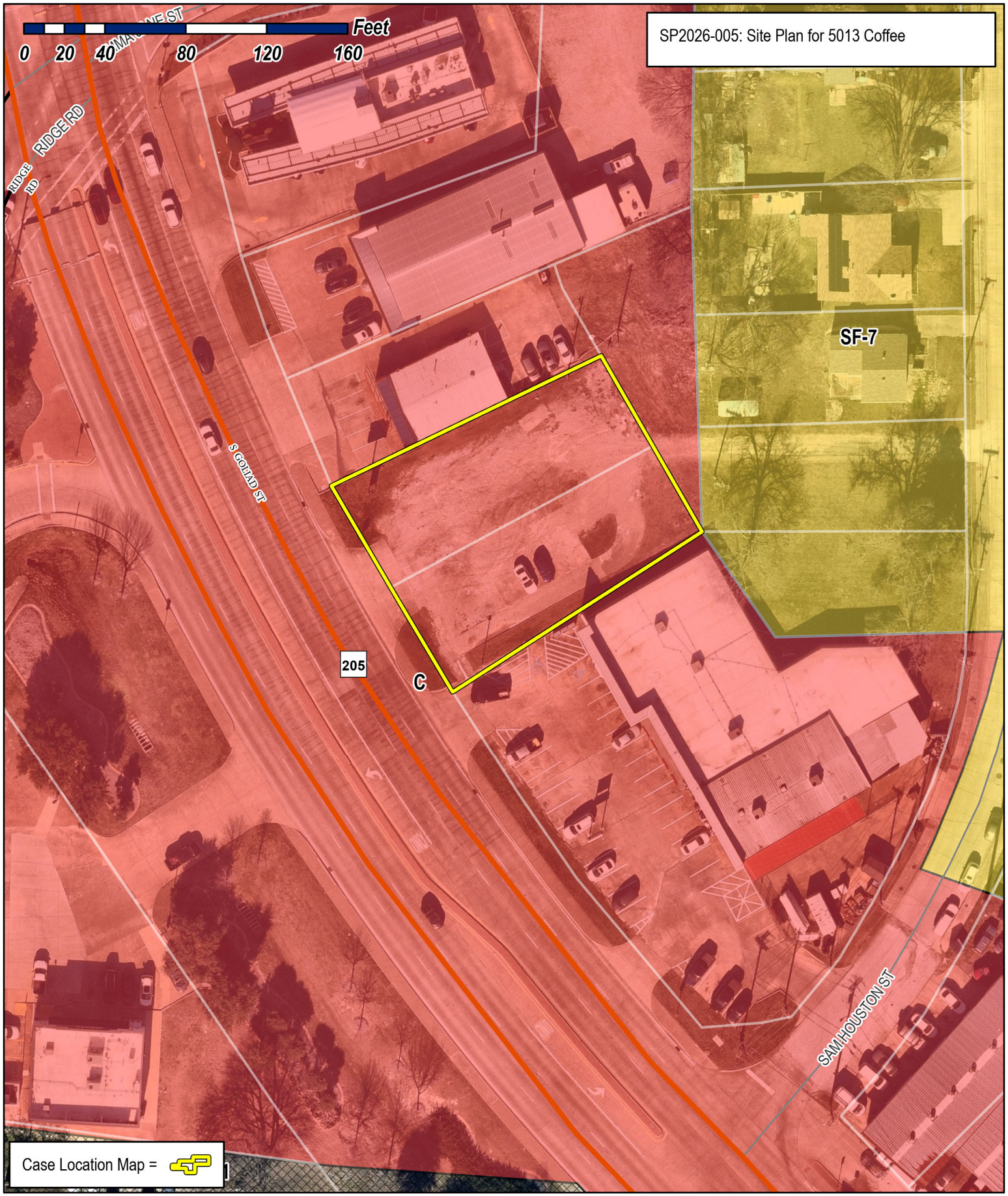
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February *2026*

OWNER'S SIGNATURE Holly Marshall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES

DEA KELLY
My Notary ID # 3228830
Expires March 30, 2029



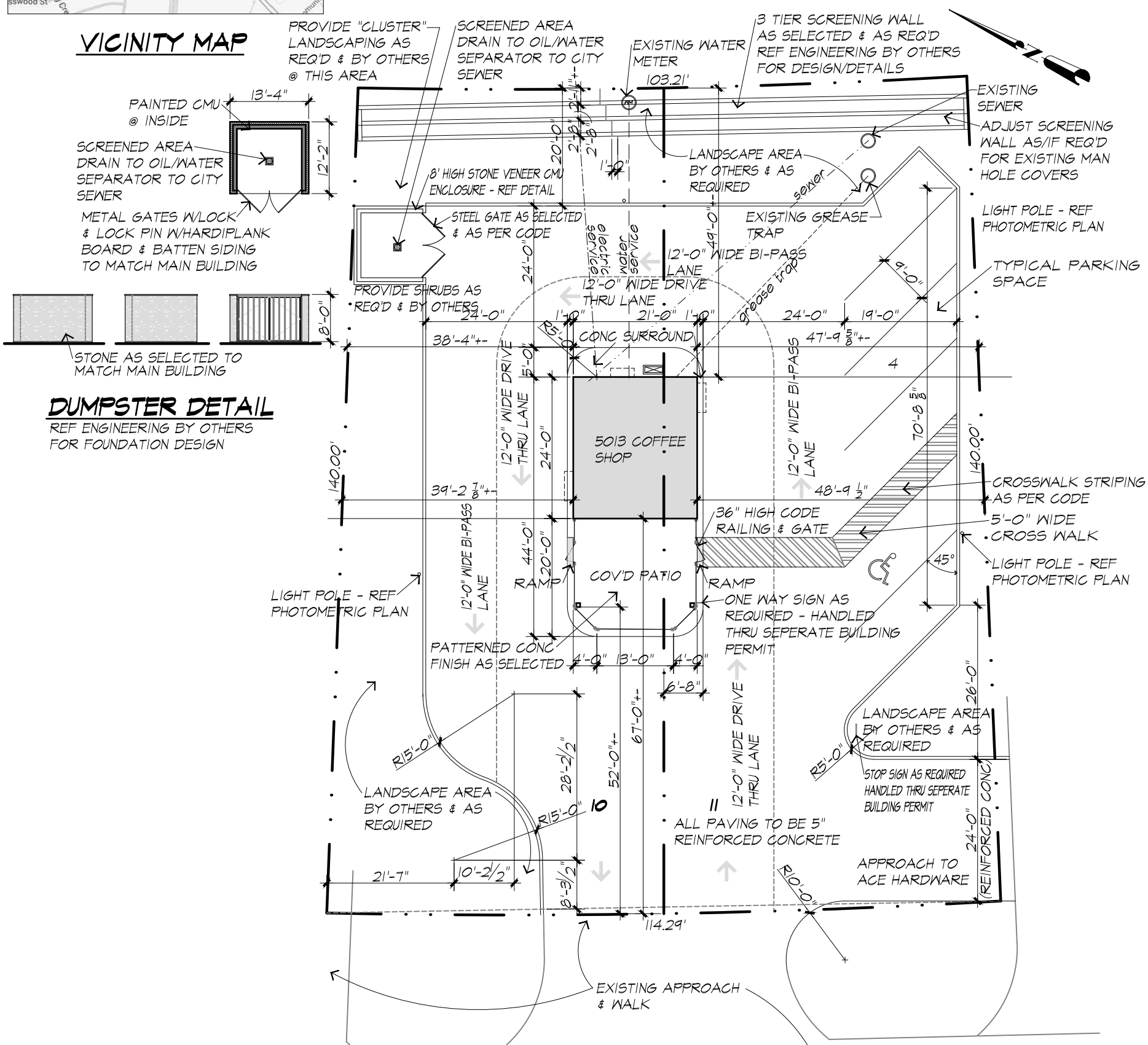
City of Rockwall

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

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



VICINITY MAP



DUMPSTER DETAIL

REF ENGINEERING BY OTHERS FOR FOUNDATION DESIGN

GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE * REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING * SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
LOT AREA =15,236.62 SF
REF PHOTOELECTRIC PLAN BY OTHERS FOR RELEVANT DESIGN, PLACEMENT & DATA
REF ENGINEERING BY OTHERS FOR TYPE & DEPTH OF ALL PAVING MATERIAL
THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE. WHICH INCLUDES VECHICLES
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES * TOTAL ADA ACCESSIBLE PARKING = 1 SPACES * TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN =9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

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
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5792
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

PLAN #C-50130-CS
CASE#SP2026-005
DATE:X/X/2026

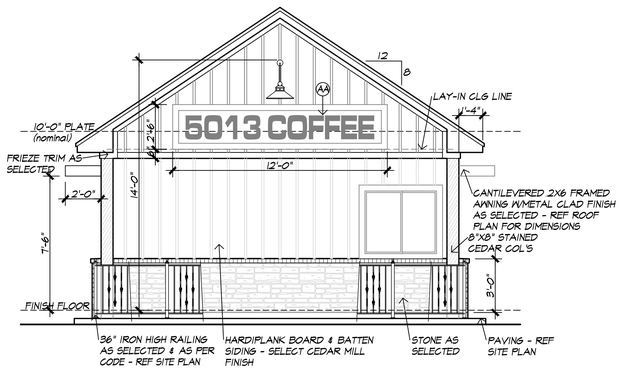
SITE PLAN

SCALE: 1" = 20'-0"

LOT 10 & 11
CANUP'S SUBDIVISION
ROCKWALL, TEXAS

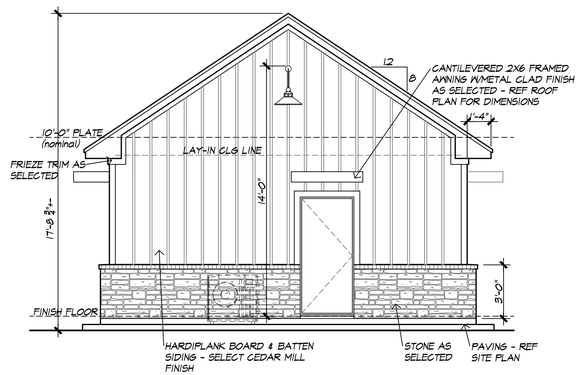
MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
"WHERE DESIGN EXCELLENCE BEGINS"
COPYRIGHT 2026 - MRouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



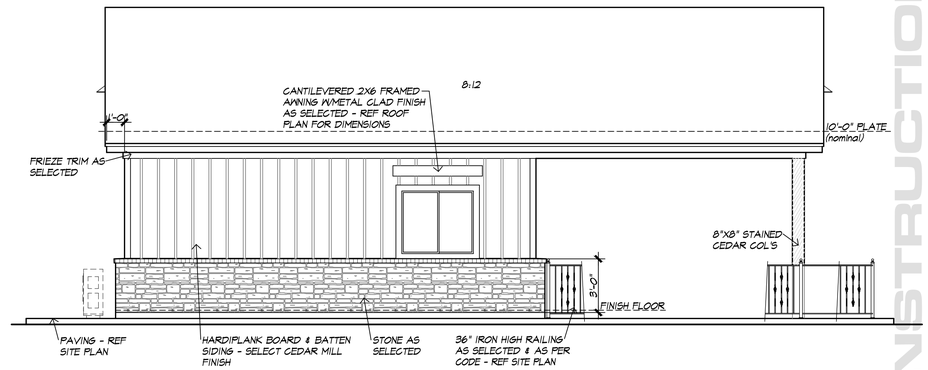
FRONT ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 250.10 SF
TOTAL WALL SURFACE AREA OF STONE = 63.43 SF
25.36% STONE



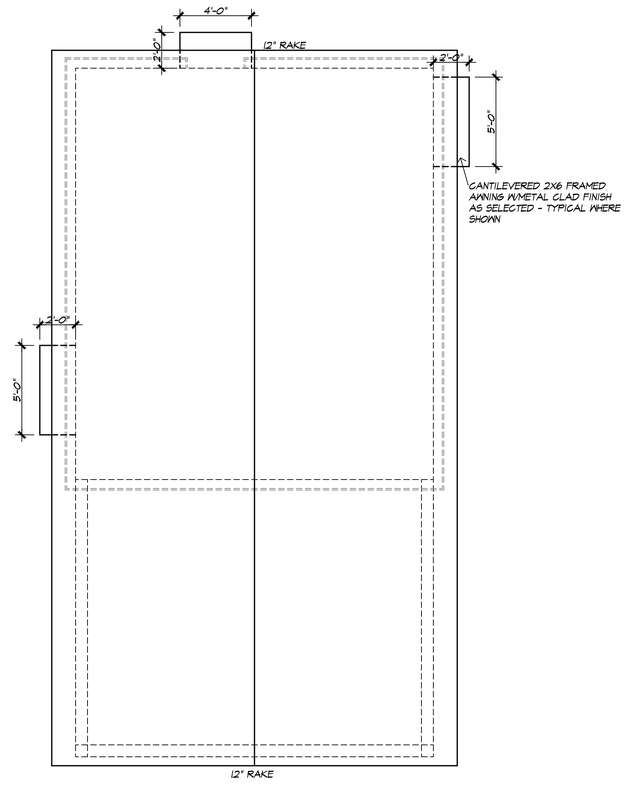
REAR ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS DOOR) = 244.12 SF
TOTAL WALL SURFACE AREA OF STONE = 54.00 SF
22.12% STONE



LEFT SIDE ELEVATION

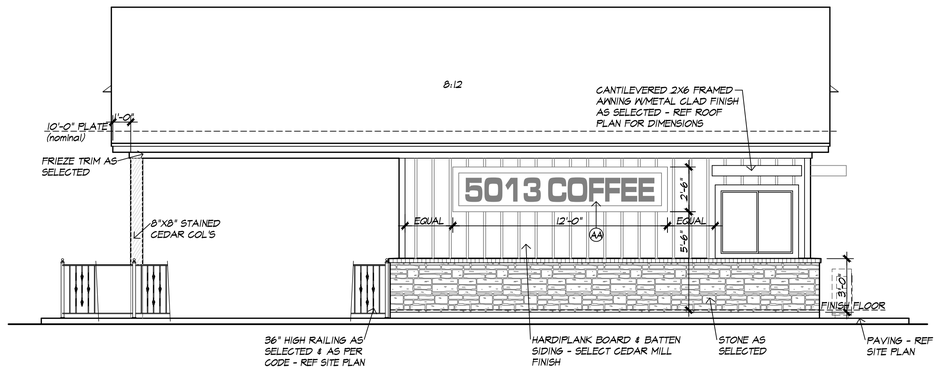
SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF
TOTAL WALL SURFACE AREA OF STONE = 72.01 SF
38.87% STONE



ROOF PLAN

SCALE 1/4"=1'-0"

* ROOF @ 8:12 W/BLACK COMP SHINGLES
* SCREENED CORNICE VENTS AS PER CODE
* ATTIC VENTILATION AS PER CODE & AS SELECTED
* GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
* 10'-0" PLATE (NOMINAL)
* RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"
TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF
TOTAL WALL SURFACE AREA OF STONE = 72.01 SF
38.87% STONE

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
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5792
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or omissions prior to the start of construction. MROUSE DESIGNS will be responsible only for the intended function of construction portion directly and specifically detailed in these construction documents. The general contractor (or his/her representative) shall be on-site to supervise construction and it shall be his/her responsibility to select, verify, reserve, and install all project materials and equipment. All work performed and all materials used shall meet or exceed the current edition of the IRC, IBC & IECC Codes and all applicable state and local ordinances, codes, and regulations. MROUSE DESIGNS shall be notified immediately of any deviations, discrepancies, or changes necessary. It is the general contractor's responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of the project. MROUSE DESIGNS does not indicate nor imply any exact structural engineering. The owner, at his discretion, recommends that these construction documents be reviewed by a qualified professional engineer.

5013 COFFEE SHOP
1011 S. GOLIAD ST.
ROCKWALL, TX

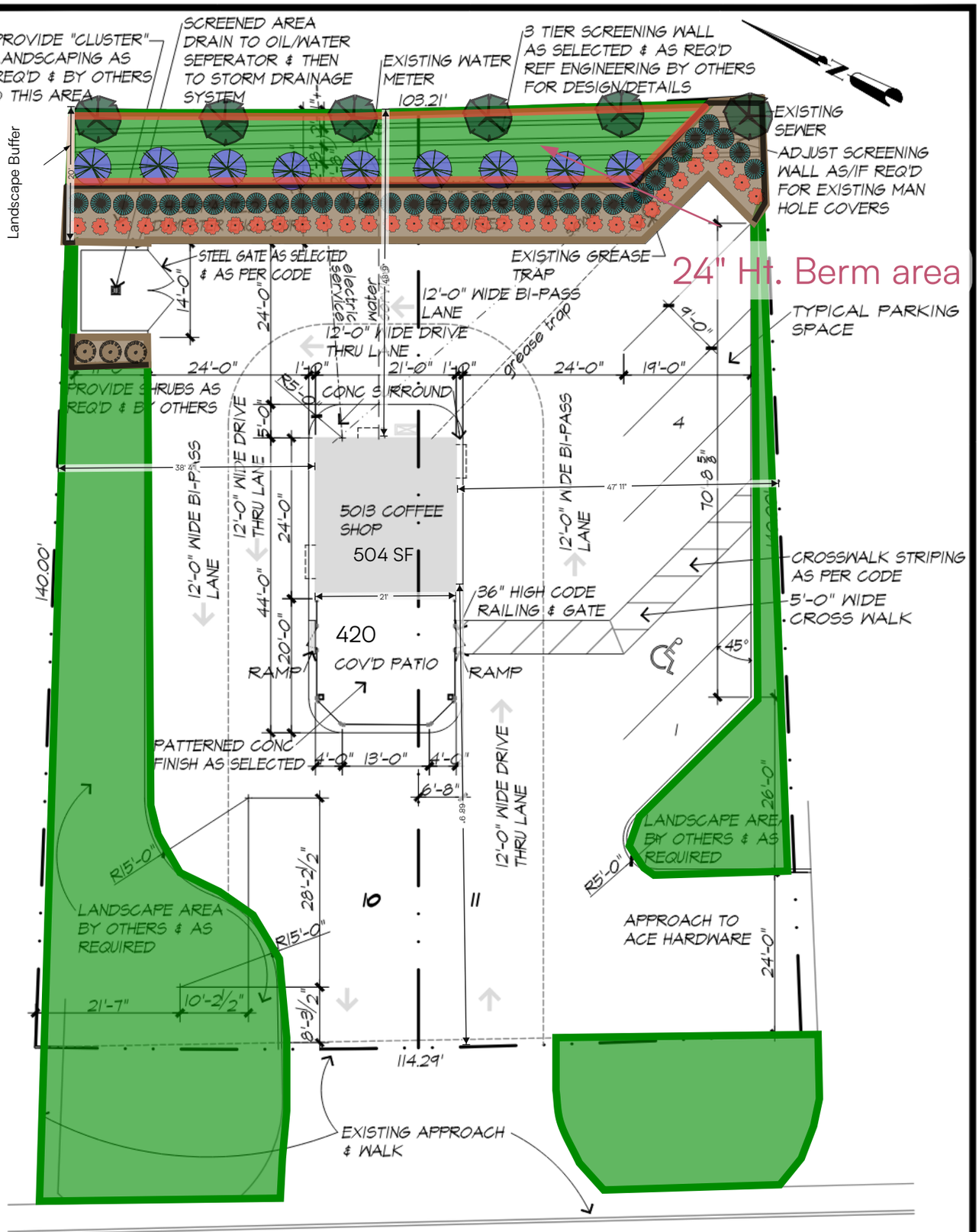
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SACHSE, TEXAS 75048
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REVISED	DATE
CASE#SP2026-005	

SHEET
A2

DESIGN NUMBER
C-5013-CS



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE * REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING * SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES * TOTAL ADA ACCESSIBLE PARKING = 1 SPACES * TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN =9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

1011 S. GOLIAD STREET

Total Site area 16,000 SF/ 0.37 Acres

City Requirements:

1. Trees must be planted 5' from water, sewer, and storm sewer lines
2. Irrigation system is 100% coverage and will meet the requirements of the UDC

Please see plant legend on pg. 2

PLAN #C-5013-CS
DATE: X/x/2026

SITE PLAN

LOT 10 & 11
CANUP'S SUBDIVISION
ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

5013 Coffee Shop
1011 So. Goliad St.
Rockwall, TX 75087
Caleb Cathey
972 571-5792

MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
"WHERE DESIGN EXCELLENCE BEGINS"

COPYRIGHT 2026 - MRouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

Legend

Icon	Name
Miscellaneous	
	Bermuda Grass
	Beds - Mulch 2"
	Black Steel Edging
	Live Oak 4" cal.
	Nellie R. Stevens 4' Tall
	Crape Myrtle 4' Ht.
	Dwarf Yaupon Holly 3 gal. 18" Tall
	Needlepoint Holly 5 gal. 24" Tall
	24" Tall Berm Boundary

Approved:

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas is approved by the Planning and Zoning Commission of the city of Rockwall on the _____ day of _____, _____.

WITNESS OUR HANDS, this _____ of _____, _____

_____

Planning and Zoning Commission, Chairman Director of Planning and Zoning.

Landscape Overlay by:
NTL LANDSCAPE
PO Box 2140, Rockwall, TX 75087
Contact: Walt Wooten
972 896-8237

Caleb Cathey
5013 Coffee Shop
1011 So. Goliad St.
Rockwall, TX. 75087
972 571-5792

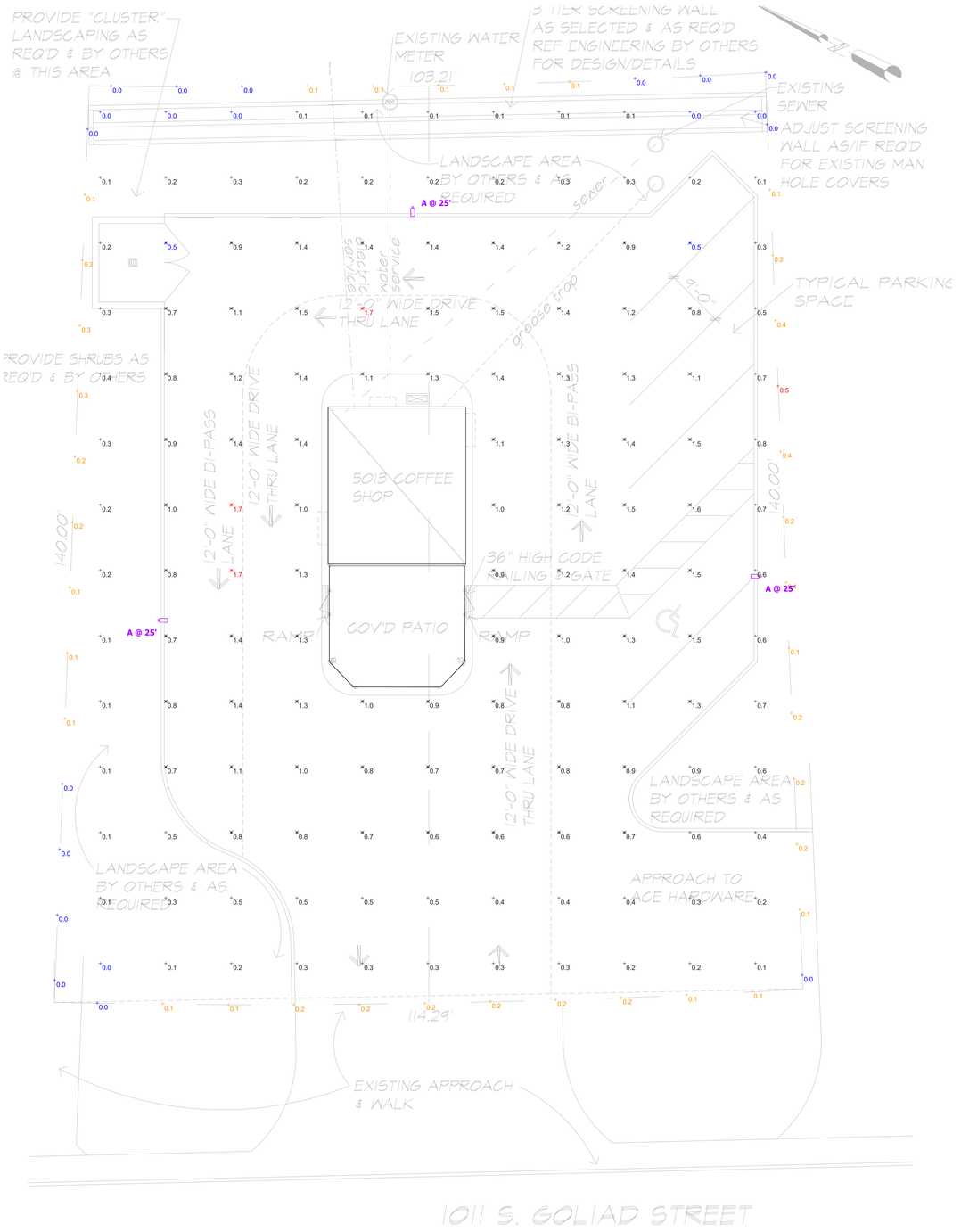
DESCRIPTION

SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	SIGNIFY CANADA LTD	OPF-S-A01-840-BLC	OPF-S-A01-840-BLC.ies	4595	1	41.88

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
OVERALL SITE	+	0.7 fc	1.7 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANES ONLY	X	1.1 fc	1.7 fc	0.5 fc	3.4:1	2.2:1	0
PROPERTY LINE (ASSUMED)	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0

NOTES:
- WHEN LLF IS NOT 1 OR .9 THE WATTAGE DATA WILL NOT BE CORRECT.
- LUMINAIRES WERE DEFINED WITH PROPPOSED OUTPUTS AND OPTICS.
- LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS.
- CALCULATION VALUES ARE AT HEIGHT INDICATED ON STATISTICS TABLE.
- MOUNTING HEIGHTS ARE DESIGNATED AFTER TYPE LETTER - @ XX'.
- LUMINAIRE DESCRIPTION DOES NOT REFLECT EXACT SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR COMPLETE MODEL NUMBERS AND LIGHT FIXTURE SCHEDULE.
- BACKGROUND WAS A PDF CONVERTED INTO A WORKING SCALED DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES BE CONSIDERED APPROXIMATE.

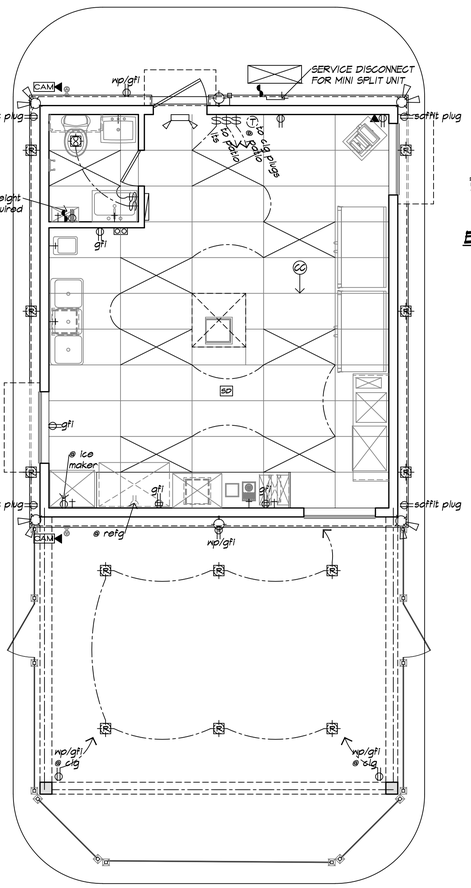


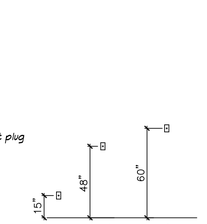
Plan View

SESCO LIGHTING

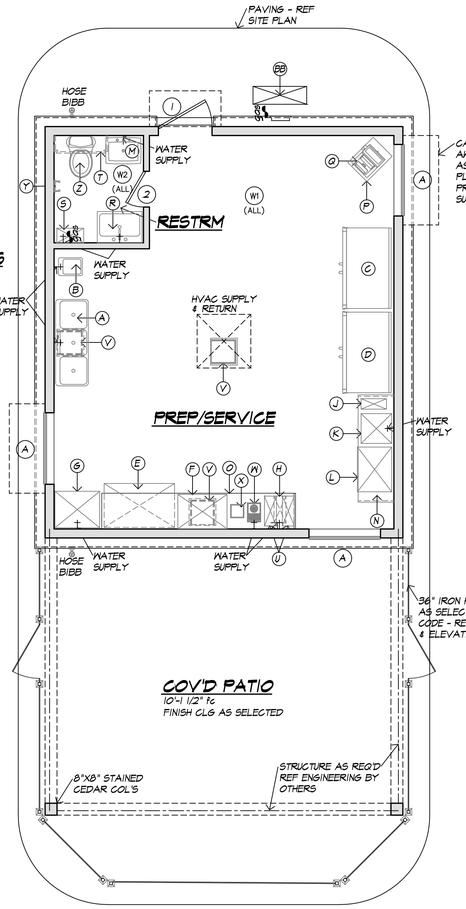
5013 COFFEE
1011 S GOLIAD ST.
ROCKWALL, TX 75087

Designer
B. MOORE
Date
03/05/2026
Scale
1' = 10'
Drawing No.
3
SALES REP:
E. ASBURY





ELECTRICAL OUTLET LOCATIONS



FRAMING NOTES

* REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
* FOUNDATION DESIGN BY OTHERS TO RECONIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMODATE THEM.
* STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/5/8" GYPROCK
* EXTERIOR WALLS TO BE 2X6

GENERAL NOTES:

* PLATE LINE TO BE @ 10'-0" NOMINAL
* LAY-IN FINISH CEILING @ 9'-0" AFF
* ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
* CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
* ALL PLATE LINES AS NOTED ON ELEVATIONS
* ALL WINDOW HEADERS AS NOTED
* WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
* ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
* EXTERIOR WALLS TO BE 2X6

DOOR SCHEDULE

		TYPE	SIZE	DESCRIPTION	#
*	1	STEEL EXTERIOR	3'-0" X 6'-8"	NON FIRE RATED	1
**	2	SOLID CORE	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

* - W/CLOSER, PUSH BAR EXIT DEVISE & DEAD BOLT LOCK SET
** - PAINT GRADE W/PRIVACY LOCK

WINDOW SCHEDULE

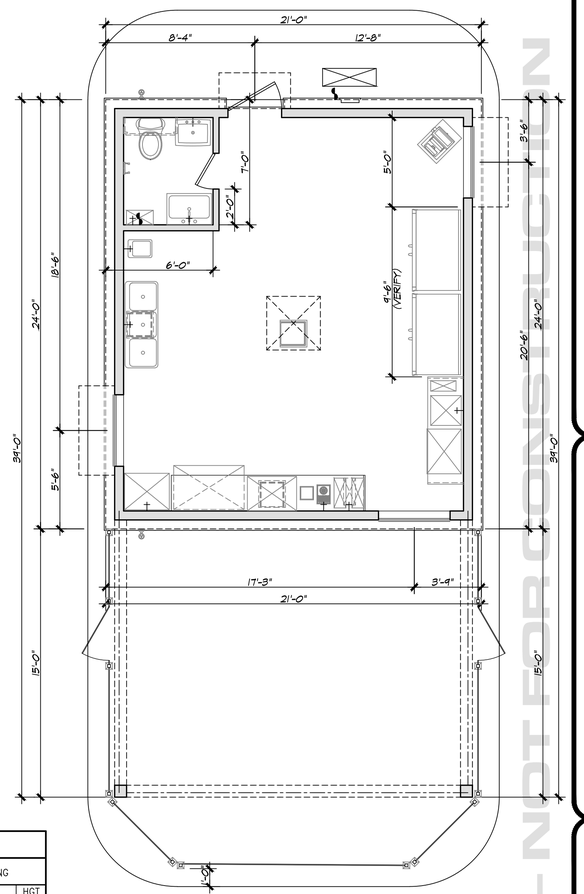
	TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR	4'-0" X 3'-6"	@ 6'-8" HDR	3

ROOM FINISH SCHEDULE

ROOM NAME	FLOORS	BASE	WALLS				CEILING	
			WALL 1/ALL		WALL 2/ALL			
	MAT'L	MAT'L	MAT'L	FIN.	MAT'L	FIN.	MAT'L	HGT
PREP/SERVICE	STAINED CONC.	RUBBER	GYP BD	F.R.P BOARD			LAY-IN/2X4 GRID	9'-0"
RESTROOM	STAINED CONC.	RUBBER			GYP BD	PAINT	LAY-IN/2X4 GRID	9'-0"

FIXTURE SCHEDULE

	ITEM	QTY	DESCRIPTION
A	3 COMP FREESTANDING SINK	1	STAINLESS STEEL
B	FREESTANDING HAND WASH SINK	1	STAINLESS STEEL
C	REFRIGERATOR	1	AS SELECTED
D	FREEZER	1	AS SELECTED
E	UNDER COUNTER REFRIGERATOR	1	AS SELECTED
F	3 GROUP ESPRESSO	1	AS SELECTED
G	ICE MAKER	1	AS SELECTED
H	REVERSE OSMOSIS WATER FILTER	1	AS SELECTED
J	BULK GRINDER	1	AS SELECTED
K	DOUBLE BATEN BREWER	1	AS SELECTED
L	COUNTERTOP 30" MICROWAVE	1	AS SELECTED
M	FREESTANDING MOP SINK	1	AS SELECTED
N	PRE-FAB COUNTER/TABLE	1	AS SELECTED/72"LX24"WX36"H
O	JOB-BUILT COUNTER	1	AS SELECTED/162"L(verify)X24"WX36"H
P	CASH REGISTER TABLE	1	AS SELECTED
Q	CASH REGISTER	1	AS SELECTED
R	WALL MOUNT SINK	1	AS SELECTED
S	TANKLESS WATER HEATER	1	AS SELECTED
T	WALL MOUNT CABINET	1	SIZE & TYPE AS SELECTED
U	COFFEE GRINDER	2	AS SELECTED
V	FLOOR SINK	3	AS SELECTED
W	CUP/GLASS RINSER	1	AS SELECTED
X	COUNTERTOP TRASH DROP	1	AS SELECTED
Y	TOILET PAPER HOLDER	1	AS SELECTED
Z	TOILET	1	FLOOR MOUNT AS SELECTED
AA	PRE-FAB SIGN AS SELECTED	2	NO MORE THAN 60 SF OR 75% OF BUILDING WIDTH
BB	MINI SPLIT HVAC UNIT	1	AS REQUIRED/AS SELECTED
CC	24"X48" LAY-IN CEILING		AS SELECTED @ 9'-0" AFF



DIMENSION PLAN

SCALE 1/4"=1'-0"

REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN

SCALE 1/4"=1'-0"

NOTE:
FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT

LIGHTING/ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	NO.	NOTES:
	ELECTRIC PANEL	1	AS REQUIRED BY CODE
	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
CAM	C.C.CAMERA	2	AS SELECTED
	2'X4' RECESSED FLUORESCENT FIXTURE	7	2'x4' RECESSED FLUORESCENT FIXTURE, 3-T8 LAMPS, 32 WATTS - SAFETY WIRES REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2X4 LAY-IN FITURES. WIRES MUST BE INDEPENDENT OF CEILING GRID
	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
	STD QUADRUPLEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
WP/GFI	STANDARD WEATHERPROOF/GFI DUPLEX OUTLET	4	AS SELECTED & AS REQUIRED BY CODE
	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
GFI	STANDARD GFI DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
$	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
T	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
SD	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

NOTATION/FIXTURE PLAN

SCALE 1/4"=1'-0"

COFFEE SHOP 504 SF
COVERED PATIO 383 SF

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
DEAN CATHEY CUSTOM HOMES
CALEB CATHEY
972-571-5742
3066 ROCHELLE RD.
ROCKWALL, TEXAS 75032

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or omissions prior to the start of construction. MROUSE DESIGNS will be responsible only for the intended configuration of construction pertaining directly to these construction documents as detailed or fully specified. The general contractor (or his/her representative) shall be on-site to supervise construction and it shall be his/her responsibility to select, verify, reserve, and install all project materials and to perform all construction in a workmanlike manner. Construction shall meet or exceed the current edition of the IRC, IBC & IECC Codes and all applicable state and local ordinances, codes, and regulations. MROUSE DESIGNS shall be notified immediately of any deviations from these construction documents that may be required. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of the project. MROUSE DESIGNS does not indicate nor imply any exact structural engineering in these documents, recommends that these construction documents be reviewed by a qualified professional engineer.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

5013 COFFEE SHOP
1011 S. GOLIAD ST.
ROCKWALL, TX

MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
"MROUSE DESIGNS ENCOURAGES ESSAYING"

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REVISED
DATE X/X/2026

CASE#SP2026-005

SHEET A1

DESIGN NUMBER C-5013-CS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	March 31, 2026
SUBJECT:	SP2026-007; *Site Plan for Alkios Transport*

The applicant, Patrick Espinoza of JCK Commercial, Inc., is requesting the approval of a *Site Plan* for the purpose of converting a single-family home into an *office building*. On May 9, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-013*] for the purpose of converting the single-family home into an *Office* on the subject property. The site plan approval was set to expire on May 9, 2025 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Additionally, the Engineering Plans were approved on April 24, 2024, and were considered to be valid for a period of one (1) year. On December 16, 2024, the applicant submitted a building permit [*Case No. COM2024-2821*]; however, this permit expired due to inactivity on June 7, 2025.

In response to this expiration, the applicant resubmitted the same *Site Plan* on March 13, 2026. The submitted *Site Plan* was the same as the original *Site Plan* approved under *Case No. SP2023-013*. Staff has attached the original *Site Plan* case memo since nothing has changed in the requirements of the Residential Office (RO) District that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous *Site Plan* approval -- *including the variances/exceptions that were granted and conditions of approval* -- and determining if the proposal meets the criteria for *Site Plan* approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *March 31, 2026* Planning and Zoning Commission meeting.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: SP2026-007
PROJECT NAME: Site Plan for 1209 N Goliad
SITE ADDRESS/LOCATIONS: 1209 N Goliad

CASE CAPTION: Discuss and consider a request by Patrick Espinoza of JCK Commercial, Inc. on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: SP2026-007; Site Plan for an Office at 1209 N. Goliad
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Patrick Espinoza of JCK Commercial, Inc. on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 1209 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2026-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 69 (PD-69) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Site Plan:
1. The site will need to be platted after site plan approval to establish new easements.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on April 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 31, 2026

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Will be required to add a testable backflow device immediately after all existing and proposed water meters.
2. Civil plans have expired. Will need to resubmit civil plans for review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/12/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

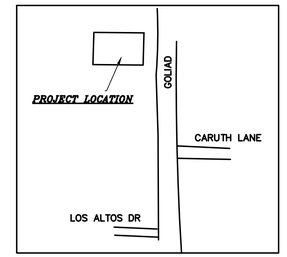
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54 N 7,032,297.15 E 2,594,169.27

Will be required to add a testable backflow device immediately after all existing and proposed water meters

NOTE:
DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

9

10

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

20' DRAINAGE ESM'T

15' WIDE ABANDONED ALLEY CITY ORDINANCE No. 81-26

15' DRAINAGE ESMT VOL. 1913, PG. 88 O.P.R.R.C.T.

15' DRAINAGE ESMT VOL. 1894, PG. 87 O.P.R.R.C.T.

4" DRAINAGE FLUME - SEE SH 6 FOR DETAILS

DRAINAGE ESMT

FUTURE 12' ACCESS EASEMENT

PROPOSED 12' ACCESS EASEMENT

INSTALL DEAD END BARRICADE

5/8" IRF AT CLF CORNER

N87°56'22"E 110.86'

4" CLF

GATE

WATER SPICKET

10" HICKORY

S14°25'24"E 74.19'

6' WF

BASE OF 2" IPF

N80°24'51"E 158.18'

1" IPF

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

173.40'

HORSE SHOE PIT

7– 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE SEE NOTE NO.8

"Y" INLET TOP 486.10 THROAT 485.10

EX 10" OAK

EX 11" OAK

EX 14" OAK

EX 15" OAK

N00°33'26"W

WATER SPICKET

STEPS

SHED FF 489.60 TO BE REMOVED

TALL GARAGE FIN. FLOOR 491.20 TO BE REMOVED

CONC.

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

NWF

1/2" IRF W/YELLOW CAP IN TOP OF WOOD FENCE CORNER POST

S86°48'18"W 146.14'

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

24' FIRELANE & CROSS ACCESS ESMT

COVERED PATIO

ROOF LINE

EX GRATE INLET TOP 486.79 TO BE REMOVED

GARAGE FIN. FLOOR 487.00

BRICK LINE

PLANTER

EX ASPHALT DRIVE TO BE REMOVED

SHAUNTING MAPLE

YAUPON HOLLY

EX 12" LIVE OAK

LOT 4

EX 15" LIVE OAK

CONC. STRIP

EX 4" SS

EX 8" SS

EX 24" SS

OHPL

10' UTILITY

PORTION OF GARAGE STRUCTURE TO BE REMOVED

PROP 20' FIRE LANE AND ACCESS EASEMENT

EX ASPHALT DRIVE TO BE REMOVED

EX 19" PEAR TREE

5/8" IRF

S81°12'24"W 165.29'

FUTURE 4' FIRE LANE AND ACCESS EASEMENT EXPANSION

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

FL 24" RCP 476.00

REVOVE CULVERT REESTABLISH DITCH LINE

PHONE PED.

MAIL BOX 1209 N. GOLIAD

FL 24" RCP 476.10

EXTEND CULVERT REMOVE AND RELOCATE HEADWALL

EX DRIVE TO BE RECONSTRUCTED TO 24' WIDTH WITHIN THE TXDOT ROW

FL 24" RCP 476.25

24" RCP

TYP. 5/8" IRF FOUND

ESMT

N. GOLIAD
S.H. 205

EDGE OF EX PAVEMENT

EX 8" WATER

EX ROW

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3–5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3–7 GAL TEXAS SAGE DESPERADO & 3–5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16–5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2–SHAUNTING MAPLE , 2– YAUPON HOLLY
8. A TOTAL OF 7–4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7–4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
9. ALL EXISTING TREES TO REMAIN IN PLACE
10. REQUIRED 4 ACCENT TREES , PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANSCAPE BUFFER
11. REQUIRED 7 CANOPY TREES , PROPOSED 7–CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPARADO (SD)

TEXAS RED YUCCA (YU)

TREES

CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE

ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOIAD–2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF= 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX

WILLIAM L. DOUPHRATE
60102
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 ON THE DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE 1"=20' H 1"= V

DATE MAR 23, 2023

23012 SITE PL
PROJECT

2.0

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

PAVING LEGEND:
TP = TOP PAVEMENT ELEV
TC = TOP OF CURB ELEV
EX = EXISTING GROUND ELEV
EXISTING CONTOUR --------
PROPOSED CONTOUR ———

Civil plans have expired. Will need to resubmit civil plans for review.

PROJECT LOCATION
GOLIAD
CARUTH LANE
LOS ALTOS DR

CONSTRUCT 4'X4' DROP INLET W/ 4' REIN CONC APRON
CONNECT TO EX 48" RCP W/ PROP 24" RCP FL=477.80'
FL OF PROP APRON THROAT=482.00'
PROP TOP OF INLET=482.83'W/ 4" THROAT
FL PROP 4'X4' DROP INLET=478.00'
SEE SHEET 6 FOR DROP INLET DETAIL

ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

EXISTING CULVERT & HEADWALLS TO BE REMOVED , GRADE TO DRAIN BAR DITCH W/ 4:1 SIDE SLOPE

REMOVE EXISTING HEADWALL , EXTEND 24" CULVERT PIPING 12.5', INSTALL NEW OR RELOCATED TYPE C SLOPED HEADWALL

9
10
11A–R
11B–R

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

1209 N. GOLIAD
VACHE OURFALIAN
INST No. 20210000024072
O.P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

LOT 4

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

GARAGE
FIN. FLOOR
487.00

SHED
FF 489.60
TO BE REMOVED

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

15' WIDE ABANDONED ALLEY
CITY ORDINANCE No 81-26

15' DRAINAGE ESM'T
VOL. 1813, PG. 265 D.R.R.C.T.

20' DRAINAGE ESM'T
VOL. 1529, PG. 221 D.R.R.C.T.

6' DRAINAGE FLUME
SEE SH. 6 FOR DETAILS

DRAINAGE ESMT

100 YR WATER SURFACE 484.70'
DETENTION ESMT

"Y" INLET
TOP 486.10
THROAT 486.10

HORSE SHOE PIT

EX ASPHALT DRIVE

PLANTER

COVERED PATIO

ROOF

EX GRATE INLET
TOP 486.78
TO BE REMOVED

RIDGE BREAK LINE

CROWN OF ROAD

EDGE OF EX PAVEMENT

EX 48" RCP

EX 24" RCP

EX 8" WATER

EX ROW

N. GOLIAD
S.H. 205

WATER SPICKET

GATE

CONC.

4' CLF

5/8" IRF AT CLF CORNER

1/2" IRF W/YELLOW CAP IN TOP OF WOOD FENCE CORNER POST

N87°56'22"E 110.86'

S14°24'24"E 165.29'

N80°24'51"E 158.18'

S86°48'18"W 146.14'

N00°33'26"W 173.40'

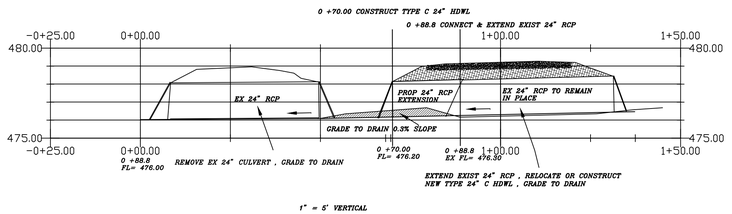
0+00.00
0+50.00
1+00.00
1+37.42

FL 24" RCP 476.00
FL 24" RCP 476.10
FL 24" RCP 476.25

MAIL BOX
1209 N. GOLIAD

SSMH

SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



1" = 5' VERTICAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. NO. 60102, F-866, ON DATE: JULY 5, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE
1"=20' H
1"= V

DATE MAR 23, 2023

23012 GRADE PL
PROJECT

7.0

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1209 N. Goliad St.

SUBDIVISION: JHB JOMES SURVEY ABT NO 124 & MCMURRY SURVEY ABST 146 LOT: NA BLOCK: NA

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: RO CURRENT USE: OFFICE

PROPOSED ZONING: RO PROPOSED USE: OFFICE

ACREAGE: .88 LOTS [CURRENT] LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	VACHE OURFALIAN	☒ APPLICANT	JCK COMMERCIAL, INC
CONTACT PERSON		CONTACT PERSON	PATRICK ESPINOZA
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VACHE OURFALIAN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* February *2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

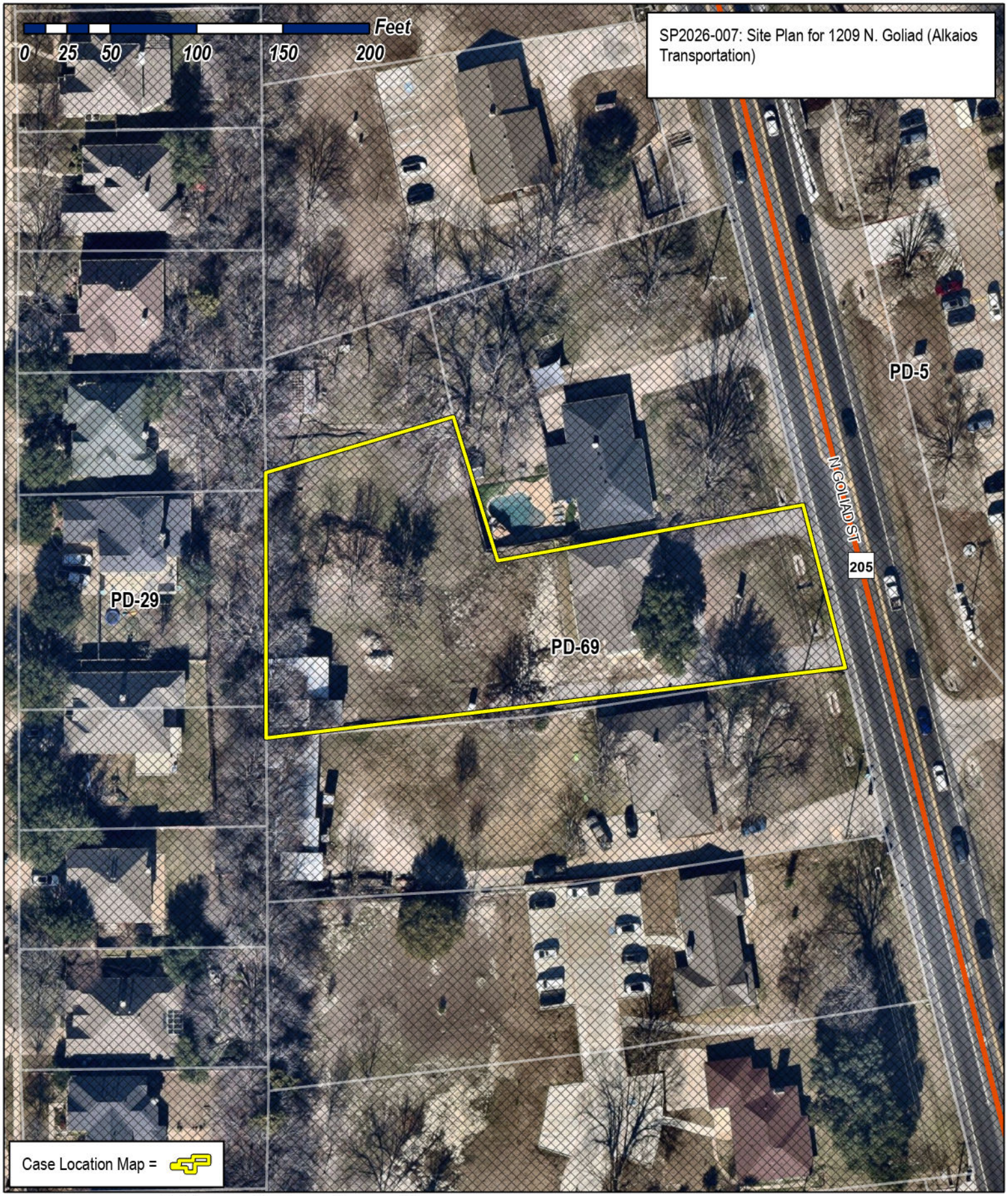
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF February, 2026

OWNER'S SIGNATURE Vache Ourfalian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EMILIANO LOPEZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 134885061

MY COMMISSION EXPIRES 05/06/2029



City of Rockwall

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

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

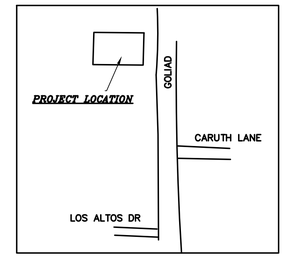
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54 N 7,032,297.15 E 2,594,169.27

NOTE:
DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

9

10

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

20' DRAINAGE ESM'T

15' WIDE ABANDONED ALLEY CITY ORDINANCE No. 81-26

15' DRAINAGE ESMT VOL. 1913, PG. 88 O.P.R.R.C.T.

15' DRAINAGE ESMT VOL. 1894, PG. 87 O.P.R.R.C.T.

5/8" IRF AT CLF CORNER

N87°56'22"E 110.86'

4' CLF

GATE

10" HICKORY

WATER SPICKET

4" DRAINAGE FLUME - SEE SH 6 FOR DETAILS

DRAINAGE ESMT

INSTALL DEAD END BARRICADE

FUTURE 12' ACCESS EASEMENT

S14°25'24"E 74.19'

9' WF

BASE OF 2" IPF

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

7– 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE SEE NOTE NO.8

HORSE SHOE PIT

173.40'

"Y" INLET TOP 486.10 THROAT 485.10

EX 10" OAK

EX 11" OAK

EX 14" OAK

EX 15" OAK

N00°33'26"W

GATE

WATER SPICKET

STEPS

SHED FF 489.60 TO BE REMOVED

TALL GARAGE FIN. FLOOR 491.20 TO BE REMOVED

CONC.

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

EX 19" PEAR TREE

5/8" IRF

NWF

S86°48'18"W 146.14'

1/2" IRF W/YELLOW CAP IN TOP OF WOOD FENCE CORNER POST

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

24' FIRELANE & CROSS ACCESS ESMT

COVERED PATIO

ROOF LINE

EX GRATE INLET TOP 486.79 TO BE REMOVED

GARAGE FIN. FLOOR 487.00

BRICK LINE

CONC. STRIP

R20'

PORTION OF GARAGE STRUCTURE TO BE REMOVED

PROP 20' FIRE LANE AND ACCESS EASEMENT

EX ASPHALT DRIVE TO BE REMOVED

S81°12'24"W 165.29'

FUTURE 4' FIRE LANE AND ACCESS EASEMENT EXPANSION

N80°24'51"E 158.18'

SHAUNTING MAPLE

EX ASPHALT DRIVE TO BE REMOVED

PLANTER

YAUPON HOLLY

WATER SPICKET

S14°37'56"E 10.75'

OHPL

EX 12" LIVE OAK

LOT 4

SHAUNTING MAPLE

EX 15" LIVE OAK

YAUPON HOLLY

EX 4" SS

EX 15" SS

EX 24" SS

20' SANITARY SEWER EASEMENT

20' LANDSCAPE BUFFER

WATER METER

PHONE PED.

MAIL BOX 1209 N. GOLIAD

FL 24" RCP 476.00

24" RCP

REVOVE CULVERT REESTABLISH DITCH LINE

FL 24" RCP 476.10

EXTEND CULVERT REMOVE AND RELOCATE HEADWALL

EX DRIVE TO BE RECONSTRUCTED TO 24' WIDTH WITHIN THE TXDOT ROW

FL 24" RCP 476.25

5/8" IRF

ESMT

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

N. GOLIAD
S.H. 205

EDGE OF EX PAVEMENT

EX 8" WATER

EX ROW

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3–5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3–7 GAL TEXAS SAGE DESPERADO & 3–5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16–5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2–SHAUNTING MAPLE , 2– YAUPON HOLLY
8. A TOTAL OF 7–4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7–4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
9. ALL EXISTING TREES TO REMAIN IN PLACE
10. REQUIRED 4 ACCENT TREES , PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANSCAPE BUFFER
11. REQUIRED 7 CANOPY TREES , PROPOSED 7–CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPARADO (SD)

TEXAS RED YUCCA (YU)

TREES

CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE

ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
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INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX

STATE OF TEXAS
WILLIAM L. DOUPHRATE
60102
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE, TEXAS P.E. REGISTRATION NO. 60102 DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE
1"=20' H
1"= V

DATE MAR 23, 2023

23012 SITE PL
PROJECT

2.0

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

PAVING LEGEND:
TP = TOP PAVEMENT ELEV
TC = TOP OF CURB ELEV
EX = EXISTING GROUND ELEV
EXISTING CONTOUR --------
PROPOSED CONTOUR ———

PROJECT LOCATION
GOLIAD
CARUTH LANE
LOS ALTOS DR

CONSTRUCT 4'X4' DROP INLET W/ 4' REIN CONC APRON
CONNECT TO EX 48" RCP W/ PROP 24" RCP FL=477.80'
FL OF PROP APRON THROAT=482.00'
PROP TOP OF INLET=482.83'W/ 4" THROAT
FL PROP 4'X4' DROP INLET=478.00'
SEE SHEET 6 FOR DROP INLET DETAIL

ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
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STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

EXISTING CULVERT & HEADWALLS TO BE REMOVED , GRADE TO DRAIN BAR DITCH W/ 4:1 SIDE SLOPE

REMOVE EXISTING HEADWALL , EXTEND 24" CULVERT PIPING 12.5', INSTALL NEW OR RELOCATED TYPE C SLOPED HEADWALL

9

10

11A–R

11B–R

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

15' DRAINAGE ESM'T
VOL. 1529, PG. 221 D.R.R.C.T.

15' WIDE ABANDONED ALLEY
CITY ORDINANCE No 81-26

15' DRAINAGE ESM'T
VOL. 1813, PG. 185 D.R.R.C.T.

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

1209 N. GOLIAD
VACHE OURFALIAN
INST No. 20210000024072
O.P.R.R.C.T.

SHED
FF 489.60
TO BE REMOVED

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

GARAGE
FIN. FLOOR
487.00

LOT 4

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

5/8" IRF AT CLF CORNER
5/8" IRF AT CLF CORNER
1/2" IRF W/YELLOW CAP IN TOP OF WOOD FENCE CORNER POST

N87°56'22"E 110.86'
S87°42'24"E 165.29'
N80°24'51"E 158.18'
S86°48'18"W 146.14'
N00°33'26"W 173.40'

EX ASPHALT DRIVE
EX CONC DRIVE
EX CONC SIDEWALK
EX 48" RCP
EX 24" RCP
EX 8" WATER
EDGE OF EX PAVEMENT
EX ROW
N. GOLIAD
S.H. 205

0+00.00
0+50.00
1+00.00
1+37.42

FL 24" RCP 476.00
FL 24" RCP 476.10
FL 24" RCP 476.25
FL 24" RCP 476.30

MAIL BOX
1209 N. GOLIAD

"Y" INLET
TOP 486.10
THROAT 486.10

4' DRAINAGE FLUME
SEE SH. 6 FOR DETAILS

DRAINAGE ESM'T

100 YR WATER SURFACE 484.70'
DETENTION ESM'T

20' DRAINAGE ESM'T

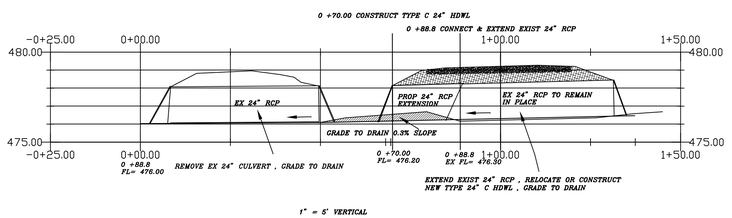
GRADE TO DRAIN TO WYE INLET

WATER SPICKET
STEPS
GATE
GATE
4' CLF
4' CLF
4' CLF
4' CLF
6' WF
6' WF
5' WF
5' WF
NWF
NWF
SSMH
SSCO
WATER
SANITARY SEWER
OHP
PLANTER
COVERED PATIO
ROOF
CONC.
RIDGE BREAK LINE
ROOF DRIP
CONC. STRIP
60' R.O.W.
A/C
EX GRATE INLET TOP 486.78 TO BE REMOVED
20' LANDSCAPE BUFFER
20' SANITARY SEWER EASEMENT

-4.47%
-5.49%
-0.60%
-0.60%

92.62TP
92.71EX
83.01TP
82.87EX
83.18TP
83.12EX
83.42TP
83.24TP
83.41EX
83.76EX
84.20TP
84.29EX
85.15EX
85.37C
84.80TP
85.2TC
84.75TP
84.94TP
83.81TP
84.73TP
85.2TC
84.69TP
86.57C
86.00TP
85.00TP
86.87C
86.33TP
86.77C
86.20TP
86.87C
86.28TP
88.97C
88.41TP
88.51C
88.00TP
87.27C
86.69TP
87.51C
87.00TP
87.4TC
86.90TP
89.07C
88.50TP
87.73TP
87.52TP
87.00TP
86.20TP
86.01TP
83.00TP
84.60TP
80.29TP
81.00TP
84.00TP
79.99TP
81.00TP
78.49TP
78.60TP
476.00

SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



1" = 5' VERTICAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. NO. 60102, F-866, ON DATE: JULY 5, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE
1"=20' H
1"= V

MAR 23, 2023
DATE

23012 GRADE PL
PROJECT

7.0


1200









1209 N Goilad Street, Rockwall

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 9, 2023
APPLICANT:	Dub Douphrate; *Douphrate and Associates*
CASE NUMBER:	SP2023-013; *Site Plan for Alkaios Transportation*

SUMMARY

Discuss and Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a *Site Plan* to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. At the time of annexation, the subject property was zone Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. The subject property currently has one (1), 1,812 SF single-family home built in 1995 situated on it. The property also has one (1), 1,542 SF detached garage which was built in 1990 and which will need to be removed through the conversion of the residential property to a commercial property. The property has been used for residential uses and has remained zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses since March 5, 2007. On January 17, 2023, the Neighborhood Improvement Services division issued a notice of violation [*Case No. CE2023-202*] for running a business without a Certificate of Occupancy (CO) or Site Plan. On January 27, 2023, Planning staff gave the applicant until the March 17, 2023 application deadline to turn in a Site Plan. Since no site plan was submitted, on March 20, 2023, the Neighborhood Improvement Services division issued a citation [*Citation No. CE1279*] for running a business without a Certificate of Occupancy (CO) or Site Plan. Planning staff met with the property owner and issued a 30-day extension providing that the property owner submit a Site Plan by the April 14, 2023 deadline. A Site Plan is the first step in bringing this property into compliance and will allow them the opportunity to apply for their Certificate of Occupancy (CO) once the parking areas have been engineered and constructed.

PURPOSE

On April 14, 2023, the applicant -- *Dub Douphrate of Douphrate and Associates* -- submitted an application requesting the approval of a *Site Plan* for the purpose of converting the single-family home into an *Office* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1209 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) 0.6490-acre parcel of land (*i.e. 1211 N. Goliad Street*) developed with a single-family home and zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is a 0.74-acre parcel of land (*i.e. 1213 N. Goliad Street*) developed with a single-family

home that was converted into a commercial property in 2007 (*i.e. State Farm*), and zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this are four (4) parcels of land (*i.e. 1213B, 1215, & 1401 N. Goliad Street and 401 Sonoma Drive*) zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this is Sonoma Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is four (4) parcels of land (*i.e. 1207, 1205, 1203, and 1201 N. Goliad Street*) developed with single-family homes, three (3) of which have been converted into commercial properties (*i.e. 1201,1203 & 1205 N Goliad*), and are zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is one (1) vacant parcel of land used as green space for the Lakeview Summit Homeowners Association (HOA), that is zoned Single Family 10 (SF-10) District. Beyond this is Los Altos Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1), 21.3780-acre parcel of land (*i.e. YMCA of Dallas*) developed with a 38,481 SF *Public Community Recreation Club* and zoned Planned Development District 5 (PD-5).

West: Directly west of the subject property is Phase I of the Lakeview Summit subdivision, which consists of 104 single-family homes and was established on October 19, 2000. Beyond this is Phase IA of the Lakeview Summit subdivision, which consists of 156 single-family homes and was established on February 22, 2001. Both of these properties are zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in Planned Development District 69 (PD-69). The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 69 (PD-69) and a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X= 0.88-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 101.75-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=311.43-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*X>30-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=6-feet, 8-inches; Legally Non-Conforming*
Maximum Building Height	*36-Feet*	*X<36-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=10.7%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (8 Required)*	*X=10; In Conformance*
Minimum Landscaping Percentage	*30%*	*X>30.00%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X<75%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building,* of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services… but not involving the sale of merchandise except as incidental to a permitted use." In this case, the applicant is requesting to convert one (1) existing single-family home into one (1) *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

VARIANCES AND/OR EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exception:

(1) *Residential Screening Standards*. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency; however, in this case the applicant has not provided a plan showing any plantings along the adjacency. Based on this staff has added a condition of approval to require canopy trees to be planted on 20-foot centers along the back (*western*) property line.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *North Lakeshore District* and is designated for *Live/Work* land uses. The *North Lakeshore District* is "… an established district that is significantly developed with medium density, suburban housing …" and "… it is not anticipated that this district's development patterns will drastically change moving forward". The *Live/Work* designation in this district is "… intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]." In this case, the applicant is proposing one (1) *Office Building* that adaptively reuses the existing single-family home and provides a buffer between the current suburban residential areas and N. Goliad Street [*SH-205*]. Based on this the applicant's proposal appears to conform to the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 25, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on April 14, 2023 and made a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Miller, Phillips, Hudson, and Lefere absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the establishment of an *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).

(3) The applicant will be required to provide staff with an updated landscape plan showing canopy trees being planted on 20-foot centers along the back (*western*) property line prior to the submission of civil engineering plans.

(4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

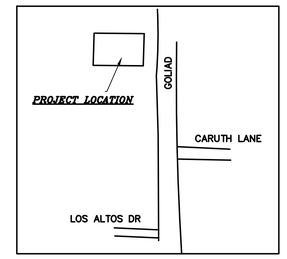
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE
CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

9

10

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

15' WIDE ABANDONED ALLEY
CITY ORDINANCE No. 81-26

15' DRAINAGE ESM'T
VOL. 1913, PG. 88
O.P.R.R.C.T.

15' DRAINAGE ESM'T
VOL. 1894, PG. 87
O.P.R.R.C.T.

20' DRAINAGE ESM'T

5/8" IRF AT CLF CORNER

N87°56'22"E 110.86'

4' CLF

GATE

10" HICKORY

WATER SPICKET

FUTURE 12' ACCESS EASEMENT

PROPOSED 12' ACCESS EASEMENT

INSTALL DEAD END BARRICADE

S14°25'24"E 74.19'

6' WF

BASE OF 2" IPF

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

N80°24'51"E 158.18'

1" IPF

FL 24" RCP 476.00

REVOVE CULVERT REESTABLISH DITCH LINE

EASTERN REDBUD

EX ASPHALT DRIVE

EX DRIVE TO BE REMOVED

YAUPON HOLLY

S14°37'56"E

PHONE PED.

MAIL BOX
1209 N. GOLIAD

N. GOLIAD
S.H. 205

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

PLANTER

WATER SPICKET

SSCO

20' SANITARY SEWER EASEMENT

WATER METER

DOWNY HAWTHORN

EX 12" LIVE OAK

LOT 4

SHAUNTING MAPLE

101.75'

OHPL

EX 15" LIVE OAK

FL 24" RCP 476.10

EXTEND CULVERT REMOVE AND RELOCATE HEADWALL

EX DRIVE TO BE RECONSTRUCTED TO 24' WIDTH WITHIN THE TXDOT ROW

FL 24" RCP 476.25

5/8" IRF "BRIDGES"

SSMH

PORTION OF GARAGE STRUCTURE TO BE REMOVED

PROP 20' FIRE LANE AND ACCESS EASEMENT

EX ASPHALT DRIVE TO BE REMOVED

FUTURE 4' FIRE LANE AND ACCESS EASEMENT EXPANSION

EXPAND EX GARAGE STRUCTURE

S81°12'24"W 165.29'

5/8" IRF

NWF

EX 19" PEAR TREE

4' CLF

S86°48'18"W 146.14'

1/2" IRF W/YELLOW CAP
IN TOP OF WOOD FENCE
CORNER POST

N00°33'26"W 173.40'

INLET
TOP 486.10
THROAT 485.10

EX 10" OAK

EX 11" OAK

EX 14" OAK

EX 15" OAK

HORSE SHOE PIT

WATER SPICKET

STEPS

SHED
FF 489.60
TO BE REMOVED

CONC.

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

24' FIRELANE & CROSS ACCESS ESM'T

20'

24'

R20'

ROOF LINE

COVERED PATIO

EX GRATE INLET
TOP 486.79
TO BE REMOVED

GARAGE
FIN. FLOOR
487.00

BRICK LINE

CONC. STRIP

6' LANDSCAPE BUFFER

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3–5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3–7 GAL TEXAS SAGE DESPERADO & 3–5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16–5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 1–SHAUNTING MAPLE , 1– YAUPON HOLLY 1–EASTERN RED BUD , & 1–DOWNY HAWTHORN
8. ALL EXISTING TREES TO REMAIN IN PLACE

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOIAD–2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF= 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE III, R.P.L.S. DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
W.L.D.
DRAWN
SCALE
1"=20' H
1"= V
DATE MAR 23, 2023
23012 SITE PL
PROJECT
10

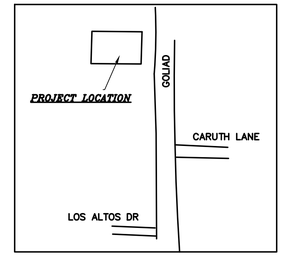
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

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BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
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ELEVATIONS ARE BASED ON THE
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BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
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9

10

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

20' DRAINAGE ESM'T

15' WIDE ABANDONED ALLEY
CITY ORDINANCE No. 81-28

15' DRAINAGE ESMT
VOL. 1913, PG. 88
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"Y" INLET TOP 486.10 THROAT 485.10

10" HICKORY

11" OAK

14" OAK

15" OAK

HORSE SHOE PIT

WATER SPICKET

STEPS

SHED
FF 489.60
TO BE REMOVED

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

CONC.

GATE

4' CLF

6' WF

NWF

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

FUTURE 12' ACCESS EASEMENT

PROPOSED 12' ACCESS EASEMENT

S14°25'24"E 74.19'

BASE OF 2" IPF

N80°24'51"E 158.18'

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

24' FIRELANE & CROSS ACCESS ESMT

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1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
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19" PEAR TREE

5/8" IRF

S81°12'24"W 165.29'

EXPAND EX GARAGE STRUCTURE

PORTION OF GARAGE STRUCTURE TO BE REMOVED

PROP 20' FIRE LANE AND ACCESS EASEMENT

EX ASPHALT DRIVE TO BE REMOVED

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CAB. A, SLIDE 78
P.R.R.C.T.

EX ASPHALT DRIVE

EX DRIVE TO BE REMOVED

PLANTER

YAUPON HOLLY

RHONE RED

WATER SPICKET

SOCO

WATER METER

20' WATER & SANITARY SEWER EASEMENT

LANDSCAPE BUFFER

EX 12" LIVE OAK

LOT 4

SHAUNTING MAPLE

EX 15" LIVE OAK

BRICK LINE

S14°57'56"E 101.79'

FL 24" RCP 476.00

24" RCP

MAIL BOX
1209 N. GOLIAD

REVOVE CULVERT REESTABLISH DITCH LINE

FL 24" RCP 476.10

EXTEND CULVERT REMOVE AND RELOCATE HEADWALL

EX DRIVE TO BE RECONSTRUCTED TO 24' WIDTH WITHIN THE TXDOT ROW

FL 24" RCP 476.25

N. GOLIAD
S.H. 205

NOTES:
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4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16–5 GAL TEXAS RED YUCCA PLANTS
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A TOTAL OF 1–SHAUNTING MAPLE & 1– YAUPON HOLLY

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INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
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I HEREBY CERTIFY THAT THE ABOVE AND FORECOING 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
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX

WILLIAM L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE II, TEXAS P.E. REGISTRATION NO. 60102 DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE 1"=20' H 1"= V

DATE MAR 23, 2023

23012 SITE PL
PROJECT

10

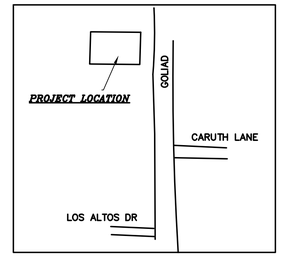
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
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9

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REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

20' DRAINAGE ESM'T

"Y" INLET TOP 486.10 THROAT 485.10

5/8" IRF AT CLF CORNER

N87°56'22"E 110.86'

4' CLF

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WATER SPICKET

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15' WIDE ABANDONED ALLEY CITY ORDINANCE No. 81-26

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FUTURE 12' ACCESS EASEMENT

FUTURE PARKING EXPANSION

HORSE SHOE PIT

173.40'

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6' WF

BASE OF 2" IPF

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

N80°24'51"E 158.18'

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1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

CONC.

BL

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487.00

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5/8" IRF

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LOT 3
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PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX

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ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
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REVISION
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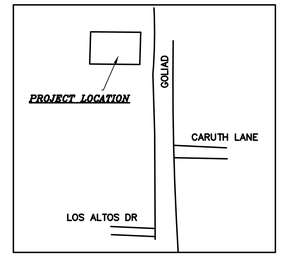
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PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234

CASE NO. SP2023–XXX

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DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
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SCALE 1"=20' H 1"= V
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23012 SITE PL
PROJECT
10


1209









PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: Z2026-011
PROJECT NAME: SUP for Big Tex Trailers
SITE ADDRESS/LOCATIONS: 2260 E Intertstae 30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/27/2026	Needs Review

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2026-011) in the lower right-hand corner of all pages on future submittals.

I.4 On August 4, 2008, the City Council approved a request [Case No. Z2008-014] for approval of a Specific Use Permit (SUP) [Ordinance No. 08-38; SUP No. S-056] to allow a recreational vehicle “RV” sales and service facility in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) for 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted. In accordance with this, the SUP has been extended five (5) times (i.e. April 1, 2011, April 7, 2014, February 14, 2017, February 3, 2020, and December 19, 2022)

M.5 Please provide a letter that details your request. Specifically, please detail the proposed improvements and provide a timeline of completion.

M.6 Site Plan & Paving Plan.
(1) Please clarify if the indicated chain-link fence will be new, as there is an existing chain-link fence on the subject property. Please note that staff will be obligated to detail that the fence was moved and replaced between 2018-2021. In addition, a number of trees and all of the screening shrubs along I-30 were removed and have not be replaced.
(2) According to the paving plan there will be a phase 1 and phase 2 of the proposed paving. Please provide a timeline for these phases.
(3) Please delineate the outside storage areas with a crosshatched pattern.

M.7 Landscape Plan.

(1) The subject property is located within the IH-30 Overlay District and has ~552 linear feet of frontage. According to the General Overlay District Standards the landscape buffer shall be 20-feet wide and include two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage, a berm, and a row of shrubbery. Given this, 11 canopy trees and 22 accent trees are required. In this case, 11 canopy trees and nine (9) accent trees are provided; this will be a variance to Article 05, District Development Standards, of the UDC. In addition to this, a generally continuous row of shrubs has been provided; however, the majority of them are shown to be planted in right-of-way. Lastly a berm is not delineated; this will require a variance as well.
(2) According to Article 08, Landscape and Fence Standards, of the UDC, all parking spaces are to be within 80-feet of a canopy tree. In this case, there are no trees within 80-feet of the existing parking spaces. This will be an exception to the UDC.
(3) According to Article 08, Landscape and Fence Standards, of the UDC, all outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts. In addition, the UDC states that the outside storage can be screened with either a masonry wall one (1) foot taller than what is being stored and canopy trees on 20-foot centers, or with a wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees). In this case, no screening is proposed for the outside storage areas. This will be an exception to the UDC.

M.8 Ordinances. Please review the attached draft ordinance prior to the March 31, 2026 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by April 7, 2026.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 31, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 14, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 20, 2026 (1st Reading) and May 4, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	03/16/2026	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2260 E Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Robert Boyd Irvine Survey Abstract No. 120	LOT		BLOCK	
GENERAL LOCATION	East of Southeast Corner of I-30 & F.M. 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Trailer Sales & Repair
PROPOSED ZONING	Light Industrial with SUP	PROPOSED USE	Trailer Sales & Repair
ACREAGE	4.341	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Jowers, Inc.	☒ APPLICANT	Big Tex Trailers
CONTACT PERSON	Raymond Jowers	CONTACT PERSON	Grant Young
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

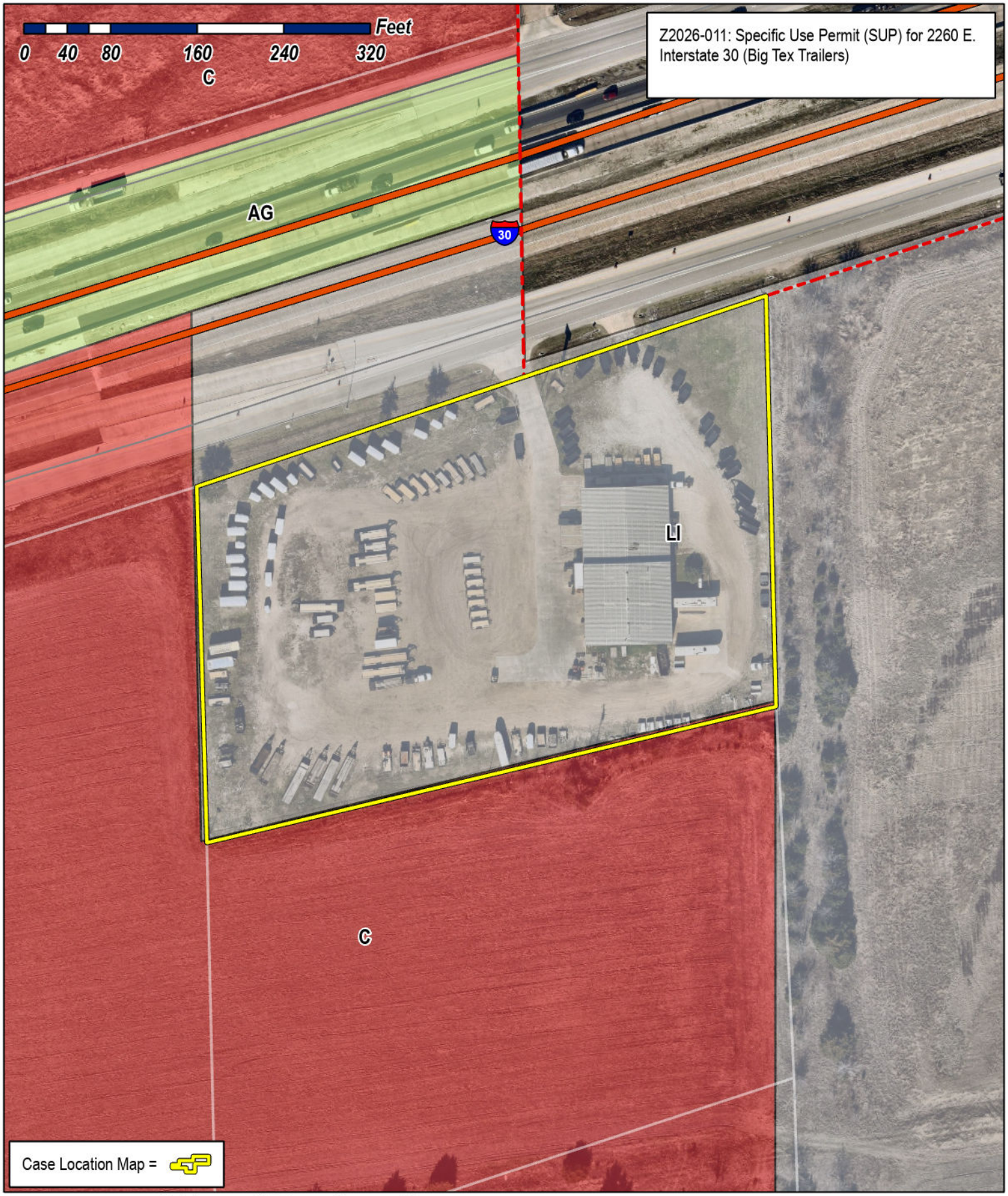
HEIDI LAVENA MEKANI
Notary ID #128067857
My Commission Expires
October 25, 2027

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February *20*26.

OWNER'S SIGNATURE [signature] V.P.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES 10/25/27



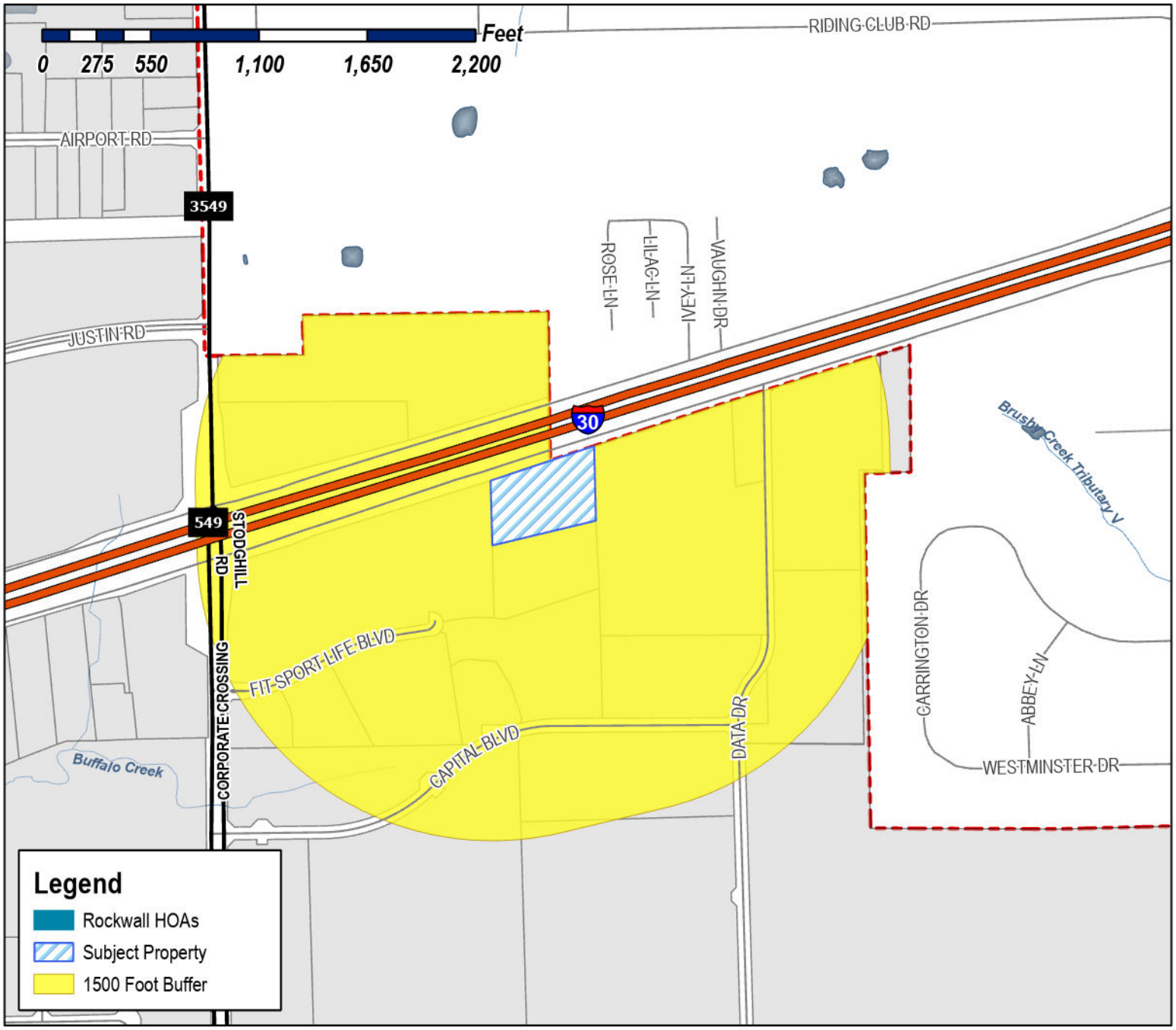
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

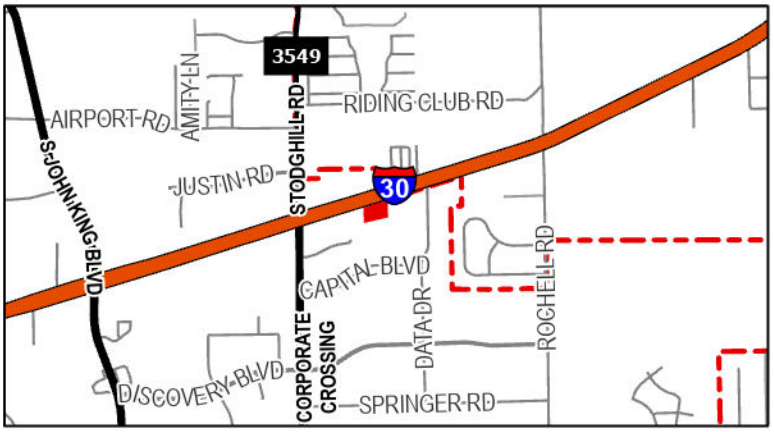
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30

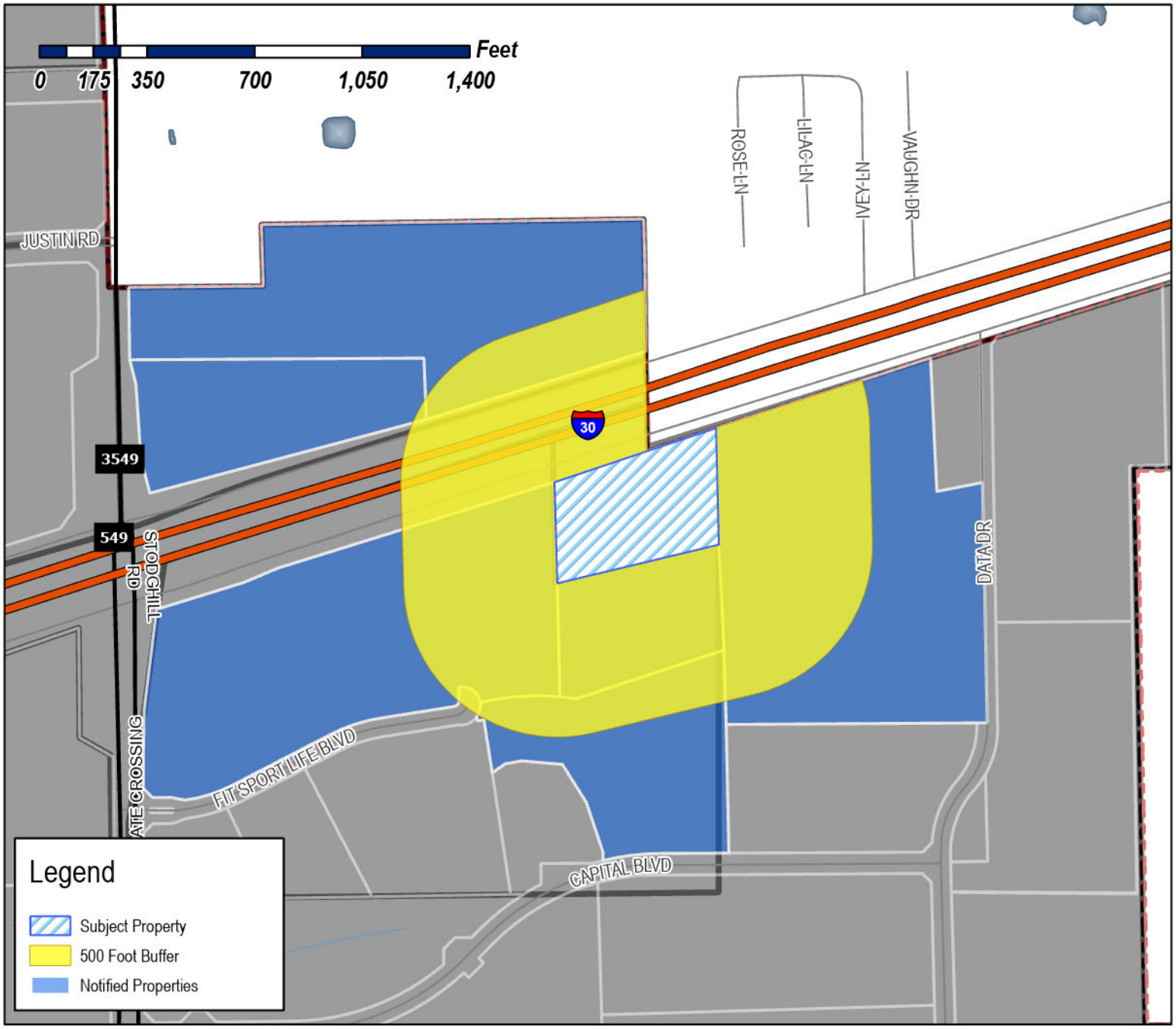


Date Saved: 3/9/2026
For Questions on this Case Call (972) 771-7745

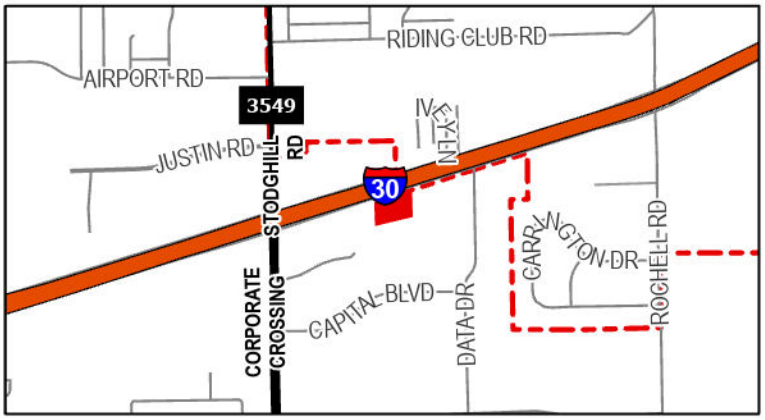
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30



Date Saved: 3/4/2026
For Questions on this Case Call: (972) 771-7745

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, April 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-011: SUP for Big Tex Trailers

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

March 27, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to renew their Special Use Permit. Our firm has completed an approved engineering design which includes concrete paving , drainage , utility, and landscape improvements in order to bring the property into city code compliance. Currently our client is planning to move forward with all of these improvements within the next 30-45 days to start construction with the estimated time of completion by December of 2026. The cost of these improvements are extensive so our client respectfully requests the granting of the special use permit in perpetuity.

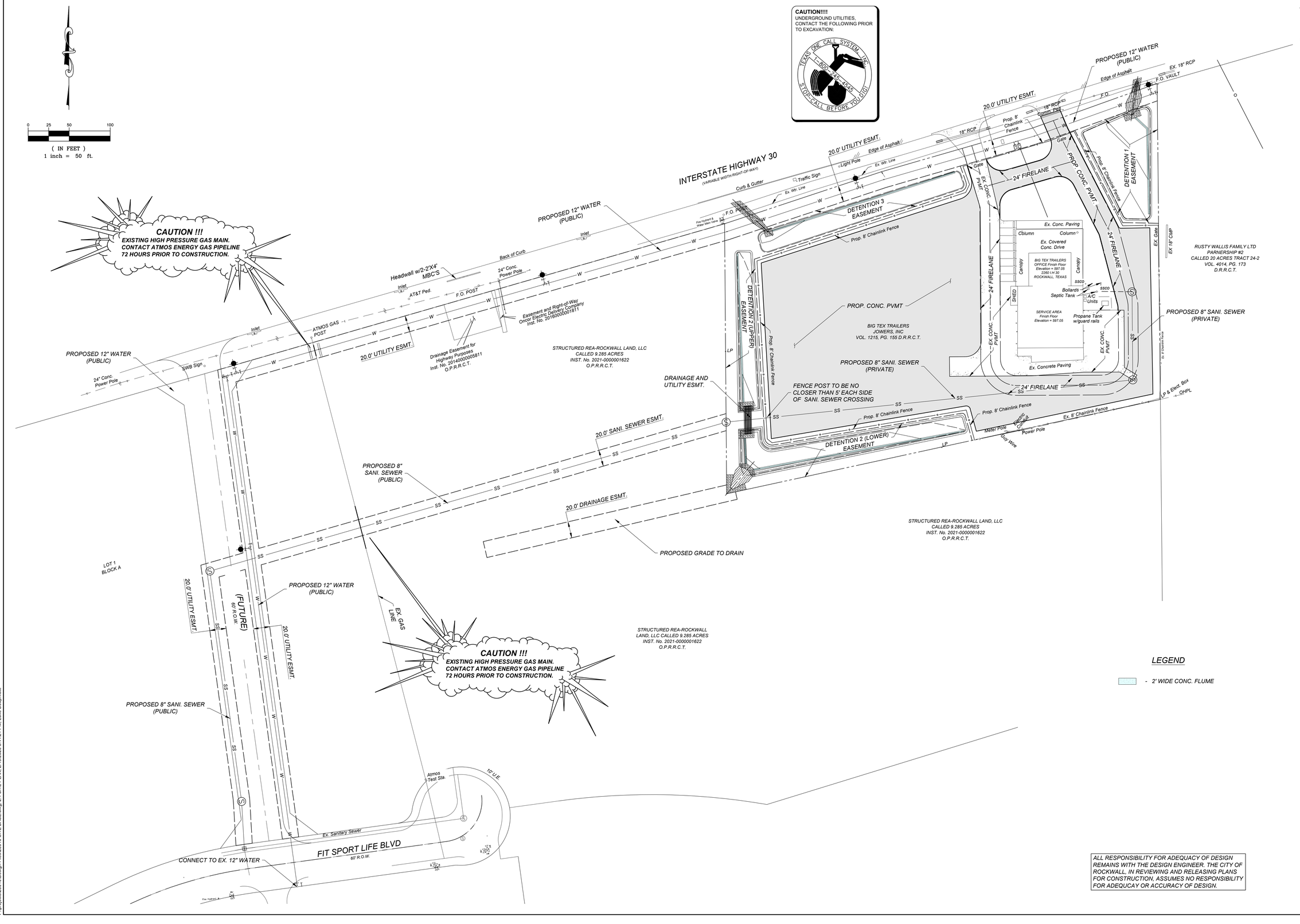
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Grant Young



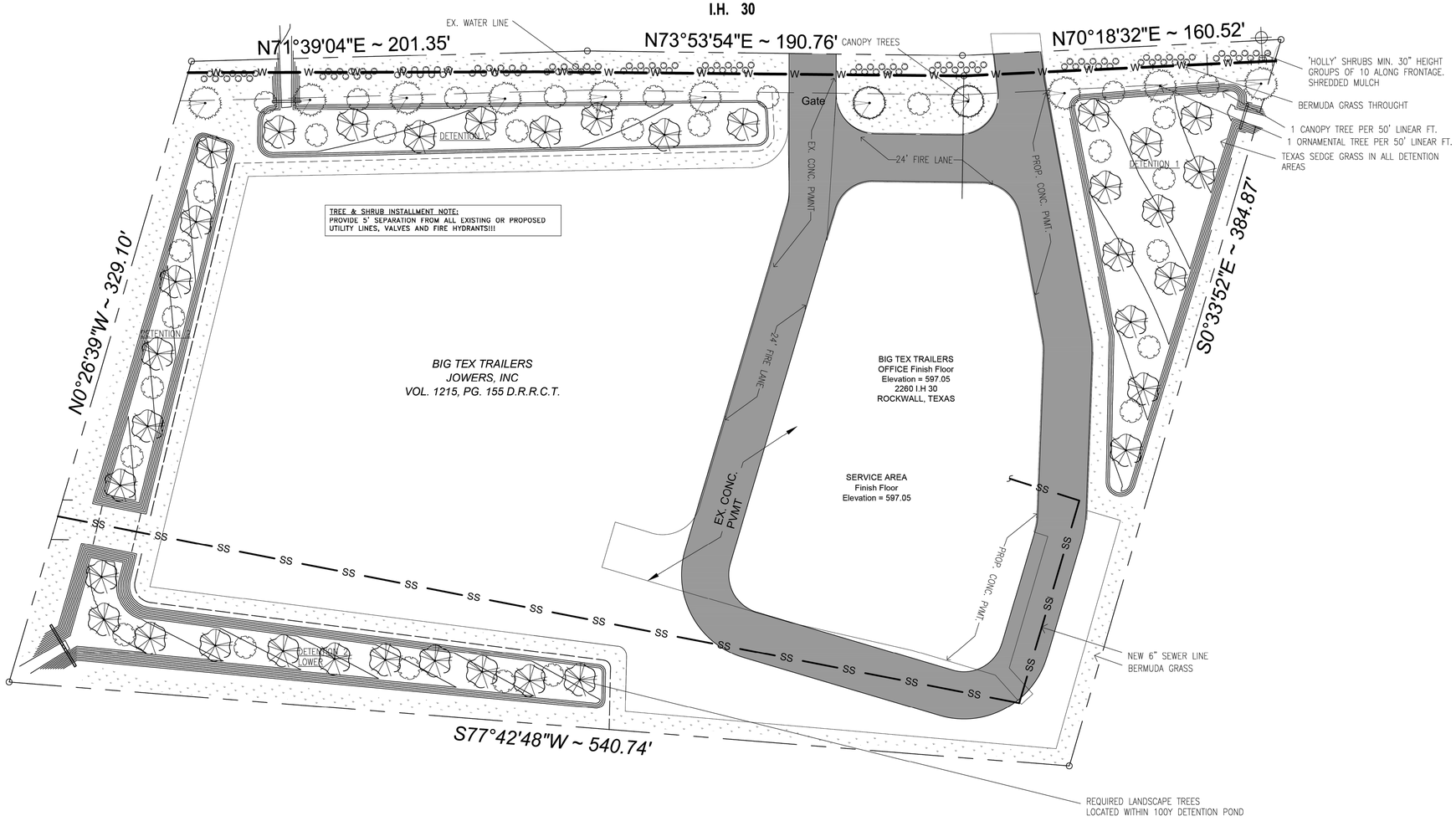
P:\projects\25010\Design Files\25010 SITE BASE.dwg, 2.1 SITE PLAN, 2/19/2026 3:41:21 PM, Luke Douphrate

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1"= 50'
DATE	NOV. 2025
PROJECT	25010
	2.1



REQUIRED DETENTION POND LANDSCAPE

AREA (SF) / 750 = # OF CANOPY TREES
AREA (SF) / 1500 = # OF ACCENT TREES

DETENTION 1 :	
10,000SF/750 = 13 CANOPY TREES	10,000/1500 = 6 ACCENT TREE
DETENTION 2 :	
6,384SF/750 = 8 CANOPY TREES	6,384/1500 = 4 ACCENT TREE
DETENTION 2 UPPER :	
4,746SF/750 = 6 CANOPY TREES	4,746/1500 = 3 ACCENT TREE
DETENTION 2 LOWER :	
8,556SF/750 = 11 CANOPY TREES	8,556/1500 = 5 ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
-FRONTAGE ALONG I-30
-1 CANOPY TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRES = 10
TREES SHOWN = 11

1 ACCENT TREE PER 50 LINEAL FEET:
552.63' - 48' OF DRIVEWAY = 504.63'
504.63' / 50' LINEAR FT PER TREE = 10.09
TREES REQUIRES = 10
TREES SHOWN = 11

10 SHRUBS PER 30 LINEAL FEET:
253.09'/3'= 84.4 SHRUBS REQUIRED
SHRUBS PROVIDED : 85

SOUTH- NONE
EAST- NONE
WEST- NONE

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT
	CANOPY	Sapindus drummondii 'BALD CYPRESS '	BALLED & BURLAPPED	38	6" CAL. 12'-0"
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	11	6" CAL. 12'-0"
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	28	3" CAL. 12'-0"
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H

SYMBOL	TYPE
	BERMUDA GRASS - Cynodon dactylon
	NEW CONCRETE
	MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS

NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

INSTALL 'TEXAS SEDGE' - Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974-8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
DUB DOUPHRATE
DOUPHRATE & ASSOCIATES, INC
REGISTERED PROFESSIONAL ENGINEER
LIC. NO.#60102

-REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

-CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.

-CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.

-CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

-CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.

-TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12' OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.

-CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.

-UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.

-CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.

-CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

No "100 YEAR FLOOD PLAN" exists on this site.

All current development requirements of the City as amended shall be met unless approved otherwise within these PlannedDevelopment Regulations.

0 60' 75'

LANDSCAPE PLAN

SCALE: 1" = 30'

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

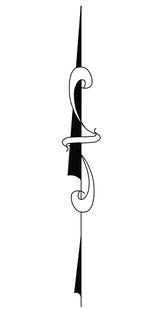
REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE
1	1ST RESPONSE TO COMMENTS	10.28.25
2	2ND RESPONSE TO CITY COMMENTS	02.11.25

PROJECT NAME AND ADDRESS:
BIG-TEX TRAILERS
2260 I-30
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09.23.25
SCALE	
SHEET NO.	of

DRAWING NAME:

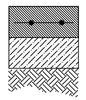


0 15 30 60

(IN FEET)
1 inch = 30 ft.

TYPICAL PAVING SECTION

PROPOSED PAVEMENT

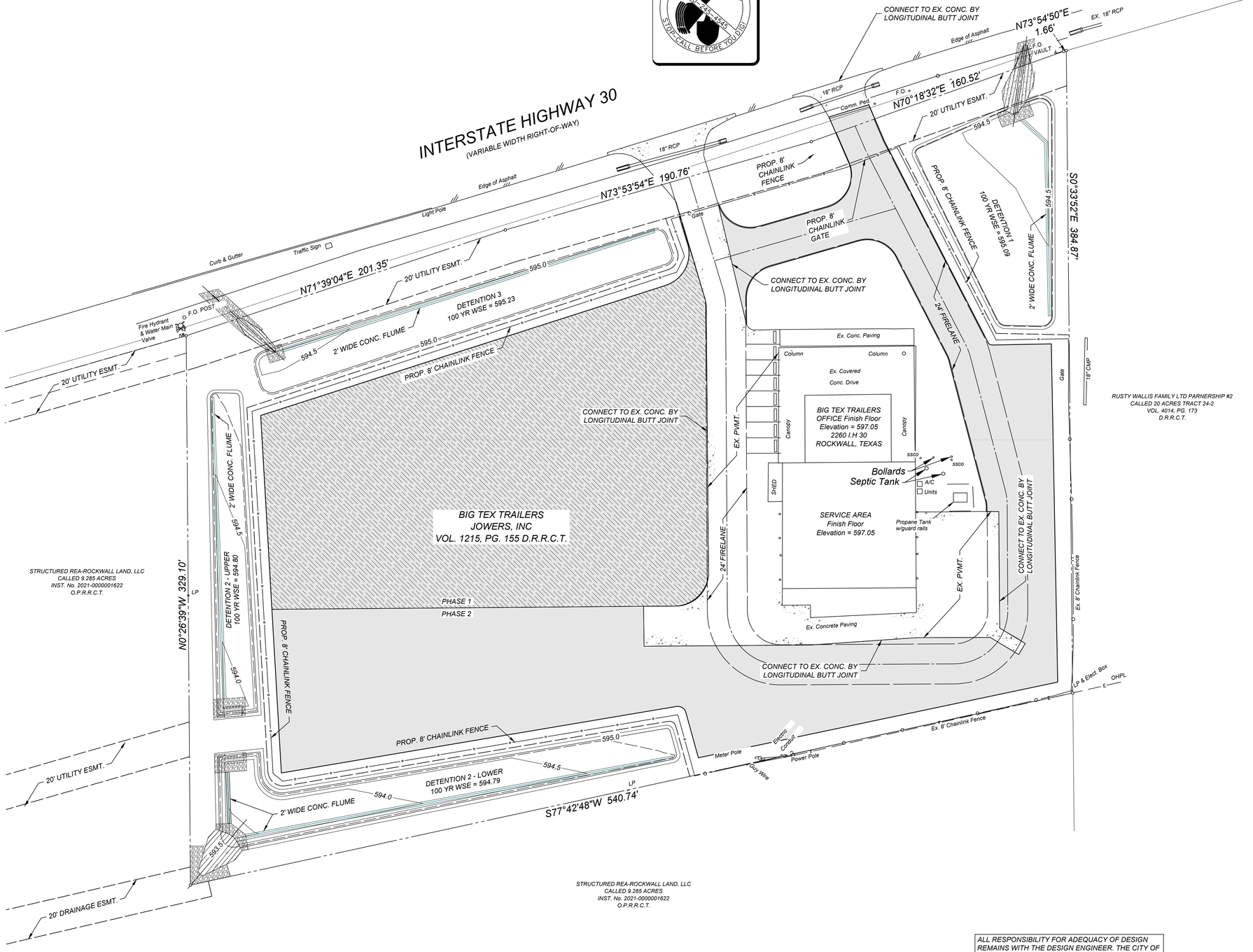


6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.

Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

CAUTION!!!!
UNDERGROUND UTILITIES, CONTACT THE FOLLOWING PRIOR TO EXCAVATION.

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 STOP CALL BEFORE YOU DIG!!



LEGEND

PROPOSED PAVEMENT PHASE 1

PROPOSED PAVEMENT PHASE 2

EXISTING PAVEMENT

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUCAY OR ACCURACY OF DESIGN.

STATE OF TEXAS — W.L. DOUPHRATE II — 80102 — REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, P-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PAVING PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING.dwg, 3.1 PAVING PLAN, 2/19/2026 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and *Ordinance No. 17-20* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.

4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and

every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF FEBRUARY, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

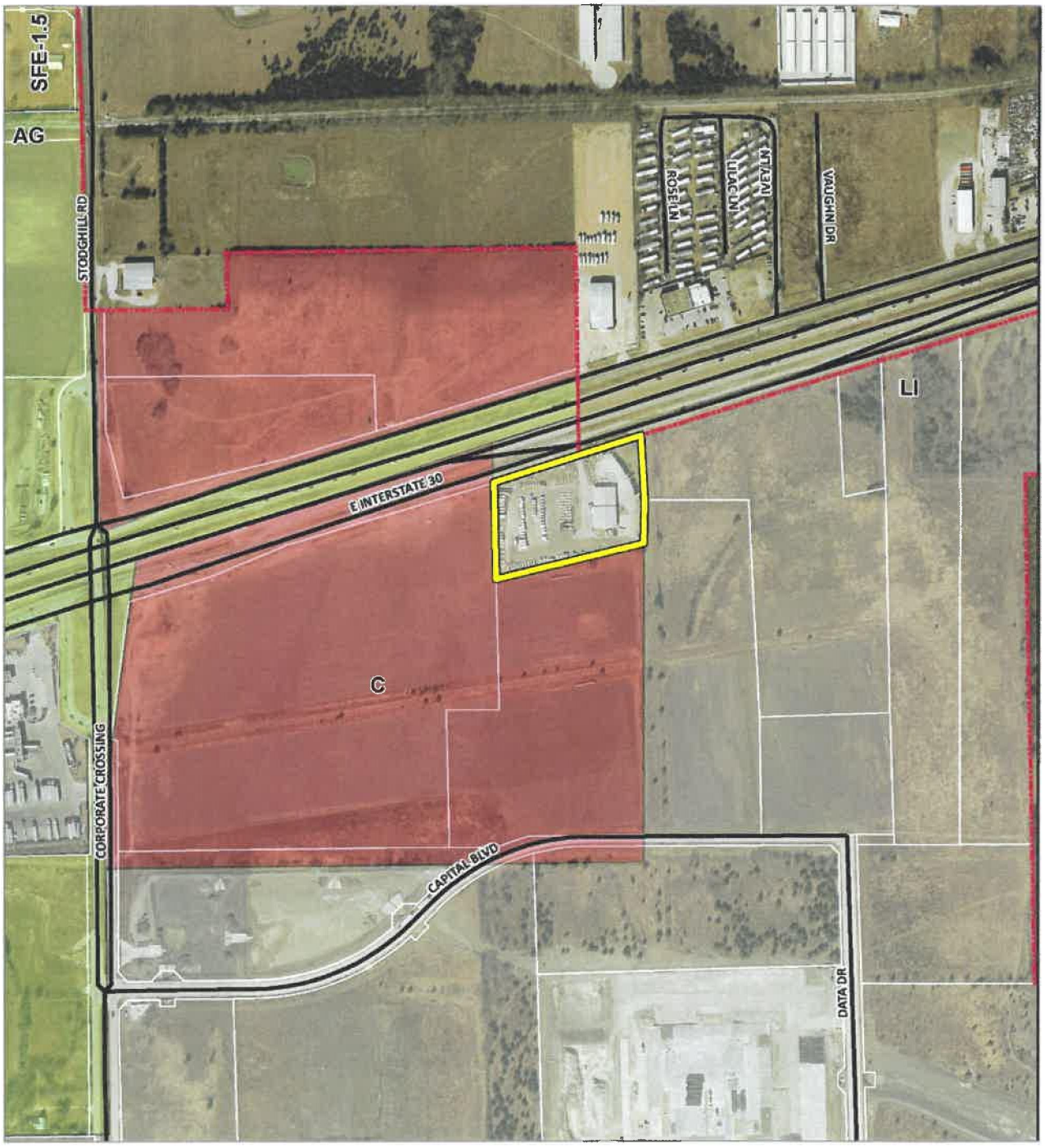
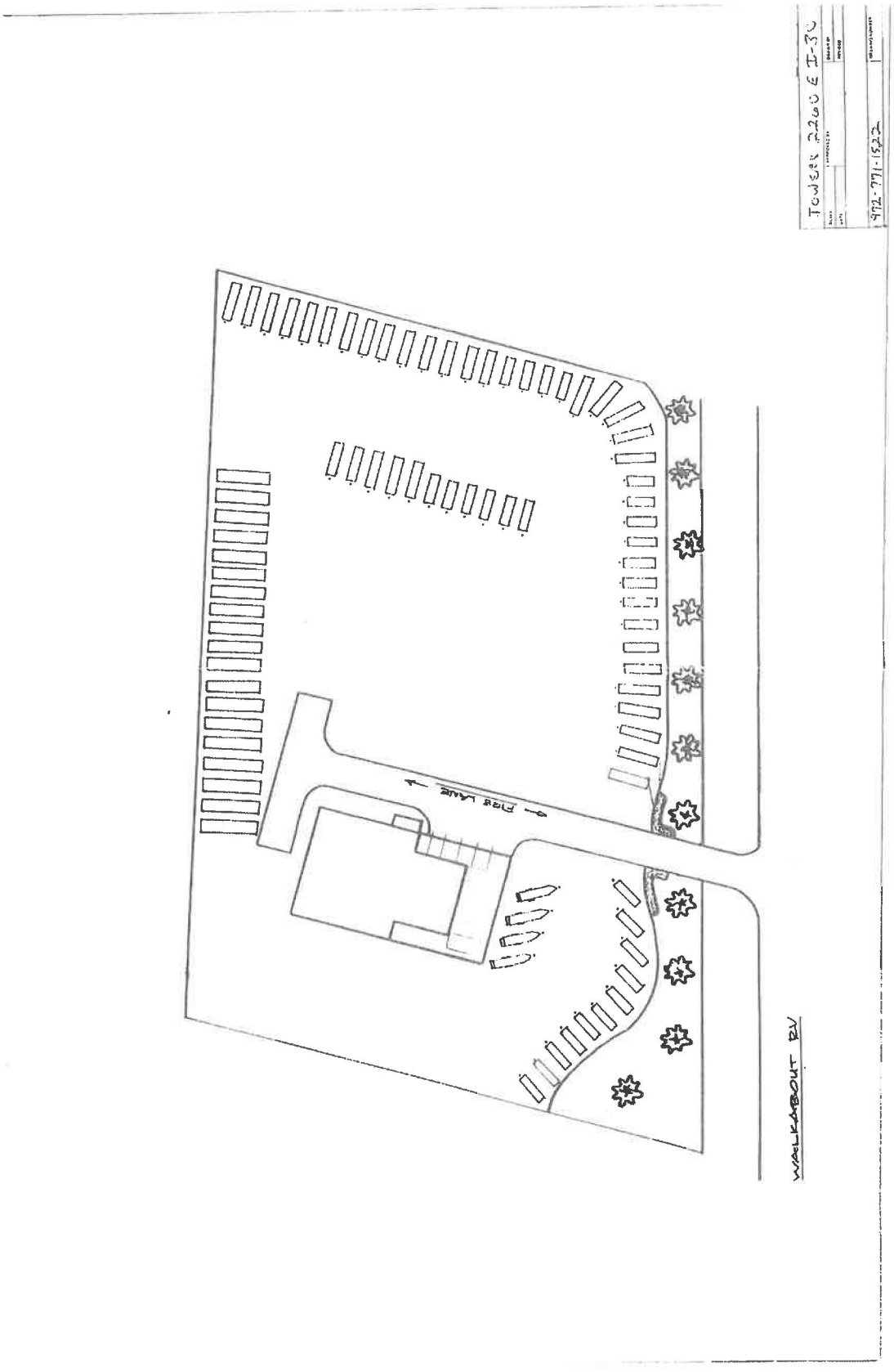


Exhibit 'B'
Concept Plan



CHANGES REQUESTED BY THE APPLICANT ARE IN RED
CHANGES SUGGESTED BY STAFF ARE IN BLUE

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

~~1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.~~

~~2) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.~~

3) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.

4) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.

6) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

7) All existing chain link fencing shall be replaced with wrought iron fencing.

8) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

9) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

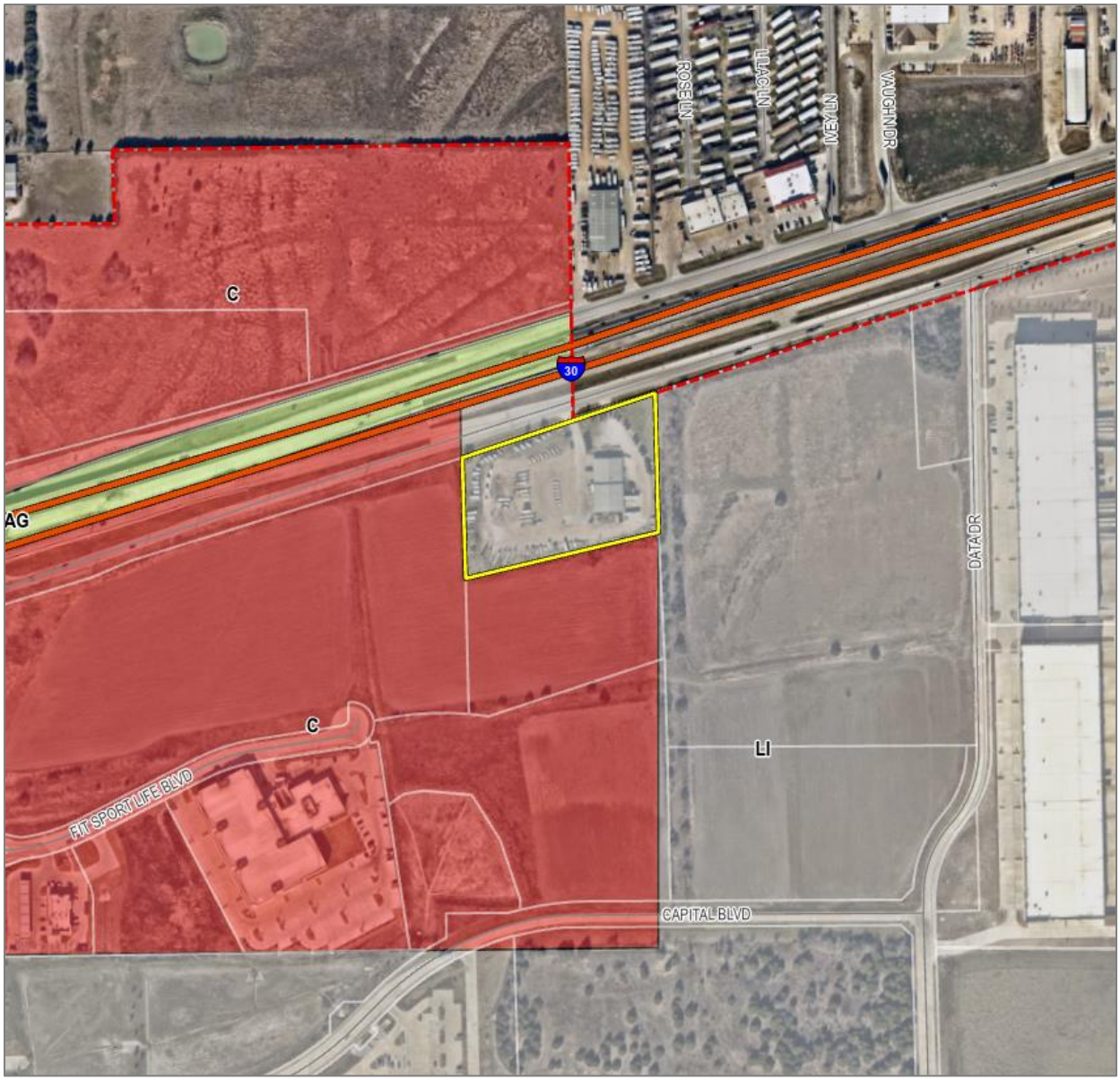


Exhibit 'B'
Concept Plan

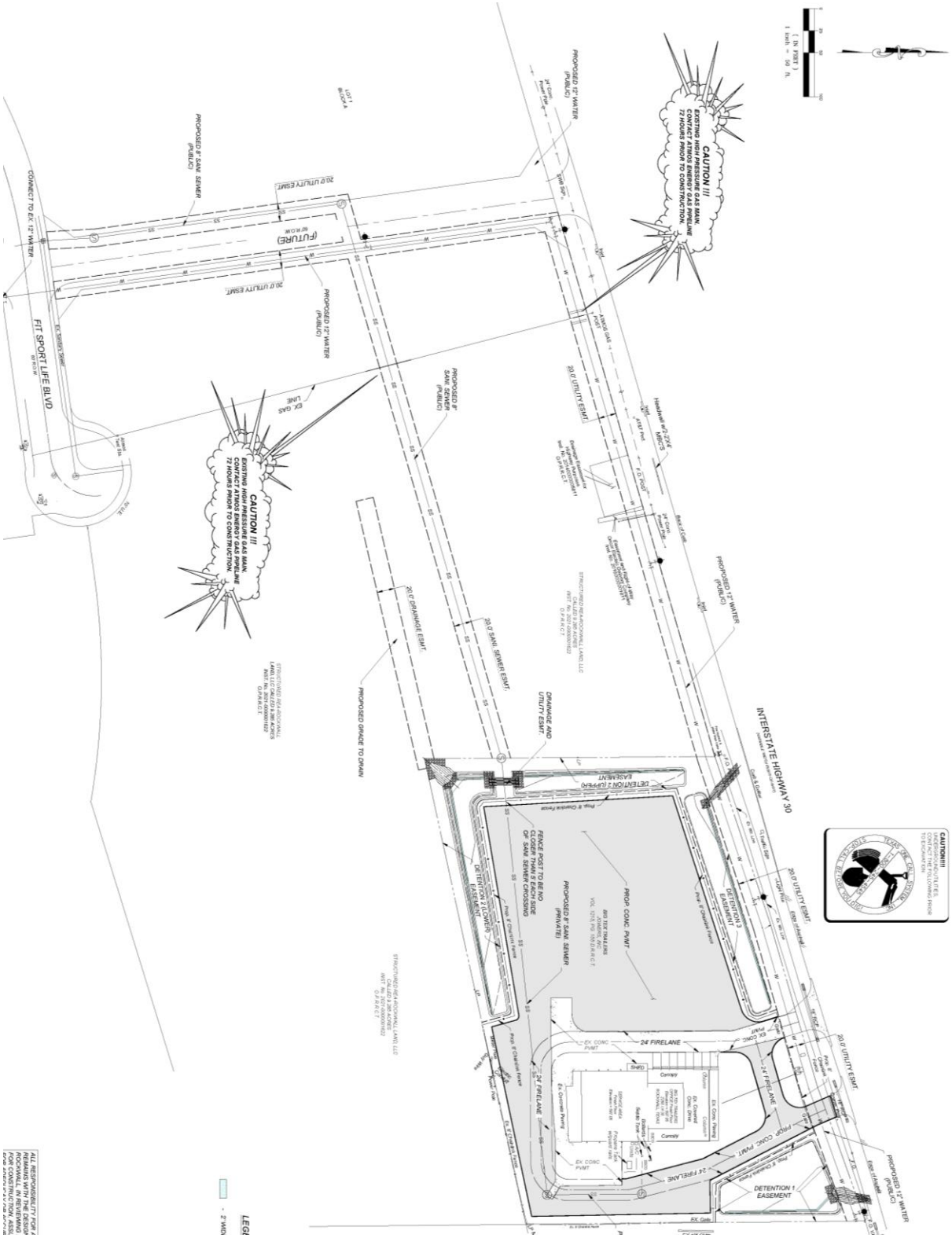


Exhibit 'C'
Paving Plan

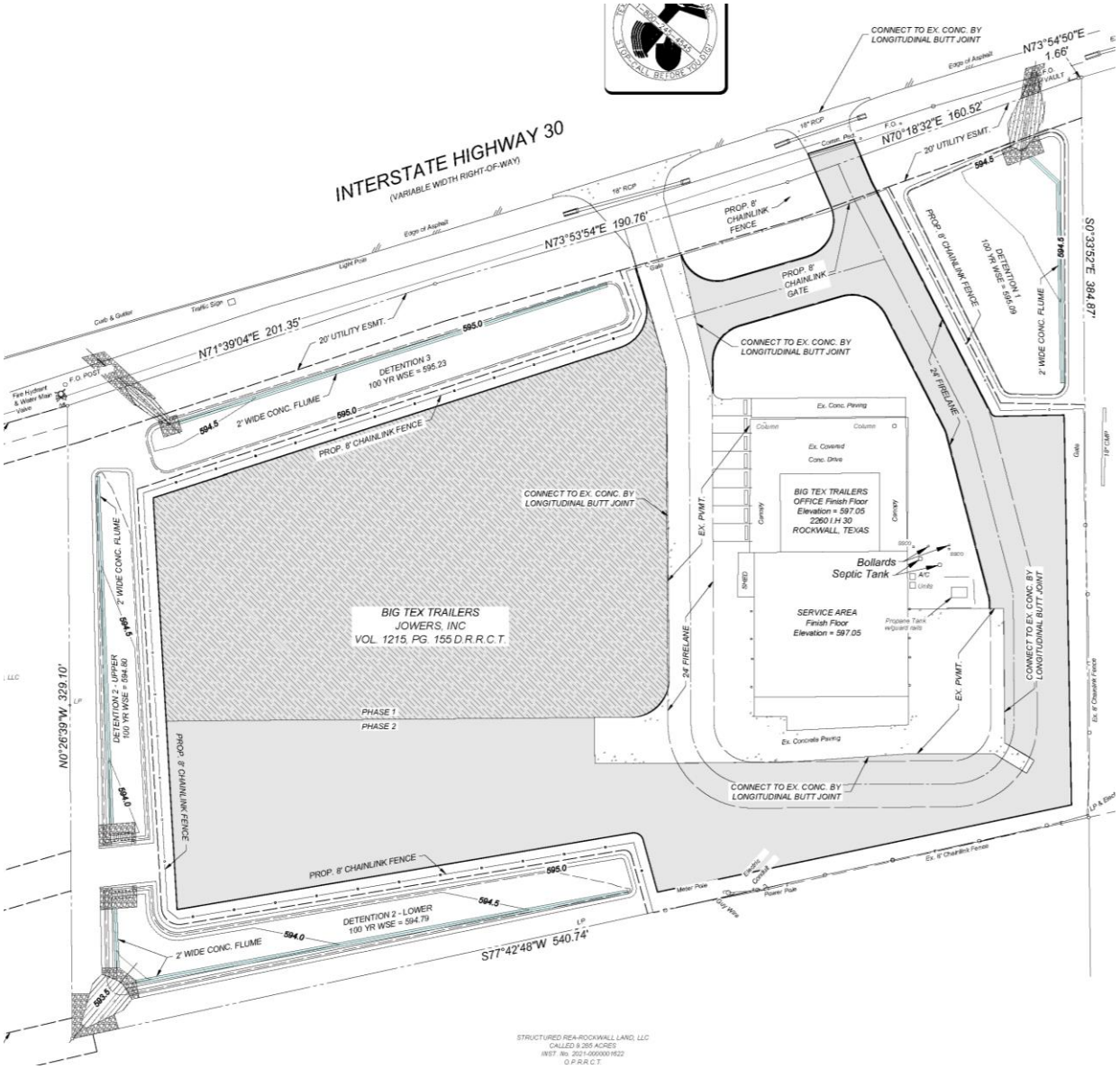
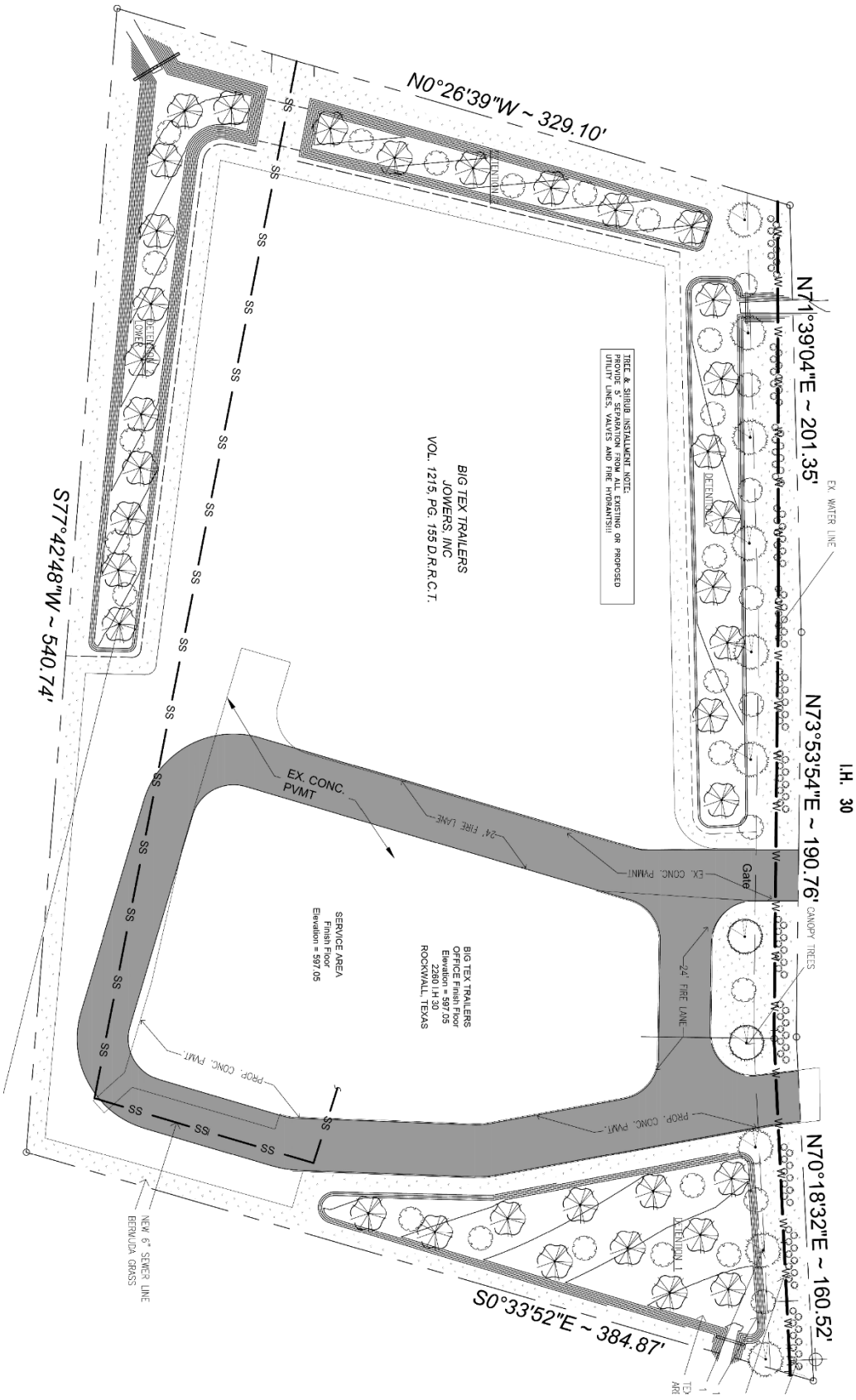


Exhibit 'D'
Landscape Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 03.31.2026

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.

2) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

3) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.

4) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

5) All existing chain link fencing shall be replaced with wrought iron fencing.

6) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

7) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

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SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

DRAFT ORDINANCE 03.31.2026

to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

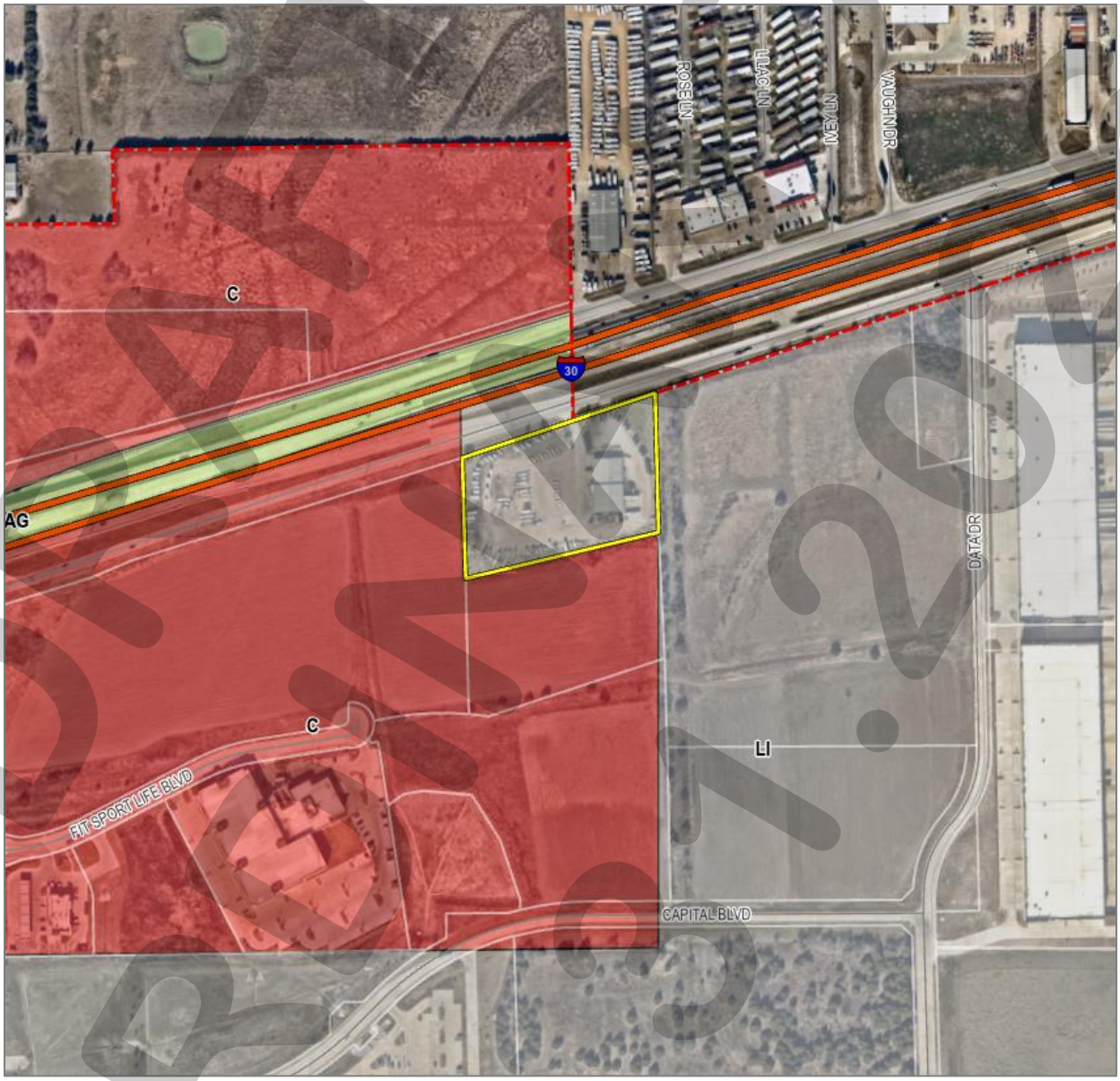
1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 03.31.2026

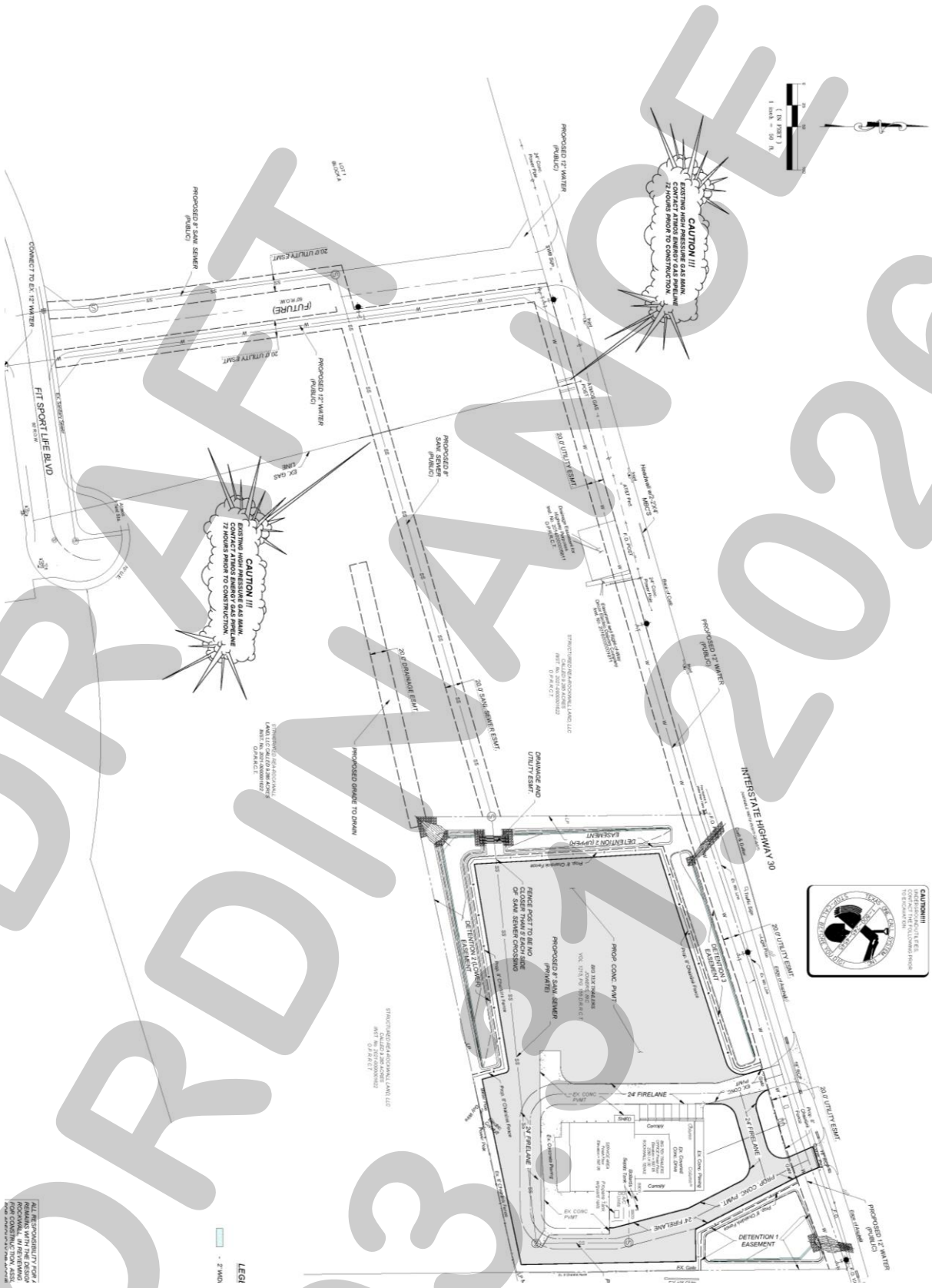
Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



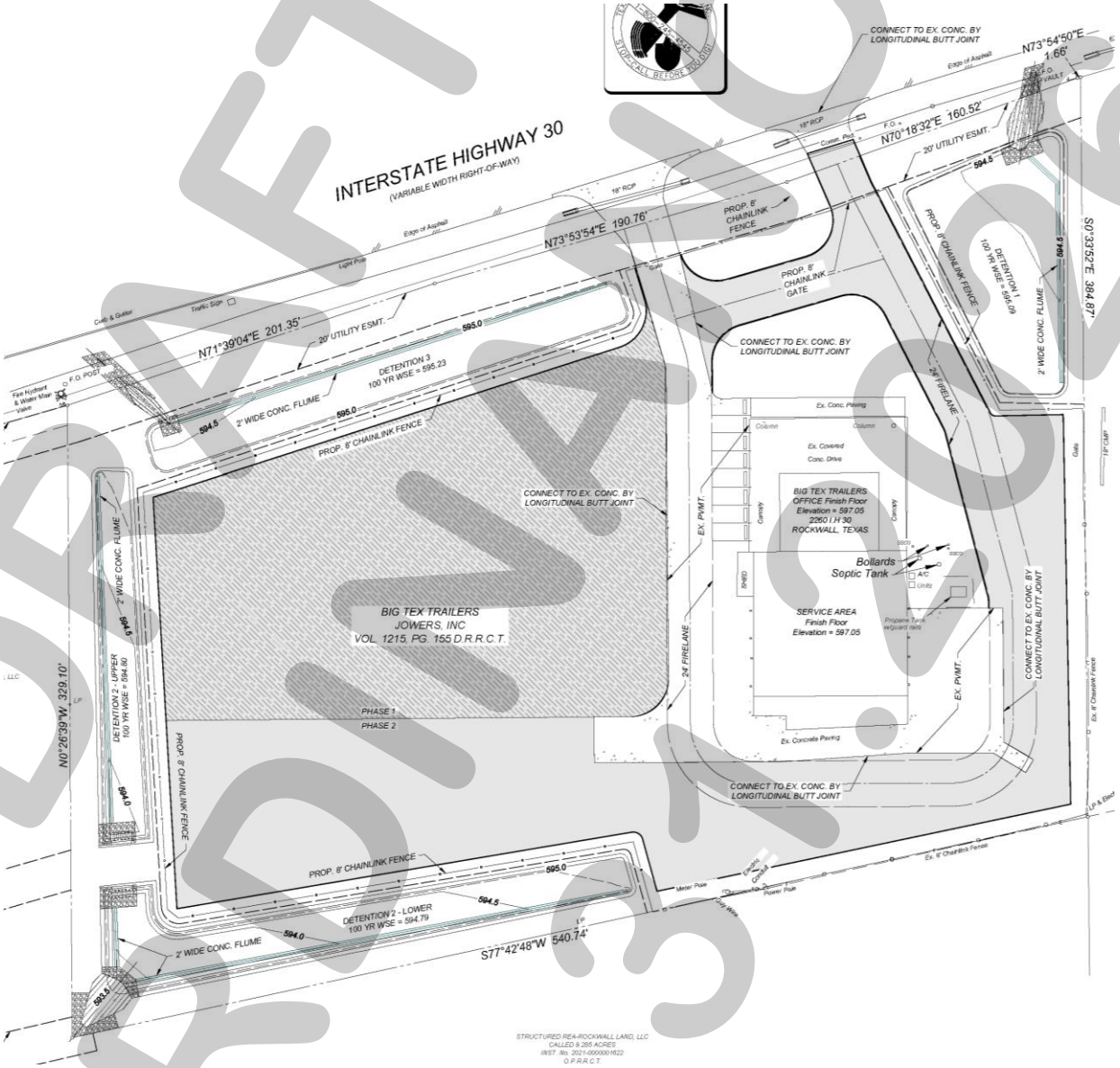
DRAFT ORDINANCE 03.31.26

Exhibit 'B'
Concept Plan



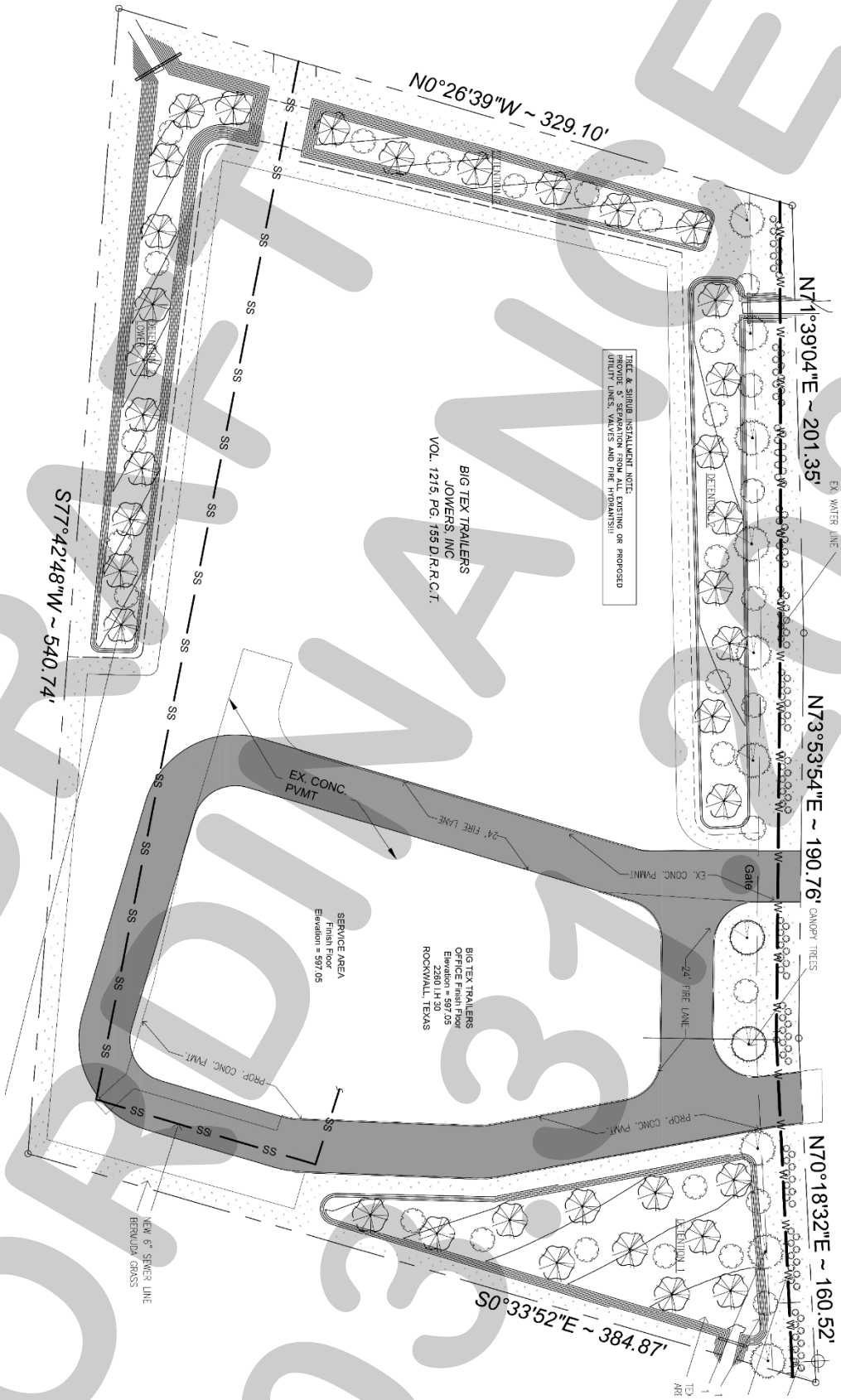
DRAFT ORDINANCE 03.31.2026

Exhibit 'C'
Paving Plan



DRAFT
ORDINANCE
03.31.26

Exhibit 'D'
Landscape Plan



DRAFT ORDINANCE 03-17-2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 31, 2026
SUBJECT:	Z2026-012; *Fee Schedule Update*

The current *Fee Schedule* for development related application fees was adopted on June 6, 2005 by *Resolution 05-22*. Since that time, the City has experienced significant growth in both development activity and administrative complexity associated with processing applications, conducting technical reviews, and facilitating public hearings. Despite these changes, the *Fee Schedule* has not been comprehensively updated to reflect current costs or to be comparable to the City's market cities.

Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) established that development related fees are intended solely to recover the administrative costs associated with processing applications, advertising zoning requests, and conducting the required public hearings, and are not intended to generate revenue beyond cost recovery. Based on staff's review, the City's current fee structure is substantially short of recovering the actual administrative costs associated with processing and administering development related cases. In addition, the existing fees are significantly lower than those of comparable municipalities.

To evaluate and compare the City's current fees, staff conducted a survey of peer and market-area cities. The results of this analysis demonstrate that the City of Rockwall's current fees -- *while not always being the lowest* -- are consistently below those of surrounding jurisdictions for similar application types. This disparity indicates that the City is not fully recovering the administrative costs associated with development review and related administrative processes associated with development cases. In addition, it is worth noting that the costs associated with notifications and advertising have significantly increased over the past 20-years. Specifically, the cost of postage has increased from $0.37 in 2005 to $0.78 in 2025 (*i.e. an increase of 110.81%*). In addition, staff estimates the average cost per caption for a newspaper notice -- *which is required by State Law for all zoning related cases* -- to be between $85.34 – $194.18 (*or an average per caption price of $109.84*) [*estimated over the last six (6) newspaper notices*].

To correct the disparities in cost, staff is proposing a comprehensive update to the *Fee Schedule* that will better align the current market conditions and administrative cost recovery objectives. The proposed adjustments are outlined in the attached *Fee Schedule Comparison*. In general, the proposed revisions maintain the existing fee structure and methodology (*including a base fee and acreage-based calculation*), while increasing and standardizing the fee amounts to levels more consistent with peer cities and current operational demands. Staff should note, that the proposed *Fee Schedule* does make a distinction between applications for residential and non-residential Specific Use Permits (SUPs) and variances. This was done to ensure that the costs that citizens are expected to pay is significantly less than the costs developers and businesses are expected to pay.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: March 31, 2026
Planning and Zoning Commission Public Hearing: April 14, 2026
City Council Public Hearing/First Reading: April 20, 2026
City Council Second Reading: May 4, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *March 31, 2026*.

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.

(G) If such a request will alter the essential character of the district in which the subject property is located.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

(A) *Establishment of Fees*. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1)	PLATTING	
(a)	Master Plat	$~~100~~500.00 + $~~15~~20.00/Acre
(b)	Preliminary Plat	$~~200~~500.00 + $~~15~~20.00/Acre
(c)	Final Plat	$~~300~~500.00 + $20.00/Acre
(d)	Replat	$~~300~~500.00 + $20.00/Acre
(e)	Amending or Minor Plat	$~~150~~500.00
(f)	Plat Reinstatement Request	$~~100~~200.00
(2)	SITE PLAN	
(a)	Site Plan*	$~~250~~1,000.00 + $20.00/Acre
(b)	Amended Site Plan	$~~100~~500.00
(3)	ZONING	
(a)	Zoning Change	$~~200~~1,000.00 + $~~15~~20.00/Acre
(b)~~(b)~~	Specific Use Permit (SUP)*~~Specific Use Permit (SUP)*~~	~~$200.00 + $15.00/Acre~~
	Residential Property	$200.00 + $20.00/Acre
	Commercial Property	$1,000.00 + $20.00/Acre
(c)	Planned Development (PD)	$~~200~~1,500.00 + $~~15~~20.00/Acre
(4)	MISCELLANEOUS	
(a)	Variance/Special Exception/Special Requests* ~~$100.00~~	
	Residential Property	$200.00
	Commercial Property	$1,000.00
(b)	Treescape Plan/Tree Removal	$~~75~~200.00
(c)	Zoning Verification Letter	$100.00
(d)	Landscape Inspection Fee	
	First and Second Inspections	$0.00
	Third and Subsequent Inspections	$500.00/Inspection
~~(c)~~	~~Other Miscellaneous Requests~~	~~$0.00~~
(5)	BOARD OF ADJUSTMENTS	
(a)	Variance	$200.00
(b)	Appeal of an Administrative Decision	$200.00
(c)	Appeal of a Code Decision	$200.00
(~~5~~6)	HISTORIC PRESERVATION ADVISORY BOARD	
(a)	Certificate of Appropriateness (COA)	$0.00
(b)	Small Matching Grants	$0.00
(c)	Building Permit Fee Waiver	$0.00

NOTES:
*: SEE SECTION (D) BELOW.

(C) *Calculation of Fees*. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $~~15~~20.00/Acres = $~~78.75~~105.00 + $~~200~~800.00 [*Base Fee*] = $~~278.75~~905.00 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) *Non-Compliant Structure Fees*. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [*1*] constructed without a building permit, or [*2*] that were *not* constructed in conformance with an approved building permit shall be increased by $~~1,000~~2,500.00. For example, a 5.25-acre *residential* property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

5.25-acres x $~~15~~20.00/Acres = $~~78.75~~105.00 + $200.00 [*Base Fee*] = $~~278.75~~305.00 [*Typical Application Fee*] + $~~1,000~~2,500.00 [~~*Forgiveness Fee*~~*Non-Compliant Structure Fee*] = $~~1,278.75~~2,805.00 [*Fee Due*].

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.

(G) If such a request will alter the essential character of the district in which the subject property is located.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

(A) *Establishment of Fees*. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1)	PLATTING		
	(a)	Master Plat	$500.00 + $20.00/Acre
	(b)	Preliminary Plat	$500.00 + $20.00/Acre
	(c)	Final Plat	$500.00 + $20.00/Acre
	(d)	Replat	$500.00 + $20.00/Acre
	(e)	Amending or Minor Plat	$500.00
	(f)	Plat Reinstatement Request	$200.00
(2)	SITE PLAN		
	(a)	Site Plan*	$1,000.00 + $20.00/Acre
	(b)	Amended Site Plan	$500.00
(3)	ZONING		
	(a)	Zoning Change	$1,000.00 + $20.00/Acre
	(b)	Specific Use Permit (SUP)*	
		Residential Property	$200.00 + $20.00/Acre
		Commercial Property	$1,000.00 + $20.00/Acre
	(c)	Planned Development (PD)	$1,500.00 + $20.00/Acre
(4)	MISCELLANEOUS		
	(a)	Variance/Special Exception/Special Requests*	
		Residential Property	$200.00
		Commercial Property	$1,000.00
	(b)	Treescape Plan/Tree Removal	$200.00
	(c)	Zoning Verification Letter	$100.00
	(d)	Landscape Inspection Fee	
		First and Second Inspections	$0.00
		Third and Subsequent Inspections	$500.00/Inspection
(5)	BOARD OF ADJUSTMENTS		
	(a)	Variance	$200.00
	(b)	Appeal of an Administrative Decision	$200.00
	(c)	Appeal of a Code Decision	$200.00
(6)	HISTORIC PRESERVATION ADVISORY BOARD		
	(a)	Certificate of Appropriateness (COA)	$0.00
	(b)	Small Matching Grants	$0.00
	(c)	Building Permit Fee Waiver	$0.00

NOTES:
*: SEE SECTION (D) BELOW.

(C) *Calculation of Fees*. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $20.00/Acres = $105.00 + $800.00 [*Base Fee*] = $905.00 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) *Non-Compliant Structure Fees*. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [*1*] constructed without a building permit, or [*2*] that were *not* constructed in conformance with an approved building permit shall be increased by $2,500.00. For example, a 5.25-acre *residential* property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

5.25-acres x $20.00/Acres = $105.00 + $200.00 [*Base Fee*] = $305.00 [*Typical Application Fee*] + $2,500.00 [*Non-Compliant Structure Fee*] = $2,805.00 [*Fee Due*].

FEE SCHEDULE COMPARISON

PLATTING FEES

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT	MASTER PLAT
ROCKWALL PROPOSED	$500.00 + $20.00/ACRE	$500.00 + $20.00/ACRE	$500.00 + $20.00/ACRE	$500.00	$500.00	$500.00 + $20.00/ACRE
ROCKWALL CURRENT	$200.00 + $15.00/ACRE	$300.00 + $20.00/ACRE	$300.00 + $20.00/ACRE	$150.00	$150.00	$100.00 + $15.00/ACRE
FATE	$400.00 + $20.00/ACRE	$400.00 + $20.00/ACRE	$750.00	$750.00	$750.00	*N/A*
ROYSE CITY	$500.00 + $10.00/LOT	$500.00 + $10.00/LOT	$500.00 + $10.00/LOT	$500.00	$500.00	*N/A*
ROWLETT	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	*N/A*
GARLAND	$1,000.00 + $50.00/ACRE	$1,000.00 + $50.00/ACRE	$1,000.00 + $50.00/ACRE	$500.00 + $50.00/ACRE	$500.00 + $50.00/ACRE	*N/A*
WYLIE	$300.00 + $15.00/ACRE	$400.00 + $25.00/ACRE	$400.00 + $25.00/ACRE	$400.00 + $25.00/ACRE	$400.00 + $25.00/ACRE	*N/A*
FRISCO	$750.00 + $20.00/LOT	RESIDENTIAL: $500.00 + $20.00/LOT MULTI-FAMILY: $350.00 + $50.00/ACRE NON-RESIDENTIAL: $350.00 + $50.00/ACRE CONVEYANCE: $435.00	RESIDENTIAL: $600.00 + $20.00/LOT MULTI-FAMILY: $300.00 + $40.00/ACRE NON-RESIDENTIAL: $300.00 + $40.00/ACRE	RESIDENTIAL: $500.00 + $20.00/LOT MULTI-FAMILY: $350.00 + $50.00/ACRE NON-RESIDENTIAL: $350.00 + $50.00/ACRE AMENDING: $270.00 + $20.00/LOT	RESIDENTIAL: $100.00 + $20.00/LOT MULTI-FAMILY: $100.00 + $5.00/UNIT NON-RESIDENTIAL: $100.00 + $40.00/ACRE	*N/A*
MESQUITE	$500.00 + $25.00/ACRE	$500.00 + $25.00/ACRE	$500.00 + $25.00/ACRE	$500.00 + $25.00/ACRE	$500.00	*N/A*
SUNNYVALE	$800.00 + $10.00/LOT	$800.00 + $15.00/LOT	$800.00	$500.00	$500.00	*N/A*
TERRELL	RESIDENTIAL: $265.00/LOT COMMERCIAL: $400.00/ACRE	RESIDENTIAL: $265/LOT MULTI-FAMILY: $50.00/UNIT ($400.00 MIN) COMMERCIAL: $400.00/ACRE	$300.00	$300.00	$300.00	*N/A*
GREENVILLE	$200.00 + $5.00/LOT + $5.00/PAGE	$200.00 + $5.00/LOT + $5.00/PAGE	$200.00 + $5.00/LOT + $5.00/PAGE	$200.00 + $5.00/LOT + $5.00/PAGE	$200.00 + $5.00/LOT + $5.00/PAGE	*N/A*

EXAMPLE : 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS
KEY : RED = HIGH; GREEN = LOW

CITY	PRELIMINARY PLAT	FINAL PLAT	REPLAT	AMENDING OR MINOR PLAT	VACATING PLAT
ROCKWALL PROPOSED	$ 700.00	$ 700.00	$ 700.00	$ 500.00	$ 500.00
ROCKWALL CURRENT	$ 350.00	$ 500.00	$ 500.00	$ 150.00	$ 150.00
FATE	$ 600.00	$ 600.00	$ 750.00	$ 750.00	$ 750.00
ROYSE CITY	$ 700.00	$ 700.00	$ 700.00	$ 500.00	$ 500.00
ROWLETT	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00
GARLAND	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
WYLIE	$ 450.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00
FRISCO	$ 1,150.00	$ 900.00	$ 1,000.00	$ 900.00	$ 500.00
MESQUITE	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 500.00
SUNNYVALE	$ 1,000.00	$ 1,100.00	$ 800.00	$ 500.00	$ 500.00
TERRELL	$ 5,300.00	$ 5,300.00	$ 300.00	$ 300.00	$ 300.00
GREENVILLE	$ 305.00	$ 305.00	$ 305.00	$ 305.00	$ 305.00

ZONING FEES

CITY	ZONING	PLANNED DEVELOPMENT	SPECIFIC USE PERMIT	ZONING VERIFICATION
ROCKWALL PROPOSED	$1,000.00 + $20.00/ACRE	$1,500.00 + $20.00/ACRE	RESIDENTIAL: $200.00 + $20.00/ACRE COMMERCIAL: $1,000.00 + $20.00/ACRE	$100.00
ROCKWALL CURRENT	$200.00 + $15.00/ACRE	$200.00 + $15.00/ACRE	$200.00 + $15.00/ACRE	$25.00
FATE	$500.00 + $20.00/ACRE ** & ***	$1,500.00 + $100.00/ACRE **	$1,000.00 **	$75.00 *
ROYSE CITY	$750.00	$2,500.00/BASE ZONE REQUESTED	$750.00	$50.00
ROWLETT	$1,250.00	$3,800.00	$1,300.00	$100.00
GARLAND	$2,000.00	$4,600.00 + $50.00/ACRE	COMMERCIAL OR RES. GREATER THAN 1-ACRE: $2,000.00 RESIDENTIAL LESS THAN 1-ACRE: $500.00	$200.00
WYLIE	$600.00 + $15.00/ACRE	$1,000.00 + $25.00/ACRE	$750.00 + $20.00/ACRE	$75.00
FRISCO	LESS THAN 49.9-ACRES: $1,050.00 MORE THAN 49.9-ACRES: $1,500.00	$3,800.00 + $10.00/ACRE	$1,800.00 + $10.00/ACRE	$50.00
MESQUITE	$1,250.00 + $15.00/ACRE	$1,500.00 + $15.00/ACRE	$1,250.00	$75.00
SUNNYVALE	$950.00 + $25.00/ACRE	$950.00 + $25.00/ACRE	$950.00 + $10.00/ACRE	$100.00
TERRELL	$800.00	$800.00	$1,050.00	$25.00
GREENVILLE	$225.00	$225.00	$225.00	NO CHARGE

NOTES:

*: $150.00 ZONING INTERPRETATION FEE

**: PLUS NOTIFICATION FEE OF $150.00 + $2.50/NOTICE

***: ZONING CHANGES REQUIRING A FUTURE LAND USE MAP AMENDMENT ADD $500.00 + $20.00/ACRE**

EXAMPLE : 10.00-ACRE TRACT OF LAND FOR A RESIDENTIAL SUBDIVISION WITH 20-LOTS

KEY : RED = HIGH; GREEN = LOW

CITY	ZONING	PLANNED DEVELOPMENT DISTRICT
ROCKWALL PROPOSED	$ 1,200.00	$ 1,700.00
ROCKWALL CURRENT	$ 350.00	$ 350.00
FATE	$ 700.00	$ 1,650.00
ROYSE CITY	$ 750.00	$ 2,500.00
ROWLETT	$ 1,250.00	$ 3,800.00
GARLAND	$ 2,000.00	$ 5,100.00
WYLIE	$ 750.00	$ 1,250.00
FRISCO	$ 1,050.00	$ 3,900.00
MESQUITE	$ 1,400.00	$ 1,650.00
SUNNYVALE	$ 1,200.00	$ 1,200.00
TERRELL	$ 800.00	$ 800.00
GREENVILLE	$ 225.00	$ 225.00

SITE PLAN FEES

CITY	SITE PLAN	AMENDED SITE PLAN/ELEVATIONS/ LANDSCAPING PLAN	VARIANCE (NON-SITE PLAN)	NON-COMPLIANT STRUCTURE FEE
ROCKWALL PROPOSED	$1,000.00 + $20.00/ACRE	$500.00	RESIDENTIAL: $200.00 COMMERCIAL: $1,000.00	$2,500.00
ROCKWALL CURRENT	$250.00 + $20.00/ACRE	$100.00	$100.00	$1,000.00
FATE	TYPE 1: $1,000.00 + $10.00/ACRE TYPE 2: $1,500.00 + $50.00/ACRE	$200.00	$450.00	*N/A*
ROYSE CITY	LESS THAN 5-ACRES: $500.00 MORE THAN 5-ACRES: $500.00 + $25.00/ACRE	$250.00		*N/A*
ROWLETT	$2,250.00	$300.00		*N/A*
GARLAND	$2,200.00 to $3,400.00	$500.00	$350.00	*N/A*
WYLIE	$400.00 + $10.00/ACRE	$400.00 + $10.00/ACRE		*N/A*
FRISCO	PRELIMINARY SITE PLAN: $1,000.00 + $50.00/ACRE SITE PLAN: $750.00 + $100.00/ACRE	$200.00		*N/A*
MESQUITE	$800.00	$600.00		*N/A*
SUNNYVALE	$1,300.00 + $10.00/ACRE	$1,300.00 + $10.00/ACRE	$720.00	*N/A*
TERRELL	$250.00	$250.00	$500.00	*N/A*
GREENVILLE	10.00% of Building Permit Fee	10.00% of Building Permit Fee	$55.00	*N/A*

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, *FEE SCHEDULE*, OF ARTICLE 11, *DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES*, AS DEPICTED IN *EXHIBIT 'A' OF* THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] to update the City's development related application fees; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this *Ordinance* is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the *Open Meetings Act*.

DRAFT ORDINANCE 03.31.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 03.31.2026

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.

(G) If such a request will alter the essential character of the district in which the subject property is located.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10 | FEE SCHEDULE

(A) *Establishment of Fees*. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1)	PLATTING	
(a)	Master Plat	$~~100~~500.00 + $~~15~~20.00/Acre
(b)	Preliminary Plat	$~~200~~500.00 + $~~15~~20.00/Acre
(c)	Final Plat	$~~300~~500.00 + $20.00/Acre
(d)	Replat	$~~300~~500.00 + $20.00/Acre
(e)	Amending or Minor Plat	$~~150~~500.00
(f)	Plat Reinstatement Request	$~~100~~200.00
(2)	SITE PLAN	
(a)	Site Plan*	$~~250~~1,000.00 + $20.00/Acre
(b)	Amended Site Plan	$~~100~~500.00
(3)	ZONING	
(a)	Zoning Change	$~~200~~1,000.00 + $~~15~~20.00/Acre
(b)~~(b)~~	Specific Use Permit (SUP)*~~Specific Use Permit (SUP)*~~	~~$200.00 + $15.00/Acre~~
	Residential Property	$200.00 + $20.00/Acre
	Commercial Property	$1,000.00 + $20.00/Acre
(c)	Planned Development (PD)	$~~200~~1,500.00 + $~~15~~20.00/Acre
(4)	MISCELLANEOUS	
(a)	Variance/Special Exception/~~Special Requests*~~ ~~$100.00~~	
	Residential Property	$200.00
	Commercial Property	$1,000.00
(b)	Treescape Plan/Tree Removal	$~~75~~200.00
(c)	Zoning Verification Letter	$100.00
(d)	Landscape Inspection Fee	
	First and Second Inspections	$0.00
	Third and Subsequent Inspections	$500.00/Inspection
~~(c)~~	~~Other Miscellaneous Requests~~	~~$0.00~~
(5)	BOARD OF ADJUSTMENTS	
(a)	Variance	$200.00
(b)	Appeal of an Administrative Decision	$200.00
(c)	Appeal of a Code Decision	$200.00
(~~5~~6)	HISTORIC PRESERVATION ADVISORY BOARD	
(a)	Certificate of Appropriateness (COA)	$0.00
(b)	Small Matching Grants	$0.00
(c)	Building Permit Fee Waiver	$0.00

NOTES:
*: SEE SECTION (D) BELOW.

(C) *Calculation of Fees*. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $~~15~~20.00/Acres = $~~78.75~~105.00 + $~~200~~800.00 [*Base Fee*] = $~~278.75~~905.00 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) *Non-Compliant Structure Fees*. Fees associated with requests for a Site Plan, Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [*1*] constructed without a building permit, or [*2*] that were *not* constructed in conformance with an approved building permit shall be increased by $~~1,000~~2,500.00. For example, a 5.25-acre *residential* property that is requesting approval for a Specific Use Permit (SUP) under this section would be calculated as follows:

5.25-acres x $~~15~~20.00/Acres = $~~78.75~~105.00 + $200.00 [*Base Fee*] = $~~278.75~~305.00 [*Typical Application Fee*] + $~~1,000~~2,500.00 [~~*Forgiveness Fee*~~*Non-Compliant Structure Fee*] = $~~1,278.75~~2,805.00 [*Fee Due*].

DRAFT
ORDINANCE
03.31.2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: Z2026-013
PROJECT NAME: Amendment to Planned Development District 76 (PD-76)
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a Zoning Change amending the Development Standards contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/27/2026	Approved w/ Comments

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change amending the Development Standards contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2026-0013) in the lower right-hand corner of all pages on future submittals.

I.4 Based on the proposed draft ordinance, the applicant is requesting to make the following amendments to Planned Development District 76 (PD-76):

1. Include side entry garages as a permitted garage orientation.
2. Update the anti-monotony standards to meet the current Unified Development Code (UDC) requirements.
3. Remove the requirement for crown molding within the single-family homes.
4. Require wrought iron fencing throughout the subdivision.

I.5 The applicant has indicated that the proposed changes to the garage orientation are being made in order to increase flexibility in the floor plan selection and removal of the crown molding requirement is being requested due to this being a dated design element. In order to better align the existing Planned Development District with new Planned Development Districts the applicant has offered to make the subdivision use 100% wrought iron fencing and increase the anti-monotony standards.

M.6 Please review the attached Draft Ordinance prior to the March 31, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 7, 2026.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the April 14, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 31, 2026.

I.8 The projected City Council meeting dates for this case will be April 20, 2026 (1st Reading) and May 4, 2026 (2nd Reading).

I.9 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Keep driveways a minimum of 5' from property line to prevent removal of drainage swales between property lines.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Emerson Farms Community	LOT	ALL	BLOCK	ALL
GENERAL LOCATION	Single Family Community on East Side of Dowell Rd. South of 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	(SF-1) - PD-76	CURRENT USE	Single Family Residential (SF-1)		
PROPOSED ZONING		PROPOSED USE	Single Family Residential		
ACREAGE	145.102	LOTS [CURRENT]	108	LOTS [PROPOSED]	108

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER		☑ APPLICANT	
CONTACT PERSON	Suresh Shridharani	CONTACT PERSON	Kenton Creekmore
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Suresh Shridharani [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2376.53 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

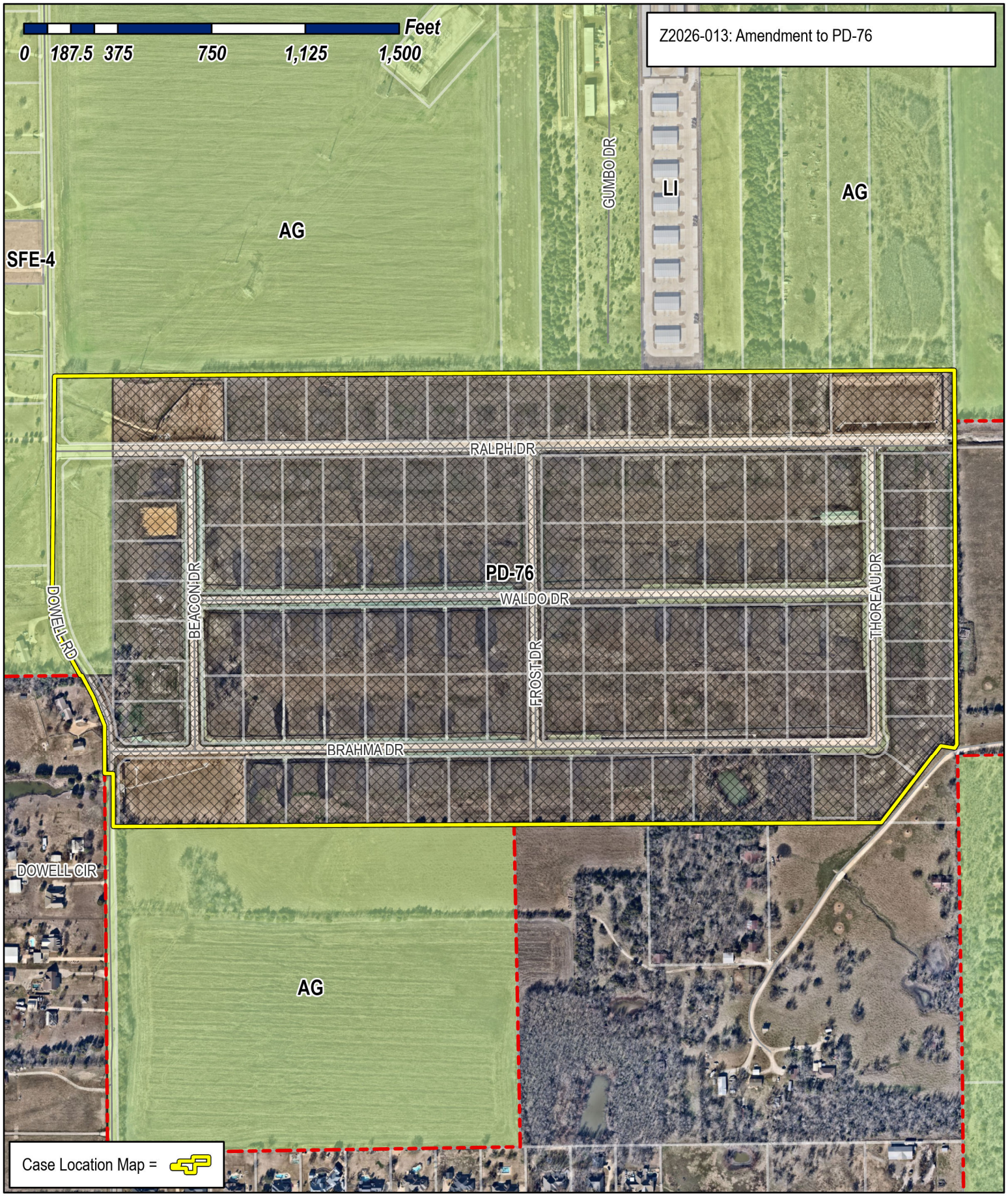
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A. BAILEY
Notary Public, State of Texas
Comm. Expires 11-13-2028
Notary ID: 2752195

MY COMMISSION EXPIRES



City of Rockwall

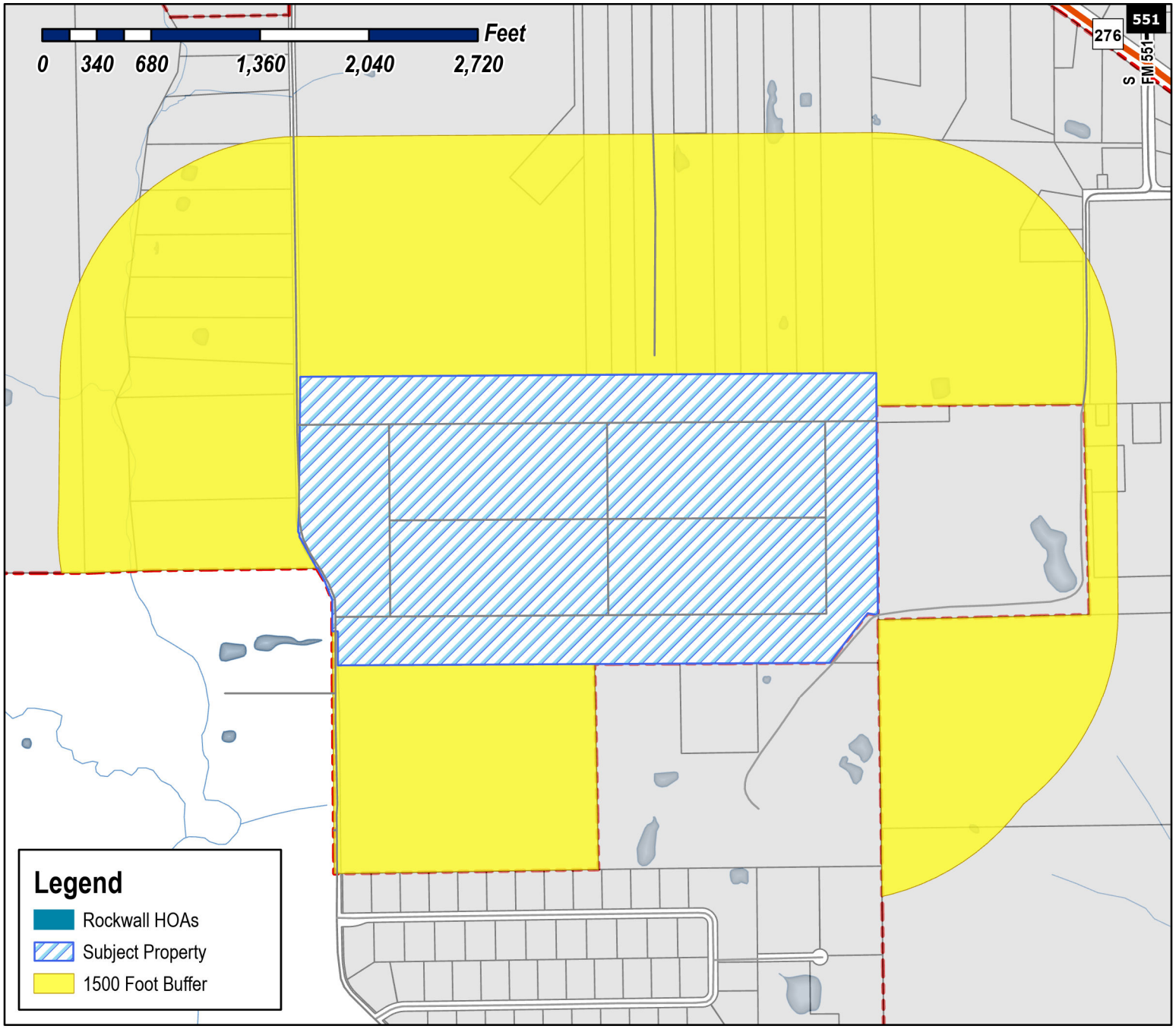
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

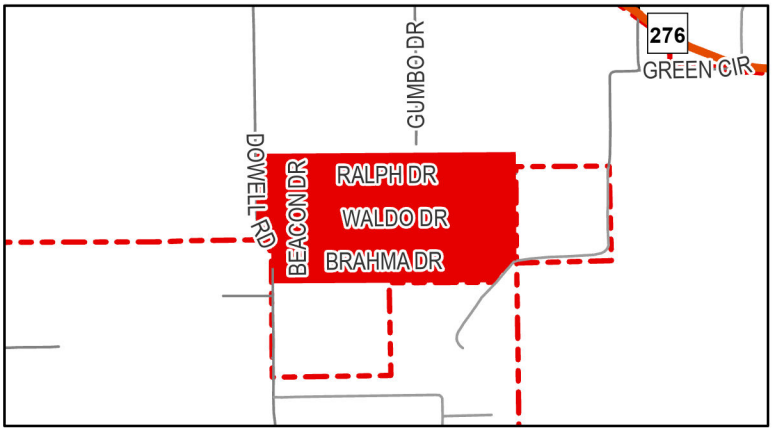
City of Rockwall

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Case Number: Z2026-013
Case Name: Amendment to PD-76
Case Type: Zoning
Zoning: Planned Development District 76 (PD-76)
Case Address: Dowell Rd

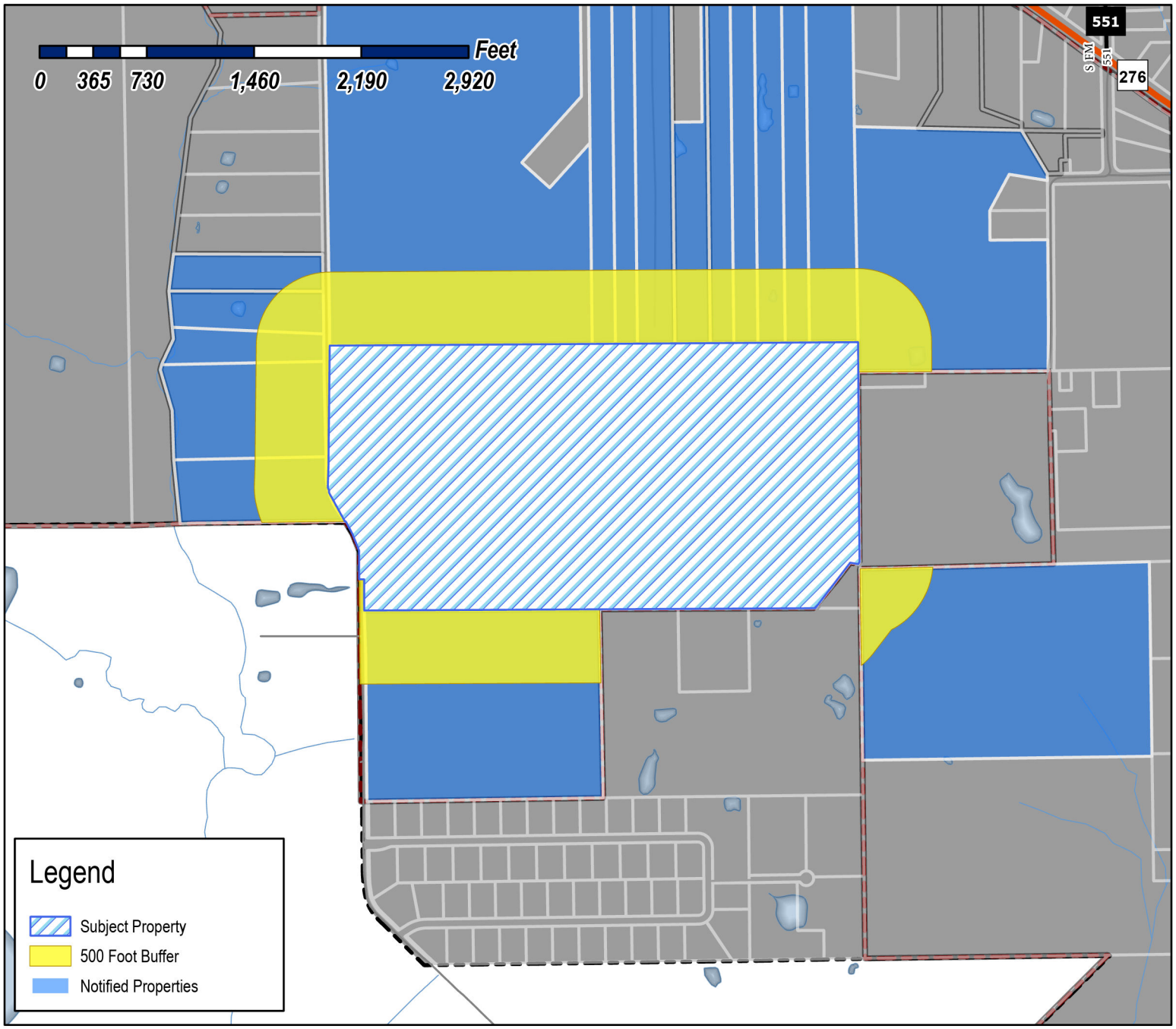


Date Saved: 3/13/2026
For Questions on this Case Call (972) 771-7745

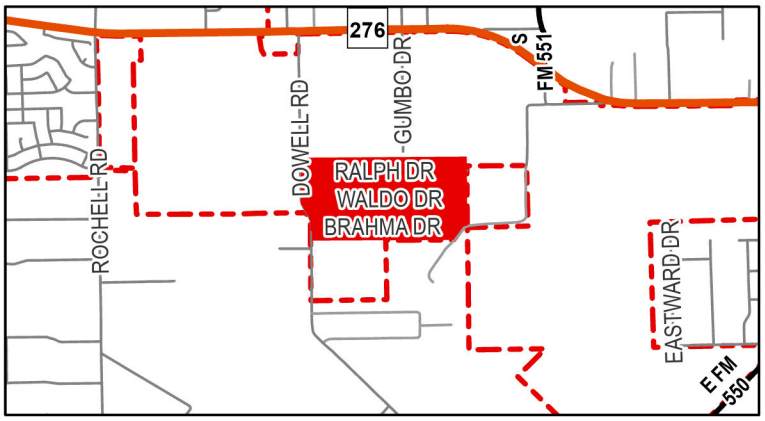
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Case Number: Z2026-013
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Case Type: Zoning
Zoning: Planned Development District 76 (PD-76)
Case Address: Dowell Rd



Date Saved: 3/13/2026
For Questions on this Case Call: (972) 771-7745

LAZO 2024 REVOCABLE TRUST
AUGUSTIN SANTOYO - TRUSTEE
101 E PARK BLVD STE 413
PLANO, TX 75074

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

ZOLLNER BROOKS FAMILY LP
1287 ZOLLNER RD
ROYSE CITY, TX 75189

ZOLLNER BROOKS FAMILY LP
1287 ZOLLNER RD
ROYSE CITY, TX 75189

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste A1
Rockwall, TX 75032

JOHNSON JAY LYNN
2018 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
2300 DOWELL RD
ROCKWALL, TX 75087

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

MCAULEY CHRISTOPHER
254 ZOLLNER RD
ROYSE CITY, TX 75189

TOMAINO PROPERTIES LP
2626 Cole Ave Ste 606
Dallas, TX 75204

RESIDENT
3000 BEACON DR
ROCKWALL, TX 75087

RESIDENT
3001 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3012 BEACON DR
ROCKWALL, TX 75087

RESIDENT
3013 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3024 BEACON DR
ROCKWALL, TX 75087

RESIDENT
3025 THOREAU DR
ROCKWALL, TX 75087

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3103 THOREAU DR
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3126 BEACON DR
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3127 THOREAU DR
ROCKWALL, TX 75087

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3139 THOREAU DR
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4351 BRAHMA DR
ROCKWALL, TX 75087

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4380 RALPH DR
ROCKWALL, TX 75087

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4400 BRAHMA DR
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4517 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

RESIDENT
4525 BRAHMA DR
ROCKWALL, TX 75087

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4526 BRAHMA DR
ROCKWALL, TX 75087

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4565 WALDO DR
ROCKWALL, TX 75087

RESIDENT
4566 RALPH DR
ROCKWALL, TX 75087

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

RESIDENT
4574 BRAHMA DR
ROCKWALL, TX 75087

RESIDENT
4575 RALPH DR
ROCKWALL, TX 75087

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4597 BRAHMA DR
ROCKWALL, TX 75087

RESIDENT
4610 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

SHERRY ZACHARY REVOCABLE LIVING TRUST
SHERRY ZACHARY- TRUSTEE
4783 STATE HIGHWAY 276
ROYSE CITY, TX 75189

GSS HOTELS LLC
4827 STATE HWY 276
ROCKWALL, TX 75189

GARDNER PETER AND JANYCE
548 DOWELL RD
ROCKWALL, TX 75032

QUINONEZ OSCAR
598 DOWELL RD
ROCKWALL, TX 75032

TRENTACOSTA AARON L & NIKOLE L
648 DOWELL ROAD
ROCKWALL, TX 75032

OVALLE JUAN FRANCISCO
842 DOWELL RD
EMORY, TX 75440

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2026-013: Amendment to PD-76

Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a Zoning Change amending the Development Standards contained in Planned Development District 76 (PD-76) [Ordinance No. 14-50] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, April 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-013: Amendment to PD-76

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

* Notes in Red *

CITY OF ROCKWALL

ORDINANCE NO. 14-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 76 (PD-76) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Barry Luff of L2 Properties, LLC for an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall for the purpose of changing the zoning from an Agricultural (AG) District to Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the zoning map of the City of Rockwall so as to change the zoning district classification for the *Subject Property* from an Agricultural (AG) District to Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 1

(SF-1) District as specified in Section 3.2-1, *Single-Family One (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(1) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the *City* concurrently with a *Preliminary Plat Application* for the development.

(2) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the *City* concurrently with a *PD Site Plan Application* for the development.

(3) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 11/03/2014

2nd Reading: 11/17/2014

Exhibit 'A':
Legal Description

Legal Description of 138.79-Acre Tract
Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for comer;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a *1/2"* iron rod found for comer at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for comer at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a *1/2"* iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a *112"* iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a *112"* iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a *112"* iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 11 95.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

Exhibit 'B':
Concept Plan

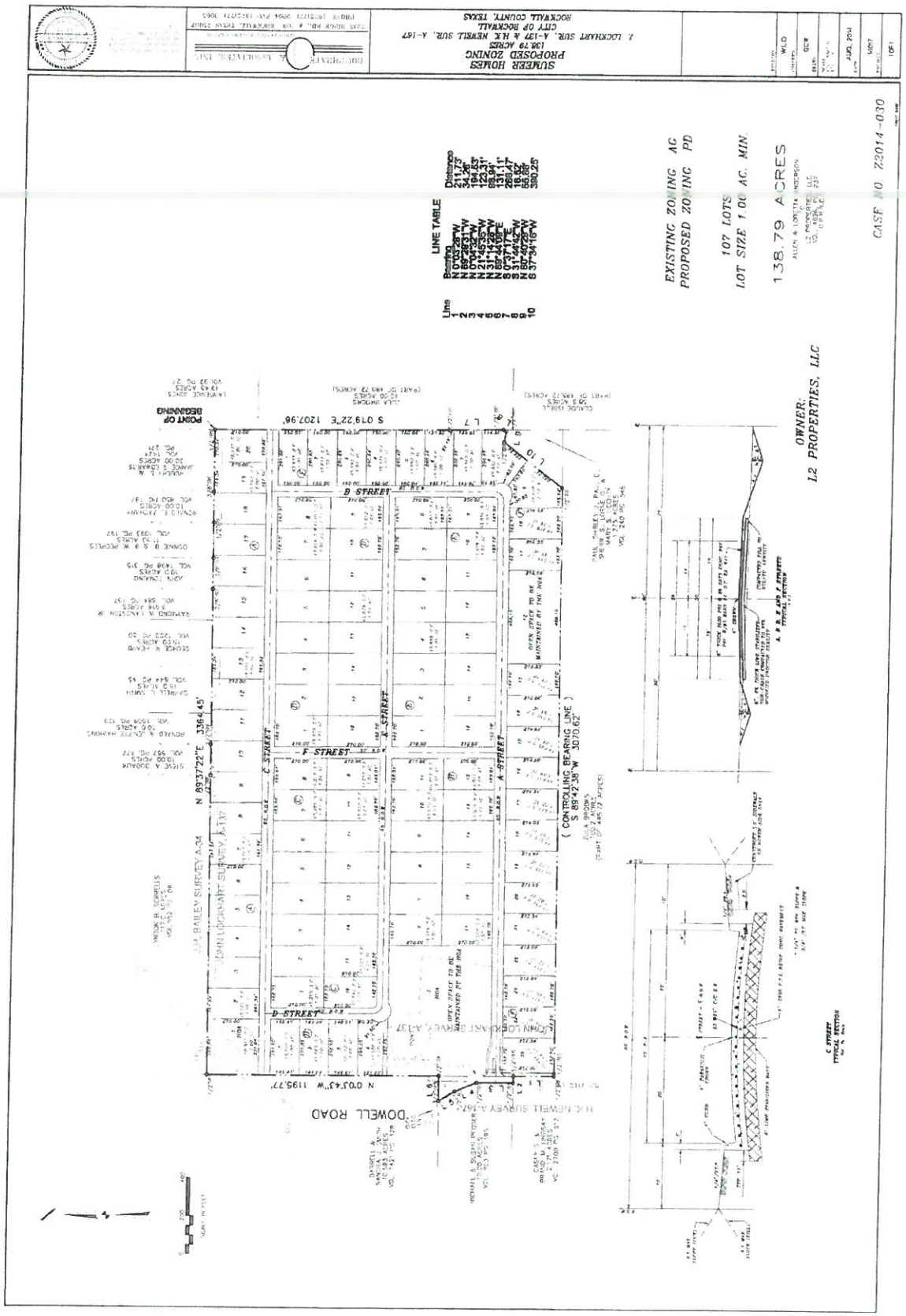


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback [2]	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	25'
Minimum Area/Dwelling Unit (SF) [5]	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
[4]: As measured from the rear yard property line.
[5]: The minimum area/dwelling unit only includes air conditioned square space.

Table 2: Lot Exceptions

Lot/Block Number	*Width*	*Depth*	*Lot Area*
Lot 1, Block B	149.47'	291'	43,560 SF
Lot 2, Block B	149.04'	291.85'	43,560 SF
Lot 3, Block B	148.61'	292.70'	43,560 SF
Lot 16, Block C	142.70'	250'	43,560 SF
Lot 7, Block F	149.92'	290.23'	43,560 SF
Lot 9, Block E	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. *Building Standards.* All development shall adhere to the following building standards:

   (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard

horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*). Cementaceous products (*e.g. HardiBoard, Hardy Plank, Stucco, etcetera)* shall be limited to 50% of the masonry requirement.

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* Garages shall be accessed from a traditional *'J'-Swing* or *Swing* type driveway arrangement. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a traditional *'J'-Swing* or *Swing* configuration.

or side entry

K.L.

4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony* restrictions (*for spacing requirements see the illustration below*):

(1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.

(2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and ~~two (2)~~ six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least two (2) intervening homes of differing appearance. Homes are consider to have a differing appearance if any of the following two (2) items deviate:

K.L.

(a) Number of Stories
(b) Garage Location
(c) Roof Type and Layout
(d) Articulation of the Front Façade

K.L.

(4) ~~Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized~~. No *Formica* countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.

(5) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

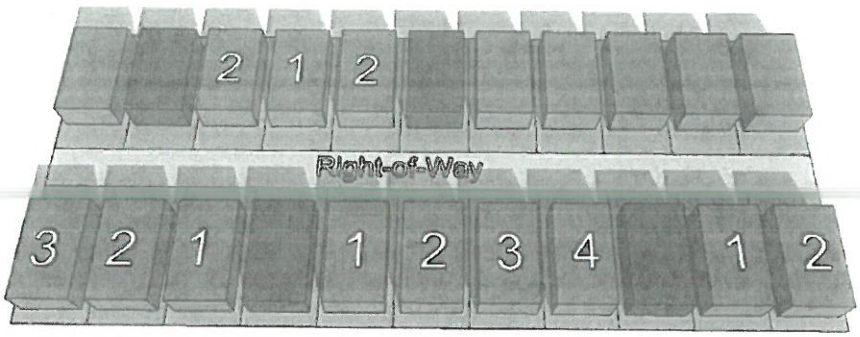
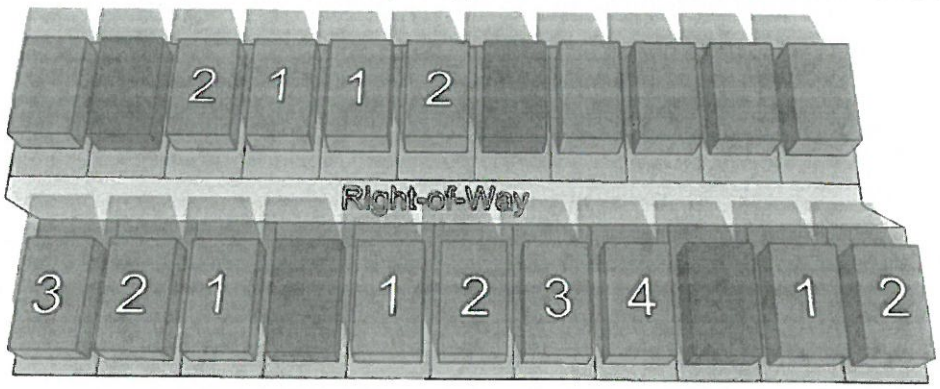


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



5. *Fencing Standards.* Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:

   (a) Solid Residential Fencing. All solid residential fencing shall be cedar standard fencing material (minimum ½" thickness) or better (*spruce fencing is not allowed*). All cedar pickets shall be placed on the *public side* facing the street or neighboring property.

   (b) Wrought-Iron/Tubular Steel Fencing. Lots located along perimeter roadways (*i.e. Dowell Road and Streets 'E' & 'A'*) and abutting open spaces, greenbelts and/or parks shall be required to install tubular steel fencing. - All lots to have Wrought Iron Fences Installed

   (c) Common Area Fencing. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of tubular steel and not exceed four (4) feet in height. K.C.

6. *Landscaping.* At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:

   (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.

   (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).

9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.

10. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:

    (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
    (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
    (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.

12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

13. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

Sumeer Homes Inc.
2404 Texas Dr.
Suite 103
Irving, Texas
75062

SUMEER

Emerson Farms – Rockwall – Letter of Explanation

To whom it may concern, Sumeer Homes is requesting Re-zoning of the Emerson Farms Community, located off of Dowell Road, South of HWY 276. Please find below a short list of requests for rezoning.

- Side Entry Garages – Sumeer Homes is requesting that side entry garages be permitted. The current PD allows only "J-Swing or Swing Type Garages or Traditional Swing configuration." We believe side entry garages would be the most appropriate option for this community. J-Swing or traditional swing garages are typically utilized on smaller lots, rather than on lots with a one-acre minimum. Allowing side entry garages would help maximize the usable size of each lot and provide greater flexibility in plan selection, while also helping reduce the chances of the community feeling repetitive or monotonous.

- Crown Molding – Per PD 76 (approved in 2014), crown molding is required in all living and family rooms. In our opinion, this requirement is somewhat dated. Many modern homebuyers prefer a cleaner, more contemporary look and often choose to omit crown molding in favor of simpler trim details.

- Fences – Under the current PD 76, a mix of fence types is permitted throughout the community, but fences are not required on individual lots and can be left without fencing. As a measure of good faith, we would willfully make wrought iron the only permitted fence type in the community and require that it be installed on every lot during construction.

- Anti-Monotony – Under the current PD 76, the anti-monotony provisions require at least four intervening homes with differing materials on the same side of the street and two intervening homes with differing materials on the opposite side of the street. As a measure of good faith, we would willfully update this provision to align with the current standard outlined in the 2020–2026 Unified Development Code, which requires five intervening homes with differing materials on the same side of the street and six intervening homes with differing materials on the opposite side of the street.

Thank you for your consideration. We look forward to the opportunity to build another beautiful community in the City of Rockwall. Sumeer Homes values the strong relationship we have built with the City over the years, and we appreciate the continued partnership as we work together to create quality communities that enhance the character and long-term success of Rockwall.

Sumeer Homes Inc.
2404 Texas Dr.
Suite 103
Irving, Texas
75062

SUMEER

Emerson Farms – Rockwall

To whom it may concern, find below the legal description of the 145.102 Acre Tract deeded as the 108 lot Single Family (SF-1) community at Dowell Road.

LEGAL DESCRIPTION

WHEREAS, SUMEER HOMES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, and being all of a 6.3456 acre tract, as described in 20160000021096 in said Deed Records being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract:

THENCE, South 00°19'24" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

CONTINUED ON PAGE 2

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.99 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 138.79 acre tract, and being in the south line of said 6.3456 acre tract;

THENCE, North 88°25'03" West, along the south line of said 6.3456 acre tract, for a distance of 94.79 feet, to a 1/2 inch iron rod found at the southwest corner of said 6.3456 acre tract;

THENCE, North 00°32'55" West, along the west line of said 6.3456 acre tract, for a distance of 1192.27 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.3456 acre tract;

THENCE, North 89°38'13" East, along the north line of said 6.3456 acre tract, for a distance of 236.55 feet, to a 1/2 inch iron rod found at the northeast corner of said 6.3456 acre tract and being the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 145.102 acres of land.

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



2 Future Suburban Residential



4 Future Business Center



2 Future Suburban Residential

COMMERCIAL	16.69%	
RESIDENTIAL	83.31%	
MIXED USE	0.00%	

MINOR COLLECTOR	
M4U	
OUTER LOOP	

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

	% OF ROCKWALL	CURRENT	BUILD OUT
	1.30%	259	3,868
	2.70%	49	
	1.42%	847	12,419

CHANGES REQUESTED BY THE APPLICANT ARE IN RED
CHANGES SUGGESTED BY STAFF ARE IN BLUE

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [*ORDINANCE NO. 14-50*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an amendment to Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the purpose of changing development standards for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City' s subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(c) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(1) PD Site Plan
(2) Preliminary Plat
(3) Final Plat

(c) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the *City* concurrently with a *Preliminary Plat Application* for the development.

(d) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the *City* concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the

publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

Exhibit 'A':
Legal Description

Legal Description of 138.79-Acre Tract
Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for comer;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a *1/2"* iron rod found for comer at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for comer at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a *1/2"* iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a *112"* iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a *112"* iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for comer;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a *112"* iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 11 95.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

Exhibit 'B':
Concept Plan

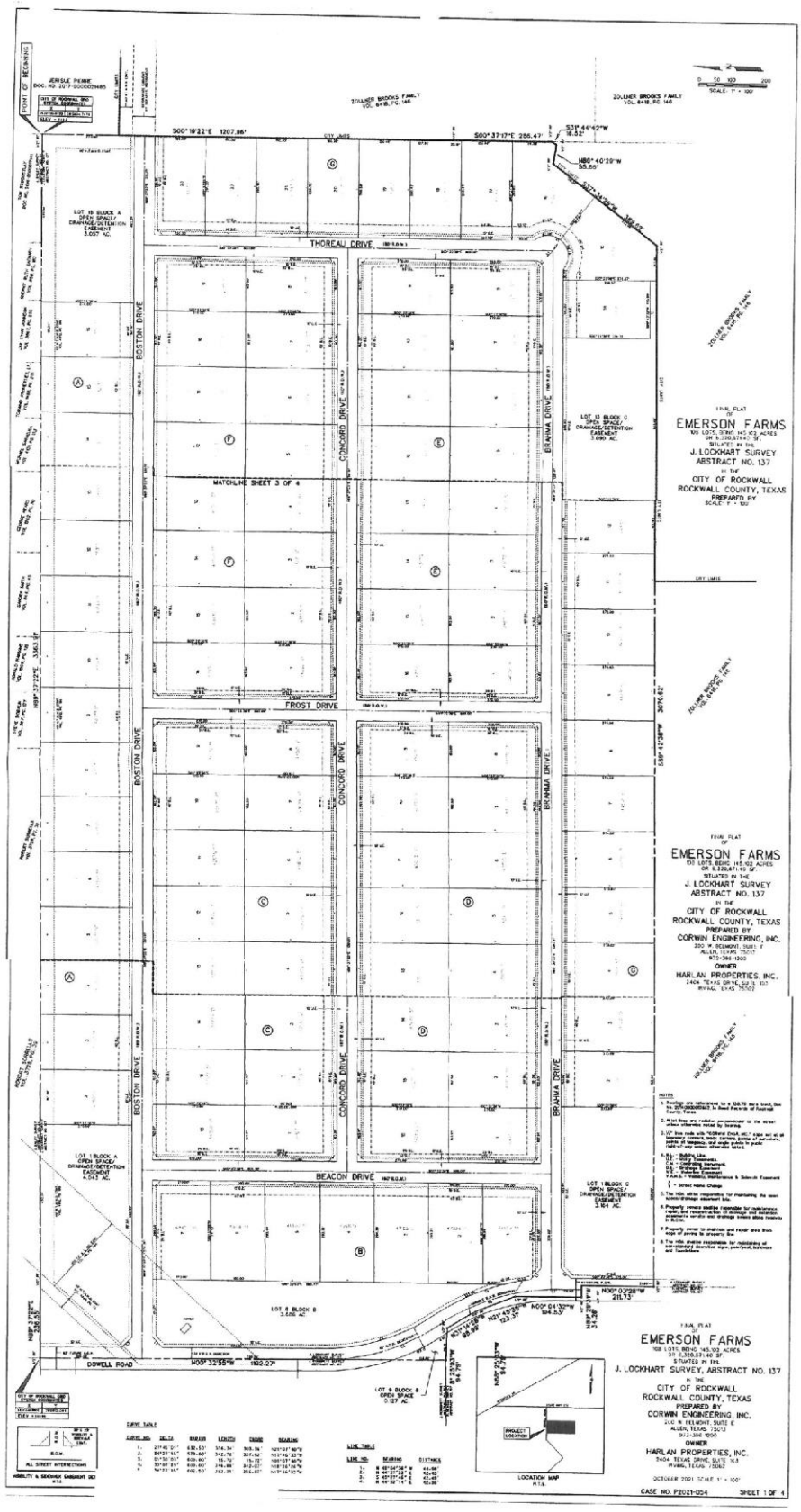


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback [2]	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	25'
Minimum Area/Dwelling Unit (SF) [5]	~~2,600 SF~~ 3,000 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces [6]	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
[4]: As measured from the rear yard property line.
[5]: The minimum area/dwelling unit only includes air-conditioned square space.
[6]: A two (2) car garage is required.

Table 2: Lot Exceptions

Lot/Block Number	*Width*	*Depth*	*Lot Area*
Lot 1, Block B	149.47'	291'	43,560 SF
Lot 2, Block B	149.04'	291.85'	43,560 SF
Lot 3, Block B	148.61'	292.70'	43,560 SF
Lot 16, Block C	142.70'	250'	43,560 SF
Lot 7, Block F	149.92'	290.23'	43,560 SF
Lot 9, Block E	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. *Building Standards.* All development shall adhere to the following building standards:

   (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement

shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*). Cementaceous products (*e.g. HardiBoard, Hardy Plank, Stucco, etcetera)* shall be limited to 50% of the masonry requirement.

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(c) Garage Orientation. Side Entry, *Traditional Swing*, or *J-Swing garages*. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a *J-Swing* or *Traditional Swing* configuration. All driveways for *Side Entry* garages shall be located five a minimum of (5) feet from the side property line.

4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony* restrictions (*for spacing requirements see the illustration below*):

(1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.

(2) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(a) Number of Stories
(b) Garage Location
(c) Roof Type and Layout
(d) Articulation of the Front Façade

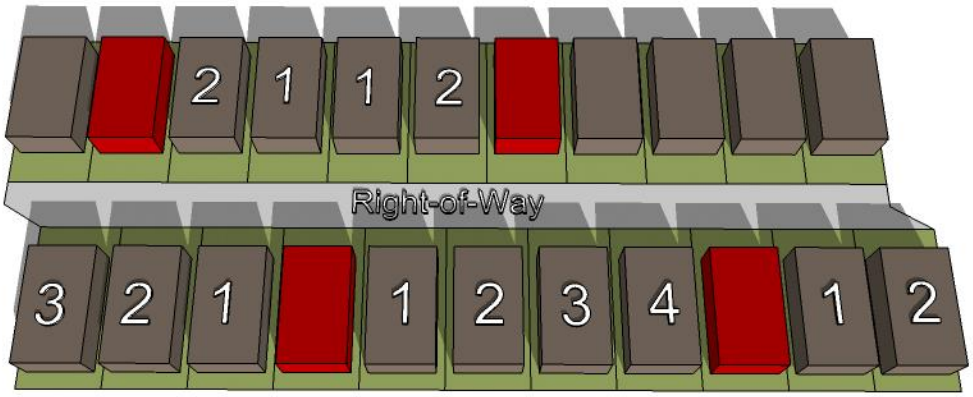
~~(4) Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No *Formica* countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.~~

(5) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



5. *Fencing Standards.* Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:

   ~~*(a) Solid Residential Fencing.* All solid residential fencing shall be cedar standard fencing material (minimum ½" thickness) or better (*spruce fencing is not allowed*). All cedar pickets shall be placed on the *public side* facing the street or neighboring property.~~

   (b) Wrought-Iron/Tubular Steel Fencing. All fencing shall be required to install wrought iron/ tubular steel fencing.

   (c) Common Area Fencing. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of tubular steel and not exceed four (4) feet in height.

6. *Landscaping.* At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:

   (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.
   (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).

9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.

10. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:

    (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
    (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
    (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.

12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

13. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 76 (PD-76) [*ORDINANCE NO. 14-50*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE *DEVELOPMENT STANDARDS* FOR A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of an amendment to Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the purpose of changing development standards for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT ORDINANCE 03.31.26

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City' s subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(c) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(1) PD Site Plan
(2) Preliminary Plat
(3) Final Plat

(c) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the *City* concurrently with a *Preliminary Plat Application* for the development.

(d) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the *City* concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the

DRAFT ORDINANCE 03.31.2026

publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 03.31.2026

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Legal Description of 138.79-Acre Tract
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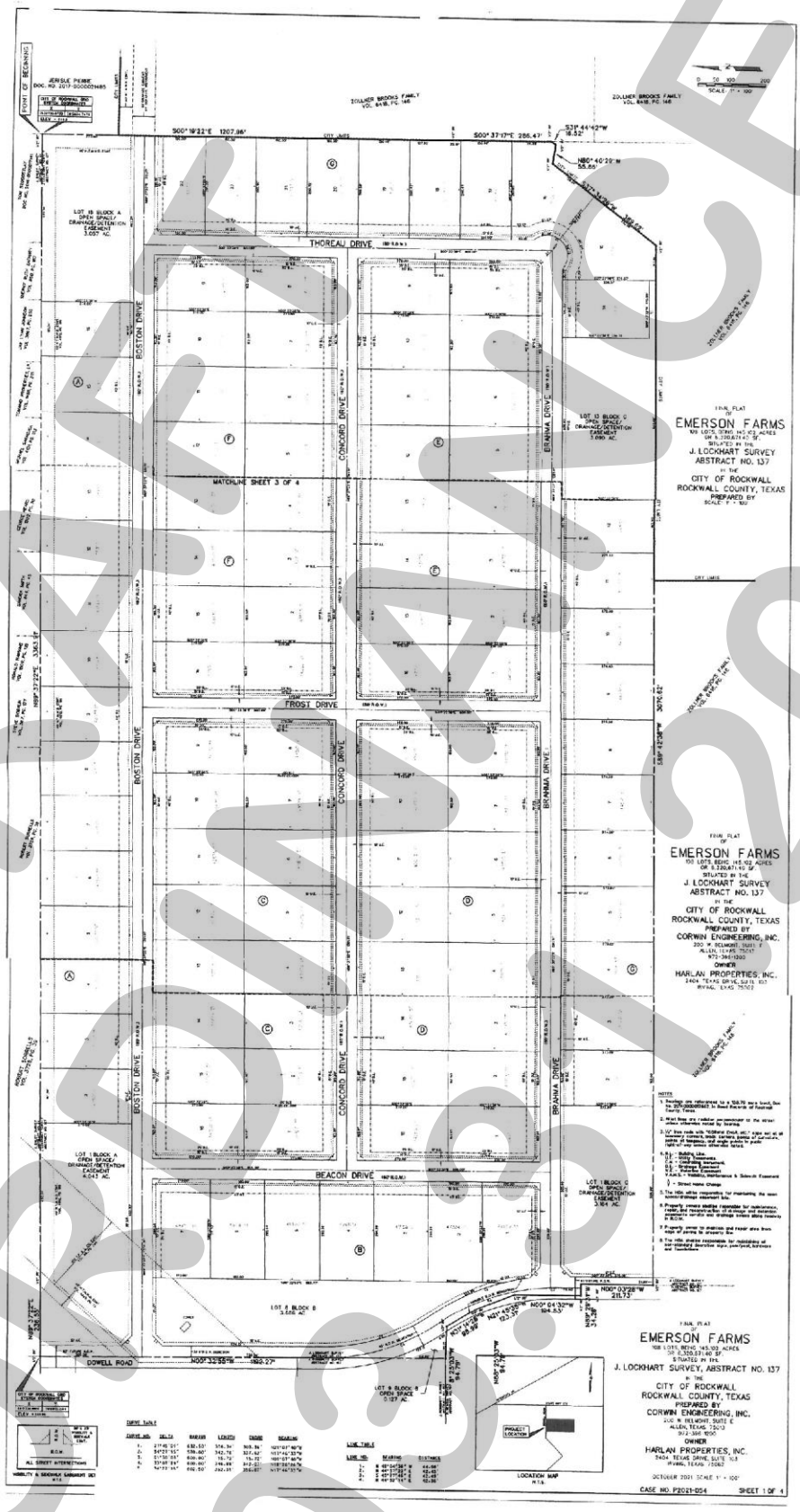
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DRAFT ORDINANCE 03.31.2026

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Concept Plan



DRAFT
03.31.2026

Exhibit 'C':
Development Standards

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Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces [6]	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
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[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
[4]: As measured from the rear yard property line.
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Table 2: Lot Exceptions

Lot/Block Number	*Width*	*Depth*	*Lot Area*
Lot 1, Block B	149.47'	291'	43,560 SF
Lot 2, Block B	149.04'	291.85'	43,560 SF
Lot 3, Block B	148.61'	292.70'	43,560 SF
Lot 16, Block C	142.70'	250'	43,560 SF
Lot 7, Block F	149.92'	290.23'	43,560 SF
Lot 9, Block E	143.01'	250'	43,926 SF

Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.

3. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement

DRAFT ORDINANCE 03.31.2026

shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*). Cementaceous products (*e.g. HardiBoard, Hardy Plank, Stucco, etcetera)* shall be limited to 50% of the masonry requirement.

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(c) Garage Orientation. Side Entry, *Traditional Swing*, or *J-Swing garages*. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a *J-Swing* or *Traditional Swing* configuration. All driveways for *Side Entry* garages shall be located a minimum of five (5) feet from the side property line.

4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony* restrictions (*for spacing requirements see the illustration below*):

(1) Exterior wall materials must comply with the *Masonry Requirements* listed in *Section 3.(a)*. Additionally, all chimneys are required to utilize masonry materials.

(2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(a) Number of Stories
(b) Garage Location
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

DRAFT ORDINANCE 03.31.2026

FIGURE 1: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

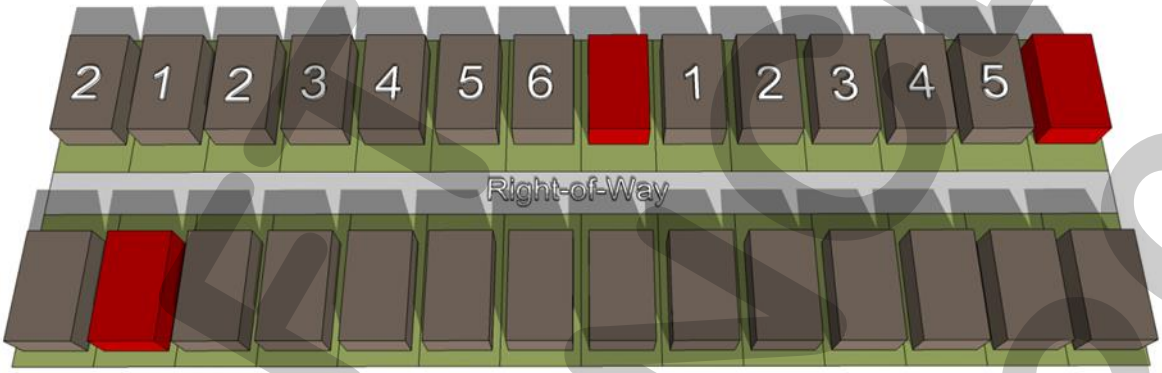
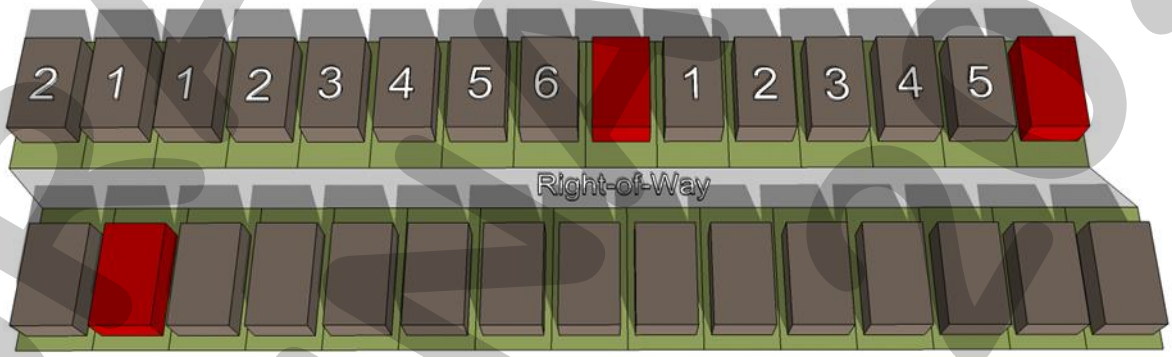


FIGURE 2: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



5. *Fencing Standards.* Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:

   (a) Wrought-Iron/Tubular Steel Fencing. All fencing shall be required to install wrought iron/tubular steel fencing.

   (b) Common Area Fencing. All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of tubular steel and not exceed four (4) feet in height.

6. *Landscaping.* At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:

   (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.
   (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (20 additional trees shall be planted in the side yard facing the street.

DRAFT ORDINANCE 03.17.26

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).

9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.

10. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:

    (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).

    (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

    (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.

12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

13. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 03-31-2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: Z2026-014
PROJECT NAME: Amendment to PD-46
SITE ADDRESS/LOCATIONS: 3301 Springer Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/27/2026	Approved w/ Comments

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2026-014) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage is defined as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” (Subsection 02.01 (J)(5), of Article 13, UDC)

I.5 The underlying zoning for Planned Development District 46 (PD-46) is Commercial (C) District. Within the Commercial (C) District the Outside Storage land use is not permitted. The applicant is requesting to amend PD-46 to allow the Outside Storage land use by-right on the subject property.

M.6 Please provide a concept plan that delineates where the Outside Storage will be located on the subject property. This is being requested in order to provide the Planning and Zoning Commission and City Council with more information about the extent of the requested Outside Storage.

I.7 Staff will be obligated to detail the operation of the business without a Certificate of Occupancy (CO), not filing the replat, and detail any unpermitted improvements and/or operations on the subject property as part of this zoning case

I.8 If the zoning case is approved, a site plan process will be required to be completed in order to delineate the Outside Storage areas and detail the screening requirements. According to Article 05, District Development Standards, of the Unified Development Code (UDC), the “Outside Storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least

one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards." In addition, any proposed screening will need to be located outside of any easements.

M.9 Please review the attached draft ordinance prior to the March 31, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by April 7, 2026.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 31, 2026.

I.11 The projected City Council meeting dates for this case will be April 20, 2026 (1st Reading) and May 4, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. No screening of outside storage in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	03/27/2026	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3301 SPRINGER RD				
SUBDIVISION		LOT	8	BLOCK	A
GENERAL LOCATION	SPRINGER / 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 46	CURRENT USE	WAREHOUSE
PROPOSED ZONING	Allow OUTSIDE STORAGE	PROPOSED USE	WAREHOUSE / OUTSIDE STORAGE
ACREAGE	1.19	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	KRIS SHARP	☐ APPLICANT	
CONTACT PERSON	AMIE WALLACE	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 230.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10 *DAY OF* March, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

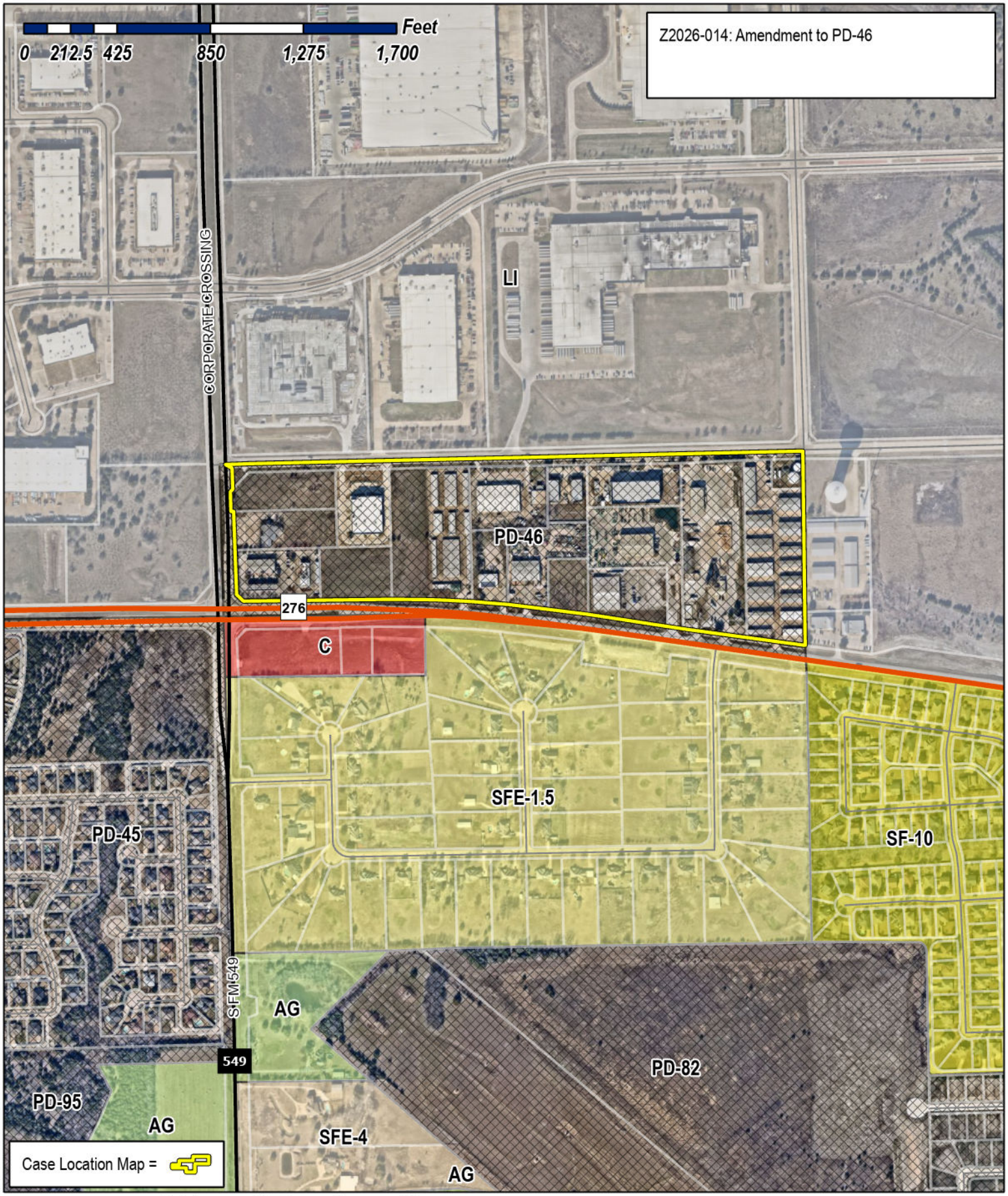
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* March, 20 26

AMIE WALLACE
My Notary ID # 10884402
Expires July 17, 2029

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 7-17-29



City of Rockwall

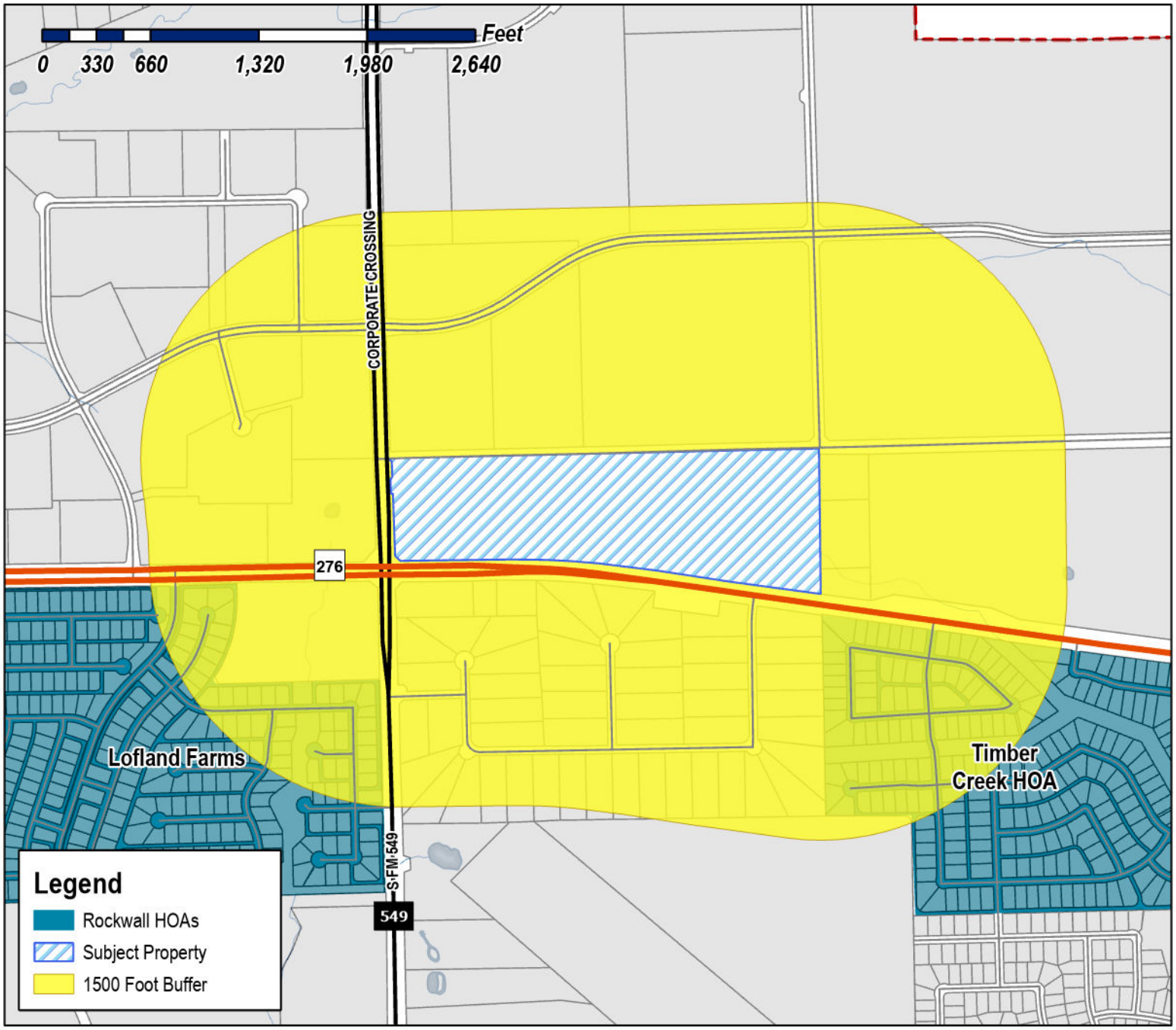
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

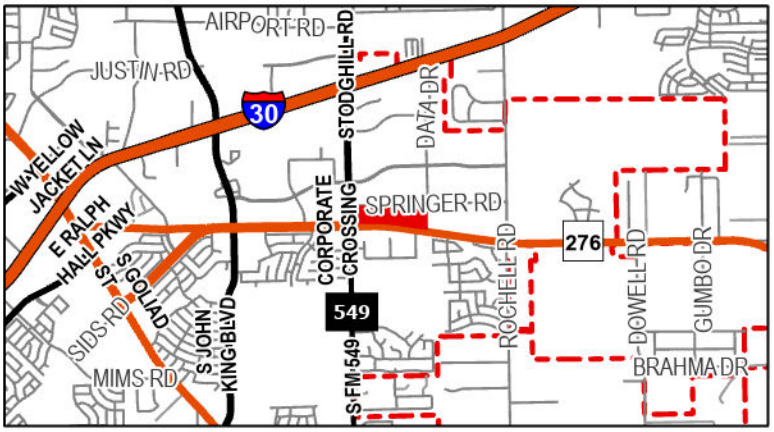
City of Rockwall

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Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road

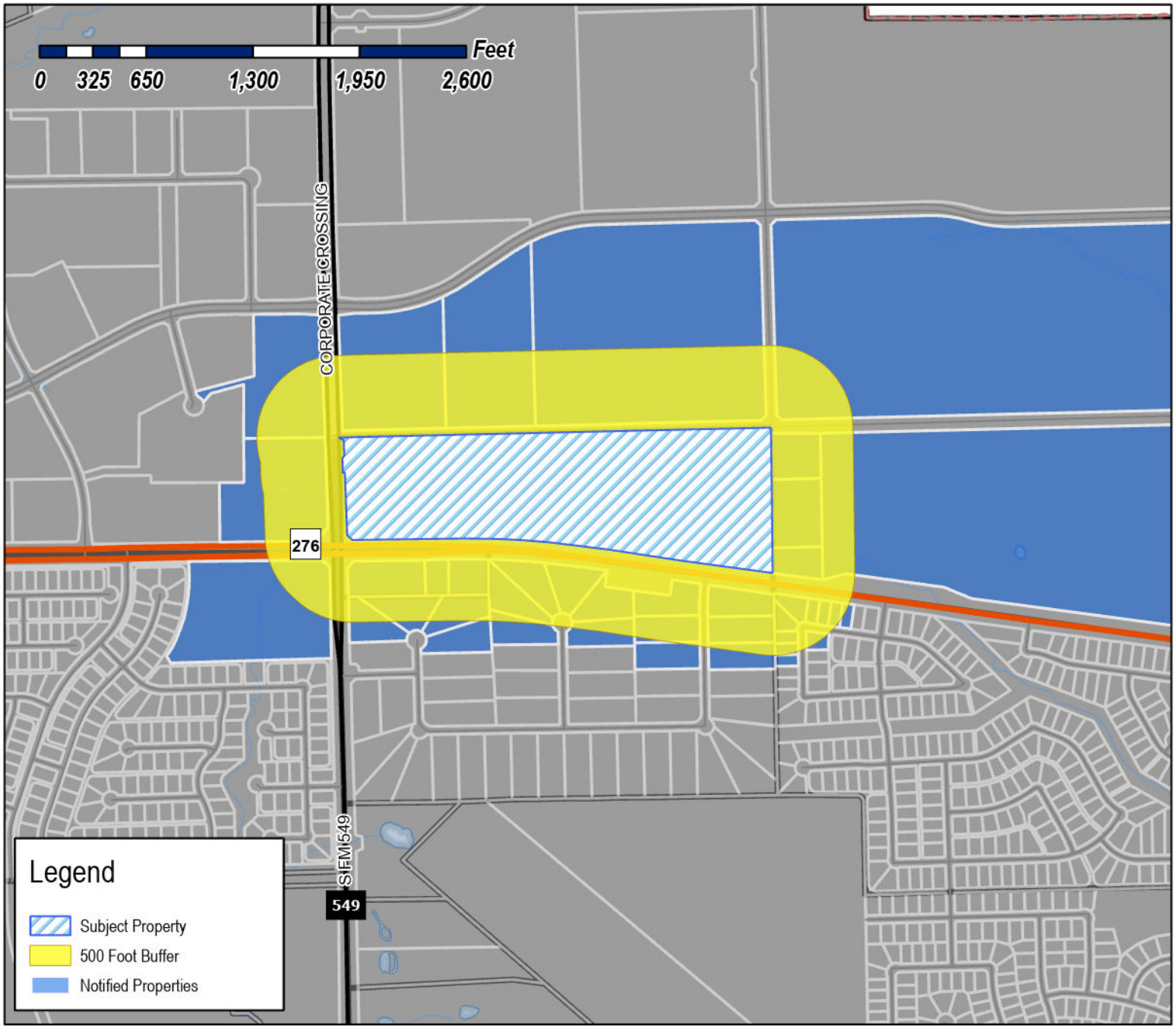


Date Saved: 3/16/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

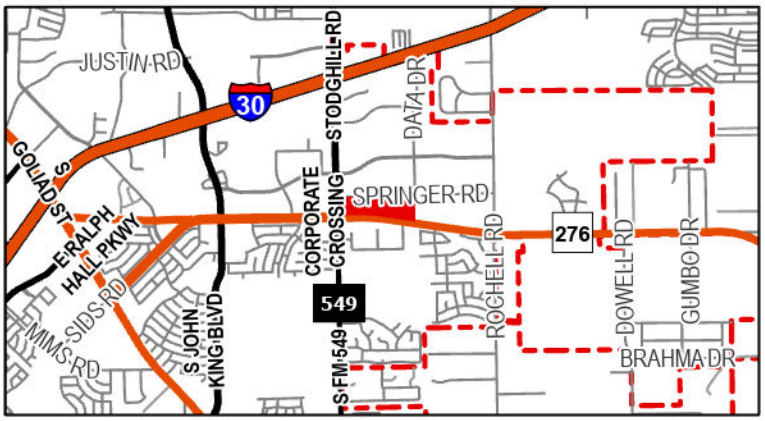
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Date Saved: 3/16/2026
For Questions on this Case Call: (972) 771-7745



EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, April 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2026-014: Amendment to PD-46

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

March 10, 2026

City of Rockwall

Planning and Zoning

385 S. Goliad Street

Rockwall, Tx. 75087

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

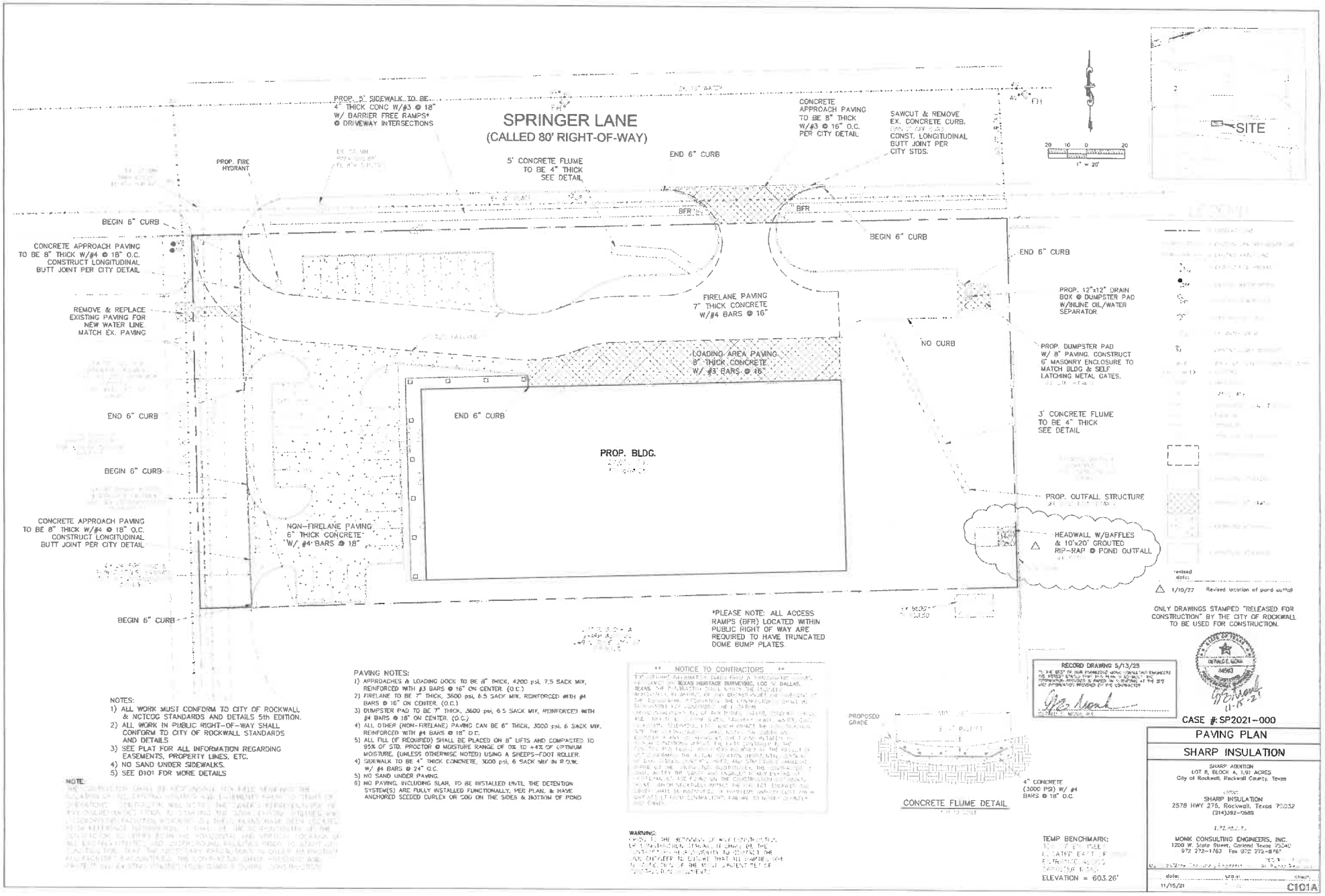
The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

Amie Wallace

Chief Admin Officer

Sharp Insulation



NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) NO SAND UNDER SIDEWALKS.
5) SEE D101 FOR MORE DETAILS

PAVING NOTES:
1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER. (O.C.)
2) FIRELANE TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER. (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 6 SACK MIX IN R.O.W. W/ #4 BARS @ 24" O.C.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SODDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

NOTICE TO CONTRACTORS

WARNING:

PROPOSED GRADE
4" CONCRETE (3000 PSI) W/ #4 BARS @ 18" O.C.
CONCRETE FLUME DETAIL

TEMP BENCHMARK:
ELEVATION = 603.26'

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
DONALD E. MONK
94583
REGISTERED PROFESSIONAL ENGINEER
11-15-21

RECORD DRAWING 5/13/25
TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS HAS INTENT STAKED THIS WORK IN ACCURACY AND CONFORMANCE WITH PLANS & SPECS AS NOTED BY THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR

revised dates:
1/10/22 Revised location of pond outfall

CASE #: SP2021-000

PAVING PLAN

SHARP INSULATION

SHARP ADDITION
LOT 8, BLOCK A, 1.93 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75032
(214)392-0689

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1209 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8767

date: 11/15/21 sheet: C101A

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

POINTS OF REFERENCE

A. Townsend Village Subdivision
B. Rockwall Downes Subdivision
C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential



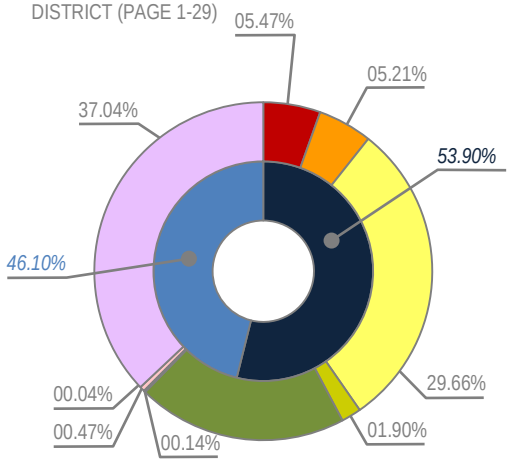


3 Future Neighborhood/Convenience Centers

COMMERCIAL	53.90%	
RESIDENTIAL	46.10%	
MIXED USE	0.00%	

- MINOR COLLECTOR
- M4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES



% OF ROCKWALL
3.51%
3.52%
2.61%

CURRENT
701
64
1,556

BUILD OUT
2,376
6,414

CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MARCH, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':

Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

BEGINNING at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':

Legal Description and Survey

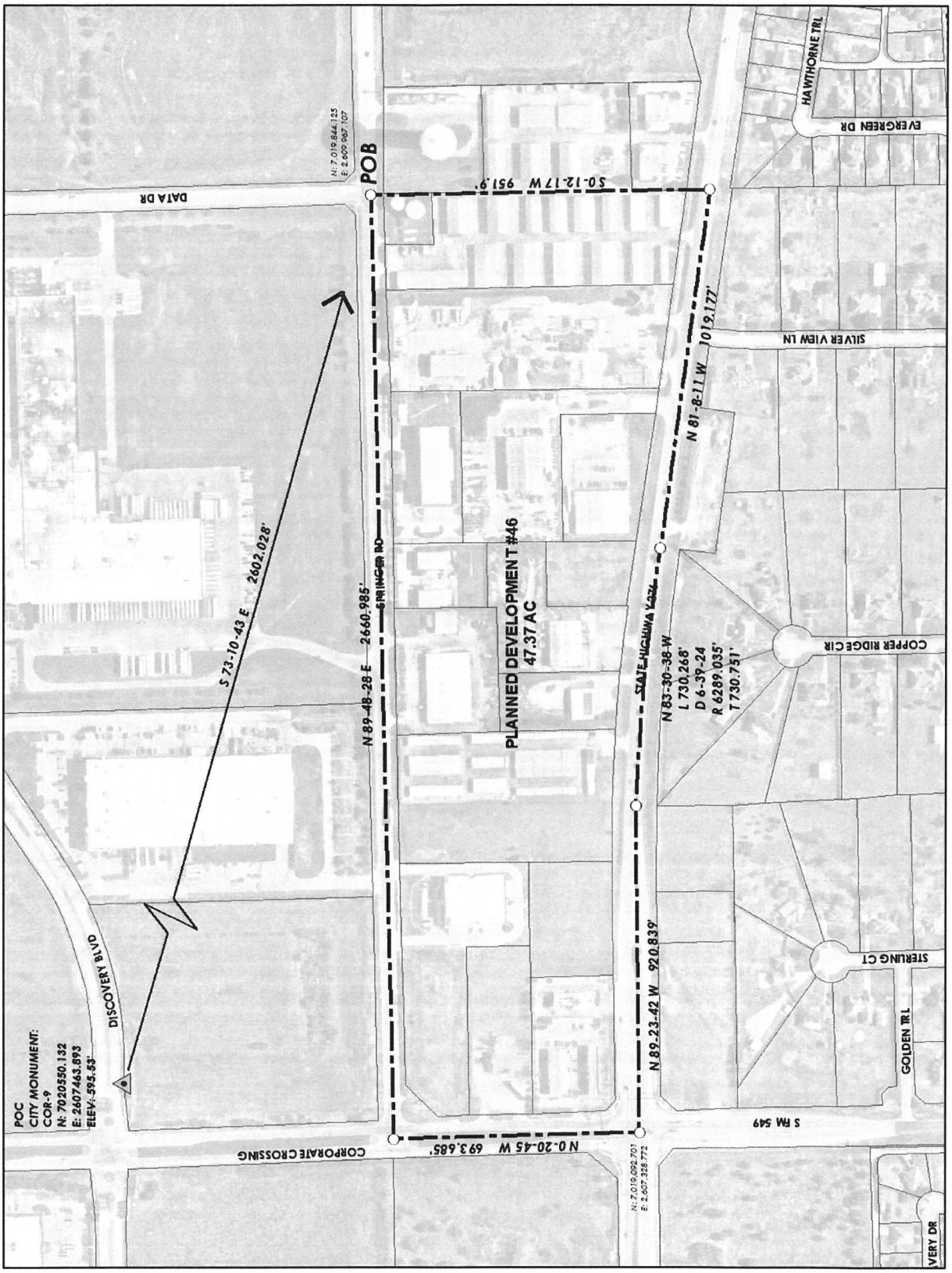


EXHIBIT 'B':
Concept Plan

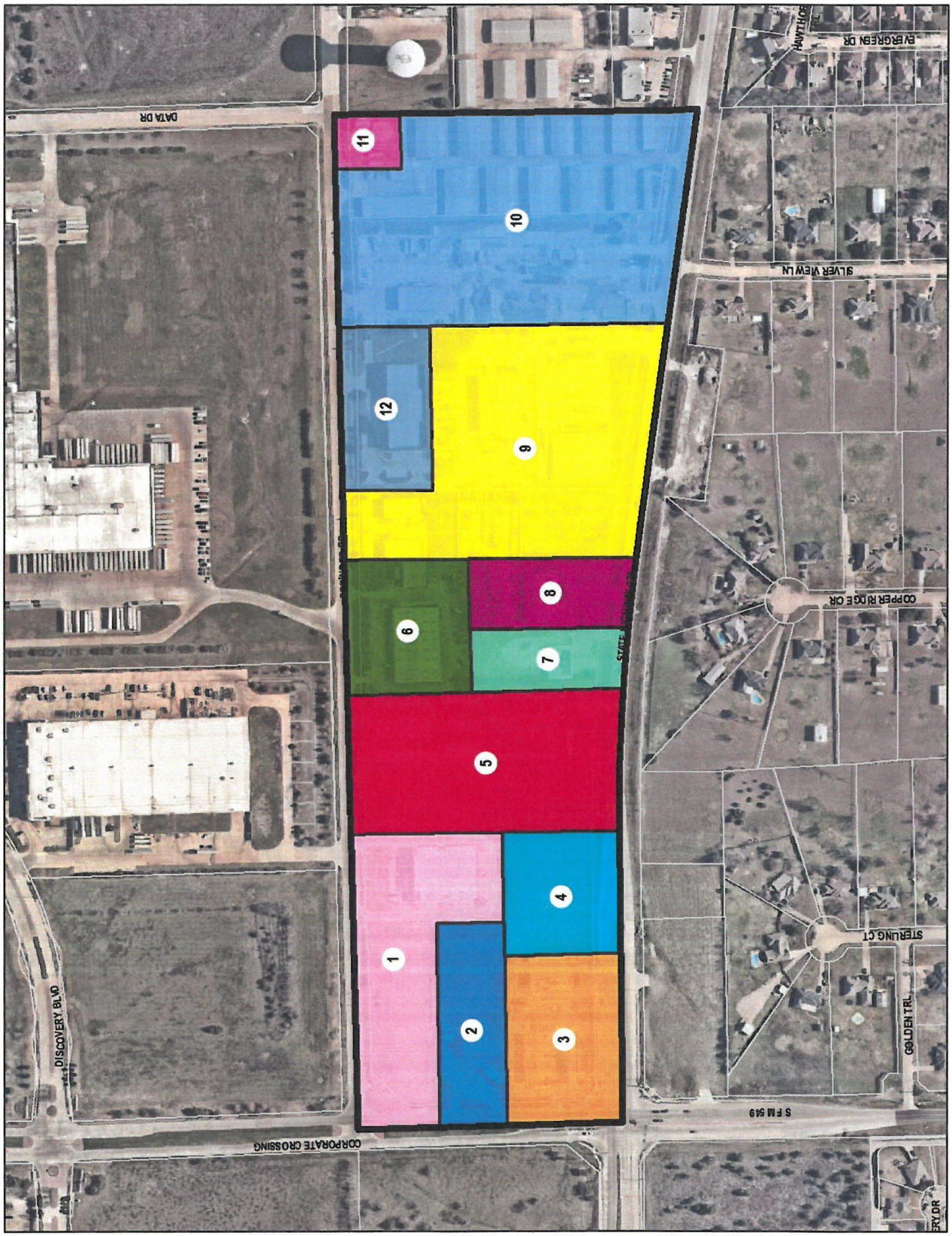


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

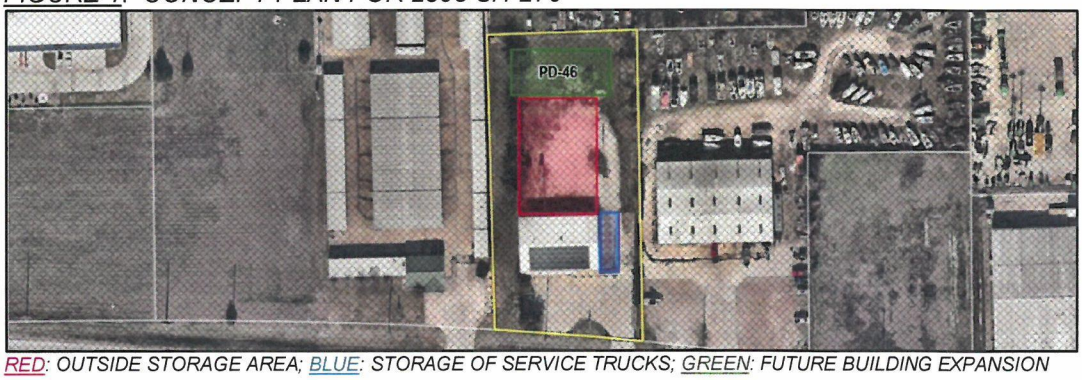
☑ Building Maintenance, Service, and Sales with Outside Storage[1]

NOTES

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION

(5) *Tract 8 [Tract 2, Lot 07]*.

- ☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

- ☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

- ☑ Concrete Batch Plant
- ☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

- ☑ Warehouse

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 25-12*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 03.31.26

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 03.31.2026

EXHIBIT 'A':

Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

BEGINNING at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

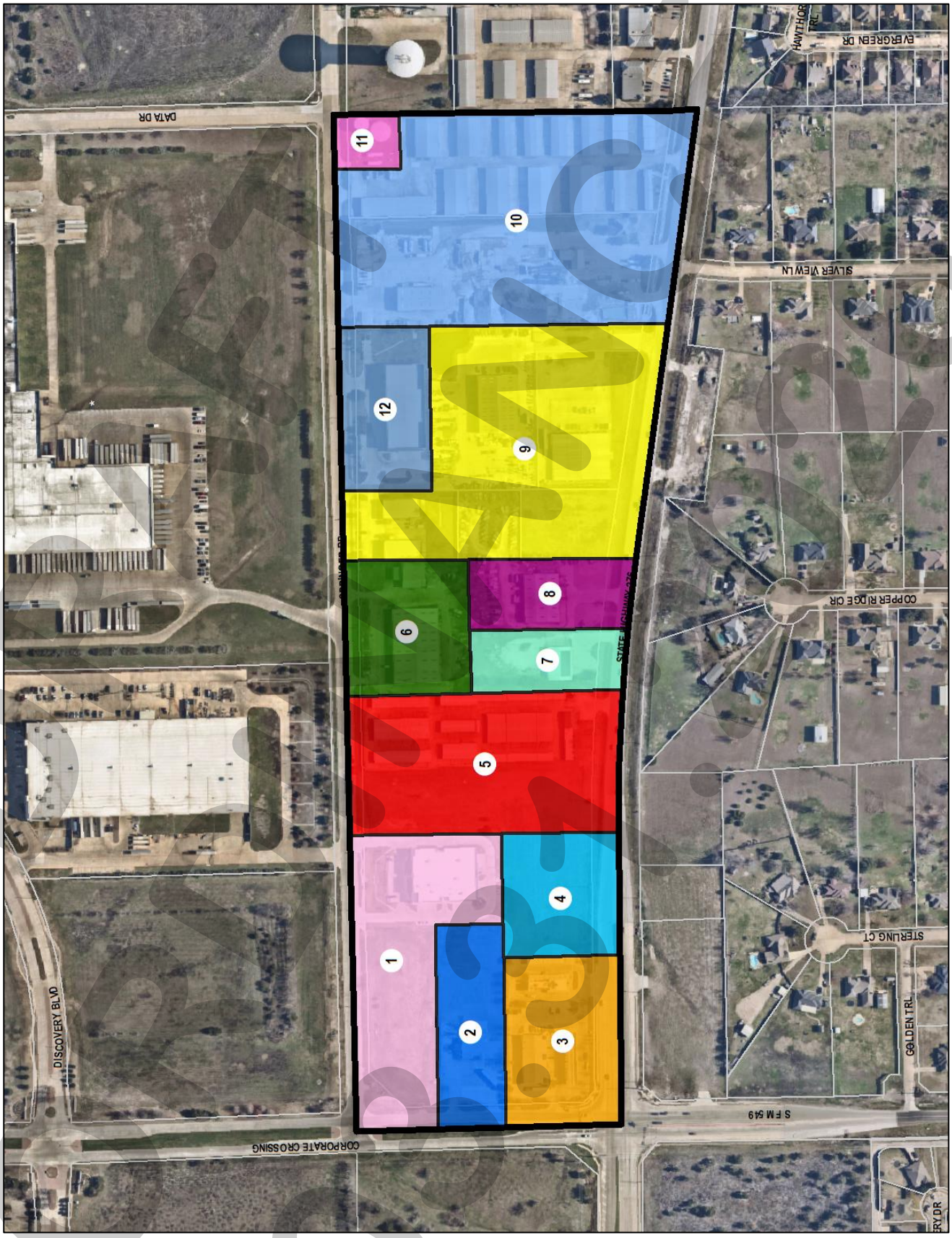
DRAFT ORDINANCE 03.31.2026

EXHIBIT 'A':
Legal Description and Survey



DRAFT
ORDINANCE
03.31.2026

EXHIBIT 'B':
Concept Plan



DRAFT

EXHIBIT 'C':
PD Development Standards

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

☑ Building Maintenance, Service, and Sales with Outside Storage [1]

NOTES
[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION

(5) *Tract 8 [Tract 2, Lot 07]*.

DRAFT ONLY 05-01-2026

☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

☑ Concrete Batch Plant
☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

☑ Warehouse
☑ Outside Storage [(1)]

NOTES
[1]: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
(2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

DRAFT ORDINANCE 03.17.2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: P2026-008
PROJECT NAME: Preliminary Plat for Phase 3 of Saddle Star Estates South
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/27/2026	Needs Review

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2026-008) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to include the Lot and Blocks. In addition, please include the square footage alongside the acreage. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please correct the Owner's Certificate of Dedication to match the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct the Signature Block to match the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: March 31, 2026
Park Board meeting: April 7, 2026
Planning and Zoning Public Hearing: April 14, 2026
City Council: April 20, 2026

I.8 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally

approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Show limits of WSEL.
2. Label radius.
3. Utility easement can't be in detention easement.
4. Will need to show the drainage and detention easement + 2' free board inside Lot 8 and label with bearings and distances.
5. Are these to be abandoned?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

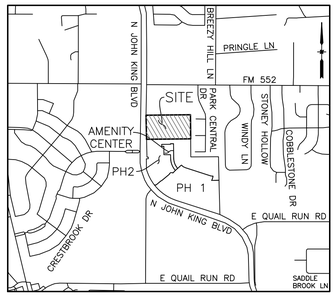
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: For this Preliminary Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 26 lots being proposed for Phase 3 of Saddle Star South. The fees to be assessed are as follows: [1] Cash in Lieu of Land Fees of $1,277,09 (i.e. $1,277.09 x 26 lots = $33,204.34 [2] Pro-Rata Equipment Fees of $1,091.33 (i.e. $1,091.33 x 26 lots = $28,374.58). The total fees assessed will be $61,578.92.
03/16/2026: Please ignore the first comments not accurate

For this Preliminary Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 26 lots being proposed for Phase 3 of Saddle Star South. The fees to be assessed are as follows: [1] Cash in Lieu of Land Fees of $1,319.66 (i.e. $1,319.66 x 26 lots = $36,183.16 [2] Pro-Rata Equipment Fees of $1,085.53 (i.e. $1,085.53 x 26 lots = $28,233.78). The total fees assessed will be $64,406.94.

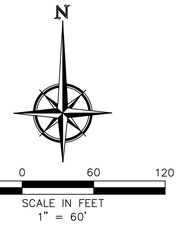


VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
6. On–site and off–site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building with such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
3. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
4. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on–site and off–site Fire Lane improvements.
5. Street Appurtenances. All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non–standard decorative signs, poles/post, hardware or other non–standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD–79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

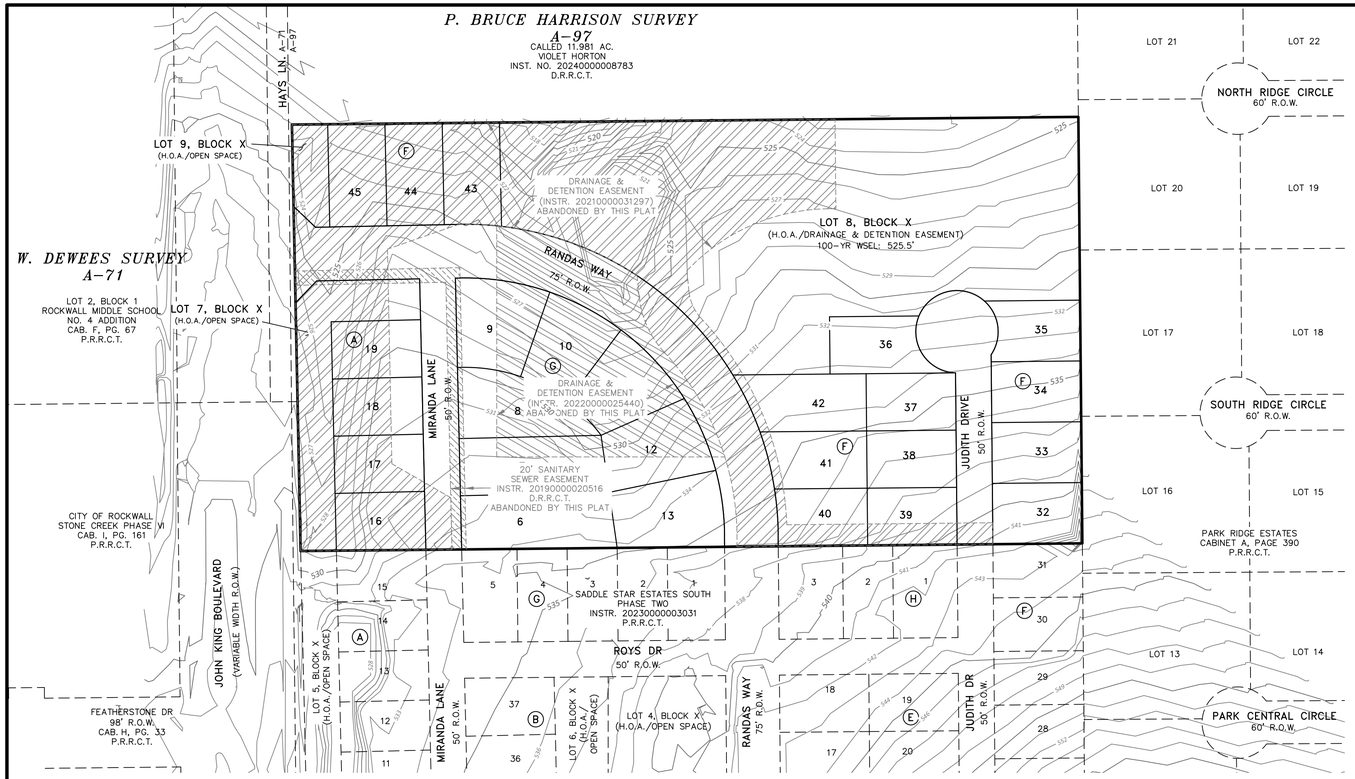
OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

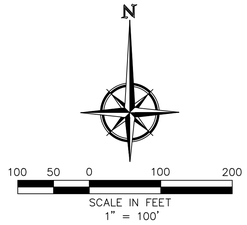
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

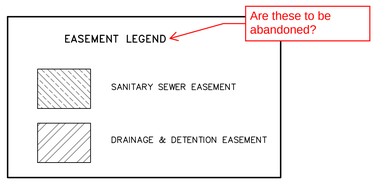
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

DATE: 3/10/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF A 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. ROCKWALL KING 15 LLC also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

ROCKWALL KING 15 LLC further acknowledges that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas
My Commission Expires:

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS

14.995 ACRES

SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3/10/2026 CASE #: P20__-___

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A **$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	S John King Blvd.			
SUBDIVISION	Saddle Star Phase 3	LOT		BLOCK
GENERAL LOCATION	East of John King Blvd.			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development	CURRENT USE	AG
PROPOSED ZONING		PROPOSED USE	SF Residential
ACREAGE	14.99 Ac	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Rockwall King 15 LLC	☐ APPLICANT	KPA Consulting
CONTACT PERSON	PAT ATKINS	CONTACT PERSON	PAT ATKINS
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patrick Atkins [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 425 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE ____ DAY OF March, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

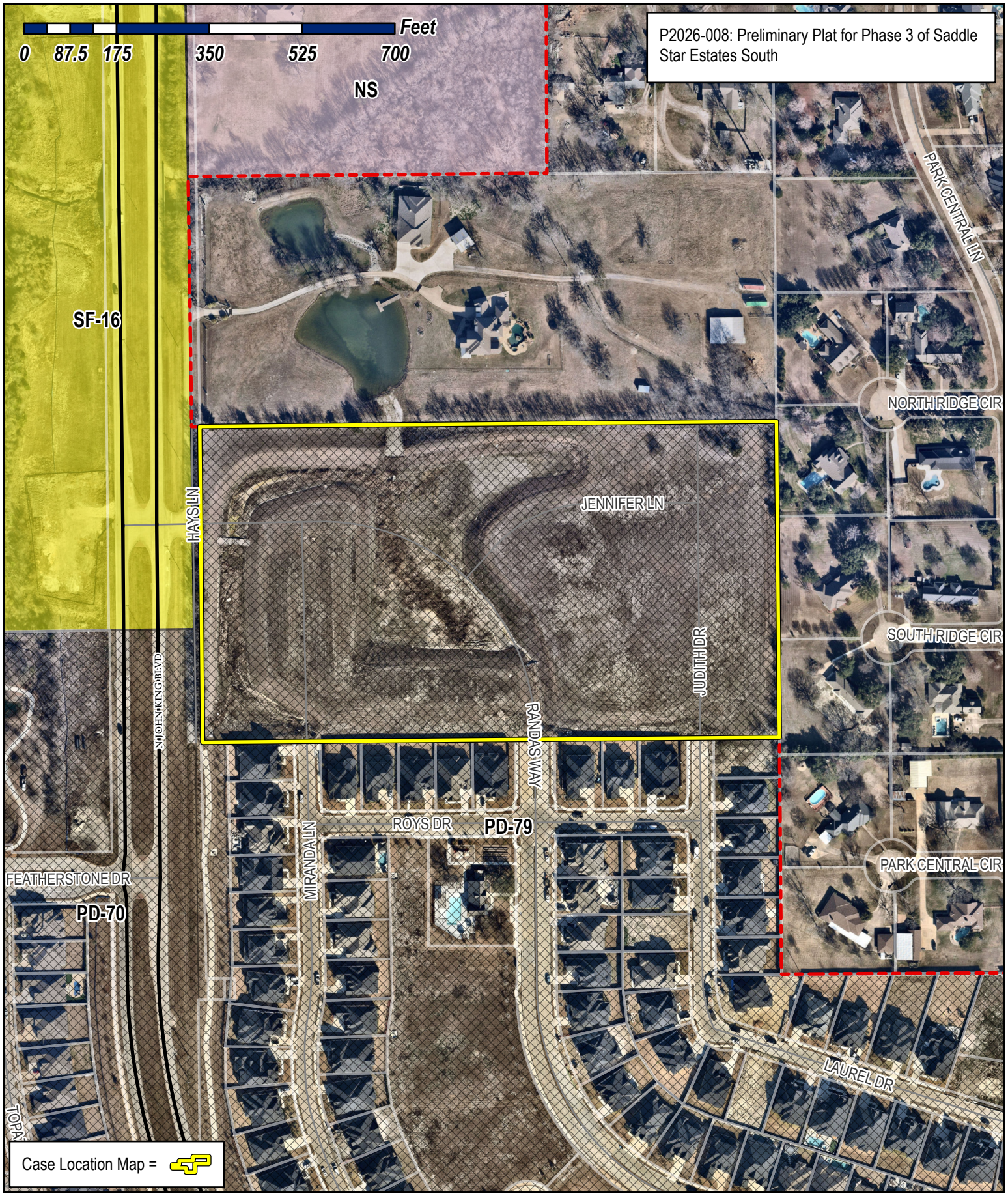
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF March, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 3-31-2029 3-31-26

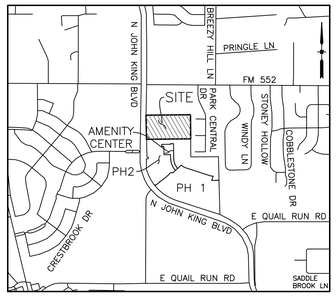
ANDREW RODRIGUEZ NOTARY PUBLIC STATE OF TEXAS ID 131075008 EXP. 3-31-2029



City of Rockwall

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

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

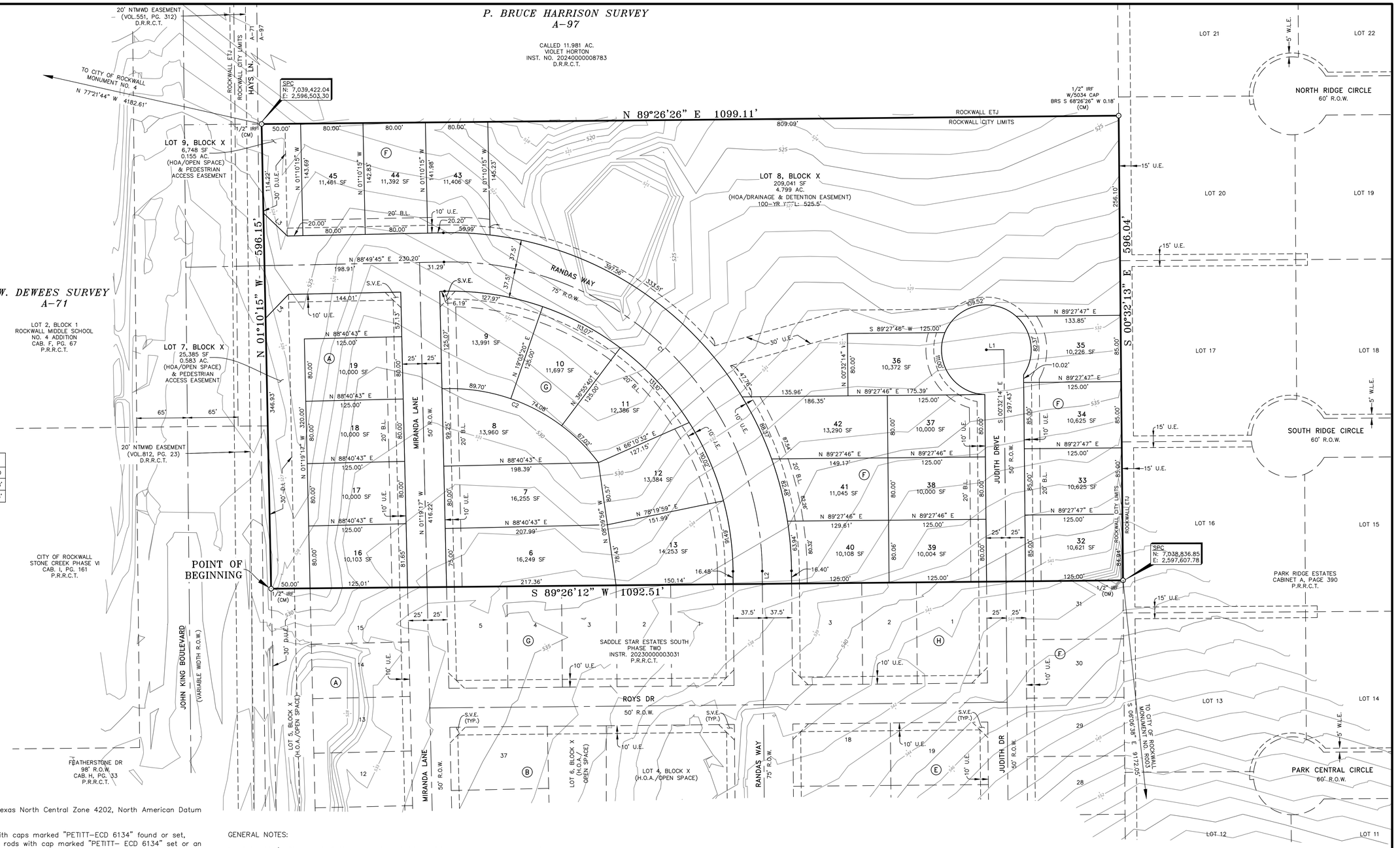


VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
6. On–site and off–site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building with such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
3. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
4. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on–site and off–site Fire Lane improvements.
5. Street Appurtenances. All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non–standard decorative signs, poles/post, hardware or other non–standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
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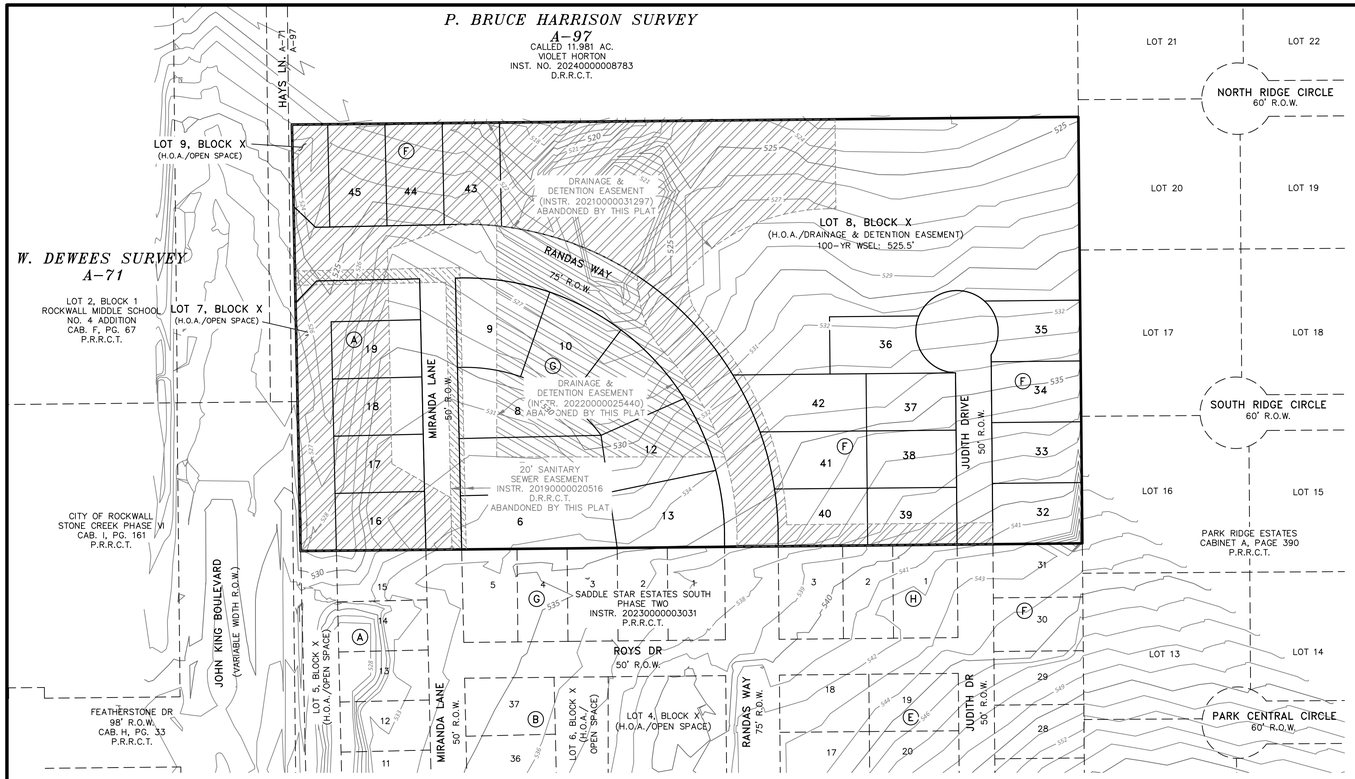
OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

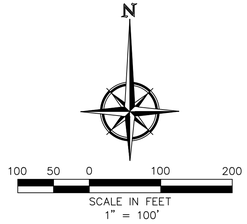
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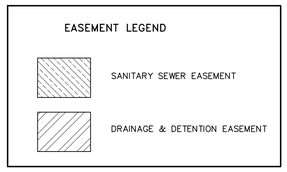
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DATE: 3/10/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2026.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. ROCKWALL KING 15 LLC also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

ROCKWALL KING 15 LLC further acknowledges that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas
My Commission Expires:

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
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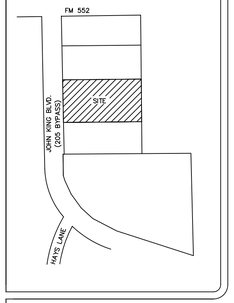
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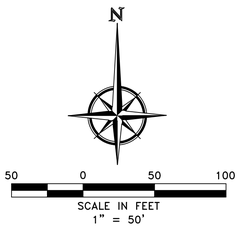
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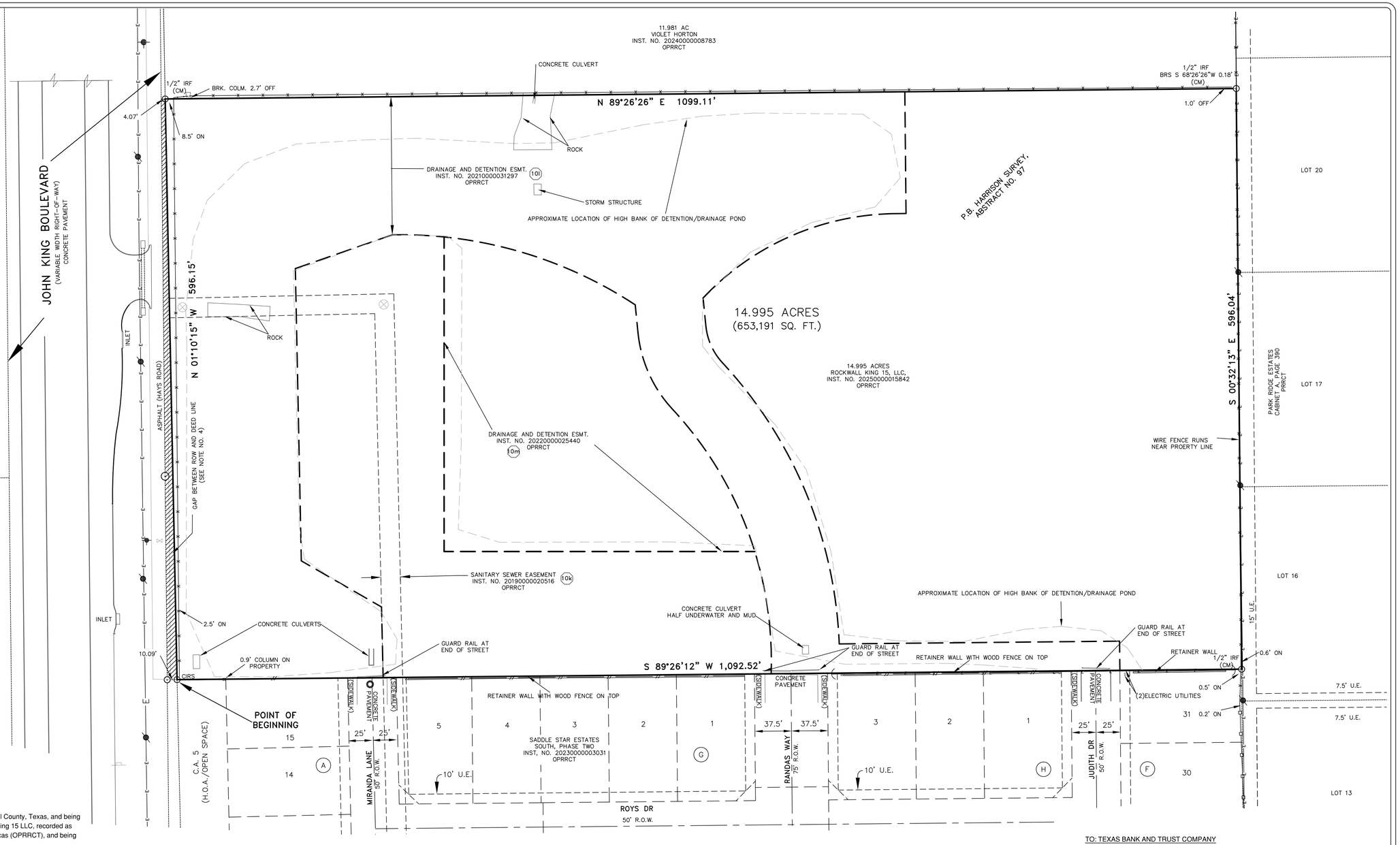
Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3

VICINITY MAP
NOT TO SCALE





LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	COLUMN
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
	CHAIN LINK FENCE
	METAL PIPE FENCE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER VALVE



LEGAL DESCRIPTION

BEING 14.995 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 14.995 acre tract of land described in a Special Warranty Deed to Rockwall King 15 LLC, recorded as Instrument Number 20250000015842 of the Official Public Records of Rockwall County Texas (OPRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the original Hays Road at the southwest corner of said 14.995 acre tract common to the northwest corner of Saddle Star Estates South Phase Two, an addition of the City of Rockwall according to the Plat recorded as Instrument Number 20230000003031 (OPRRCT);

THENCE North 01°10'15" West, along and within Hays Road and with the west line of said 14.995 acre tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 11.981 acre tract of land described in a deed to Violet Horton, recorded as Instrument Number 20240000008783 (OPRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod found for reference bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said 14.995 acre tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner of said 14.995 acre tract, common to the northeast corner of Lot 31, Block F of said Saddle Star Estates South Phase 2;

THENCE South 89°26'12" West, along the south line of said 14.995 acre tract and the north line of said Saddle Star Estates South Phase 2, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Old Republic National Title Insurance Company
Title Commitment Schedule B:
GF No. 7721000695INC
Effective Date: 01-22-2026
EXCEPTIONS FROM COVERAGE:

10h Right of Way Easement as set forth in instrument recorded in Volume 43, Page 128, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10l Right of Way Easement as set forth in instrument recorded in Volume 82, Page 388, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10j Right of Way Easement as set forth in instrument recorded in Volume 82, Page 392, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10k Sanitary Sewer Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20190000020516. **AS SHOWN.**

10l Drainage and Detention Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20210000031297. **AS SHOWN.**

10m Drainage Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20220000025440. **AS SHOWN.**

10n Terms and provisions contained in Infrastructure Improvement Cost Reimbursement Agreement as set out in instrument filed for record under Rockwall County Clerk's File No. 20200000022784. **SUBJECT TO.**

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. This survey was prepared with the benefit of Title Commitment GF No. 7721000695INC, effective date of January 22, 2026, issued on February 2, 2026. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as instrument no. 2007-00384711 and per City of Rockwall plan and profile sheets 5-7. This gap appears to lie within the original Hayes Road prescriptive ROW as used.

TO: TEXAS BANK AND TRUST COMPANY

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during month of February, 2026 and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. FIELD WORK COMPLETED ON 02/09/26

STATE OF TEXAS
REGISTERED
ROBERT C. MYERS
3963
PROFESSIONAL
LAND SURVEYOR

ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com Firm No. 10192300

TEXAS REGISTERED SURVEYORS

Client: Rockwall King 15, LLC

Job No.: 355	Drawn by: RCM	Date: 02/10/26	Revised: 2/12/2026

LAND TITLE SURVEY
OF
14.995 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: P2026-009
PROJECT NAME: Preliminary Plat for Rockwall Neighborhood Shops
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition being an 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/27/2026	Needs Review

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition being an 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2026-009) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lots 1-5, Block A
Rockwall Neighborhood Shops Addition
Being
5 Lots
11.836 Acres or 515,576.16 SF
Situated in the
W. H. Baird Survey, Abstract No. 25
City of Rockwall, Rockwall County, Texas

M.5 Please remove the “proposed by this plat” for the easements. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the fire lane as Fire Lane, Public Access, and Utility Easement. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please indicate all proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please update the general notes to be in conformace with the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 The surveyor does not need a notary as their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 All utility distribution lines (i.e. power lines) must be underground. (Subsection 06.01(H), Article 05, UDC)

M.11 Concept Plan: These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).
(1) Each lot will be subject to the General Overlay District Standards and will be reviewed by the Architectural Review Board (ARB). (Subsection 06.01, of Article 05, UDC)
(2) Any proposed Restaurant with Drive-Through cannot be within 150-feet of a residential zoned or used property. In this case, the indicated drive through is less than 150-feet from the residential subdivision to the east. (Subsection 01.06, of Article 05, UDC)
(3) All utility distribution lines will be required to be underground. (Subsection 06.01(H), Article 05, UDC)
(4) Staff recommends putting together a master Shared Parking Agreement between all of the properties; properties are not permitted to use parking on adjacent lots without a parking agreement. This aims to prevent future parking issues as tenants apply for a Certificate of Occupancy (CO). In addition, only one (1) full row of parking may be located between the building and the roadway. In this case, the buildings will need to be pushed closer to the roadway, with the parking behind the buildings. (Subsection 06.02, of Article 05, UDC)
(5) All dumpsters within the development shall be eight (8) feet in height and shall not face onto a roadway. In addition, evergreen shrubs are required around the dumpster enclosure. (Subsection 06.01, Article 05, UDC)
(6) All RTUs and vents shall be fully screened by the parapet from any adjacent property or right-of-way. In addition, parapets shall continue around the entire building and be an enclosed system. (Subsection 06.01, Article 05, UDC)
(7) Any exterior ladders shall be internalized into the building. (Subsection 06.01, Article 05, UDC)
(8) Light levels shall not exceed 0.2 FC at all property lines; this includes internal lot lines. (Subsection 03.03, Article 07, UDC)
(9) Evergreen shrubs shall be required in front of any parking spaces that face onto a roadway. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)
(10) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(11) A ten (10) foot meandering sidewalk is required along John King Boulevard (Subsection 06.01, Article 05, UDC)
(12) An eight (8) foot trail is required along SH-276 per the Master Trail Plan. (Appendix C, OURHometown 2040 Comprehensive Plan)
(13) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)

M.12 Landscape Plan. These comments are preliminary in nature and are subject to change once a Specific Use Permit (SUP) or Site Plan is submitted for any lot(s).
(1) The landscape buffer along SH-276 is a minimum of 15-feet and the landscape buffer along John King is a minimum of 25-feet. In addition, a ten (10) foot utility easement will be required along both roadways, where the 30-inch berms are not permitted within the easement. (Subsection 06.01, Article 05, UDC)
(2) Please delineate the required berm within the landscape buffers. All landscape buffers are to incorporate a minimum 30-inch berm. In addition, there is a required 10-foot utility easement along John King Boulevard and SH-276; the berm cannot be located in any utility easements. (Subsection 06.02, Article 05, UDC)
(3) Five (5) gallon evergreen shrubs shall be provided around the dumpster enclosure and any ground mounted utilities. (Subsection 06.02, Article 05, UDC)
(4) Above ground detention systems have landscape planting requirements. For every 750 SF a canopy tree must be provided, and for every 1,500 SF an accent tree must be provided. (Subsection 05.03, Article 08, UDC)
(5) The landscape buffers in an Overlay District are required two (2) canopy and four (4) accent trees per 100 feet. In this case, the landscape buffer trees are deficient. (Subsection 06.02, Article 05, UDC)
(6) On each property, a row of trees will be required along the perimeter of the property to the rear of the building. (Subsection 06.02, of Article 05, UDC)
(7) The three (3) tiered landscaping and berm must continue along the entire southern and eastern property line in order to meet the residential adjacency standards. Residential Adjacency applies to all non-residential properties that abut residentially zoned or used property. The underlying zoning for the school is Single-Family 8.4 (SF-8.4) District. (Subsection 01.06, Article 05, UDC)

(8) Please provide a detail/cross-section of the residential adjacency in order for staff to verify the minimum requirements are being met. (Subsection 01.06, Article 05, UDC)
(9) Per the UDC, the proposed three (3) tiered landscaping that serves as the residential adjacency screening is considered an alternative screening method, and must be approved by the Planning and Zoning Commission at the time of Site Plan approval for each individual lot. (Subsection 01.06, of Article 05, UDC)
(10) Evergreen shrubs shall be required in front of any parking spaces that face onto a roadway. In addition, evergreen shrubs shall be required along and in front of any drive-through lane in order to mitigate headlight glare onto adjacent properties and the roadways. (Subsection 05.02, Article 08, UDC)

I.13 Revised plans must be provided to staff by April 7, 2026. The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: March 31, 2026
Planning and Zoning Public Hearing: April 14, 2026
City Council: April 20, 2026

I.14 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.15 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. "Water & Sewer" Easement for all utility easements along TXDOT Roads.
2. 20' minimum for all easements.
3. TxDOT driveway spacing is 425'. Variance from TxDOT will be required.
4. Is this drainage & detention easement?
5. 20' minimum for all easements.
6. 20' minimum for all easements.
7. Additional comments may come after site plan and engineering plan reviews.
8. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
9. Add these general notes.
10. Site plan and engineering plans have not been fully reviewed.
11. TxDOT has already approved construction for modification of existing median (see insert). Median break will not be allowed.
12. What is this? Curb stops or retaining wall? UG detention? Looks like a wall on top of parking spaces. Will need at least 20' of depth on all parking stalls.
13. Please be advised that proposed tree plantings and landscape berms cannot be within utility easements, so you will need extra room for your landscaping.
14. This will also be a pedestrian easement if containing the public sidewalks.
15. Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)
16. Utility pole in proposed driveway. Will need to relocate and underground all overhead lines along your frontages.
17. Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)
18. Not fully reviewed.
19. Dumpsters will need oil/water separators that drain to the storm system.
20. Use curb inlets to capture flow, we do not allow grate inlets.
21. All hydrants need to be at least 5' from all parking spaces.
22. Utilities not fully reviewed.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and taller must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW. - Need to show existing and proposed utilities on the Site Plan.
- TIA is required.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Replat in the future may be required to alter or add easements once plans are reviewed.

Drainage Items:
- Detention is required per City Standards (5 different basins = 5 detention systems).
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- Underground detention systems must be fully enclosed pipe systems.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

Paving Items:
- TIA is required.
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276, 425'.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for record keeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

393'-1 1/4"

SURVEYOR

VICINITY MAP - NOT TO SCALE



SCALE: 1" = 60'

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

STATE OF TEXAS
DOC.# 20160000015091, O.P.R.R.C.T.

R.O.W. DEDICATION
VOL. H, PG. 271-272, P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS
DOC.# 20190000008102, O.P.R.R.C.T.

"Water & Sewer" Easement for all utility easements along TXDOT Roads.

STATE HIGHWAY 276

(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 20190000008102, O.P.R.R.C.T.)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

TxDOT driveway spacing is 425'

Variance from TxDOT will be required.

N43°48'33"E 68.87'

R.O.W. DEDICATION
VOL. H, PG. 325-326, P.R.R.C.T.

1/2" REBAR "WINDROSE" BEARS N84°E 0.61'

GI TOP=581.8'

GI TOP=582.7' FL=574.8'

N89°06'57"E 791.78'

GI TOP=582.7' FL=576.5'

GI TOP=581.8' FL=577.1'

GI TOP=581.7' FL=578.0'

CONCRETE PAVEMENT

UC ELEC.

UV ELEC.

OU

UP

GI TOP=580.3' FL=575.48'

RIM=579.2'

1/2" REBAR (C.M.)
GRID N: 7018932.78
GRID E: 2603439.51

145.37' (LOT)

204.61' (LOT)

202.85' (LOT)

10' UTILITY EASEMENT (PROPOSED BY THIS PLAT)

15' WATER EASEMENT (PROPOSED BY THIS PLAT)

20' WATER EASEMENT (PROPOSED BY THIS PLAT)

STREET EASEMENT (PROPOSED BY THIS PLAT)

DRAINAGE EASEMENT (PROPOSED BY THIS PLAT)

24' FIRE LANE EASEMENT (PROPOSED BY THIS PLAT)

20' minimum for all easements.

35' UTILITY EASEMENT (PROPOSED BY THIS PLAT)

Is this drainage & detention easement?

VARIABLE WIDTH WATER EASEMENT (PROPOSED BY THIS PLAT)

WATER EASEMENT (PROPOSED BY THIS PLAT)

20' minimum for all easements.

S. JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

CONCRETE PAVEMENT

GAS

WM

WV

FH

LOT 4
1.676 ACRES
73,017 SQ. FT.

LOT 3
1.666 ACRES
72,582 SQ. FT.

LOT
1.989 AC
86,643 SQ

N00°53'03"W 361.31' (LOT)

N00°53'03"W 354.21' (LOT)

N00°53'03"W 339.62' (LOT)

N00°53'03"W 354.21' (LOT)

LOT 1, BLOCK 1
ROCKWALL
BYPASS ADDITION
VOLUME H, PG.
325-326, P.R.R.C.T.

N01°01'52"W 574.60'

L=71.84', R=150.00'
Δ=027°26'30"
N75°14'53"E~71.16'

L=25.88'

L=46.35'

L=72.23', R=150.00'
Δ=027°35'20"
N75°19'17"E~71.53'

158.99' (LOT)

N89°06'57"E 512.90' (LOT)

N88°58'08"E 100.00' (LOT)

20' minimum for all easements.

Additional comments may come after site plan and engineering plan reviews.

LOT 5
4.855 ACRES
211,480 SQ. FT.

POINT OF BEGINNING

55.0'

S89°05'47"W 565.61'

1/2" REBAR "OWENS"

1/2" REBAR "OWENS"
GRID N: 7018358.36
GRID E: 2603449.85

15' UTILITY EASEMENT
VOL. E, PG. 375, P.R.R.C.T.

24' FIRELANE EASEMENT
VOL. E, PG. 375, P.R.R.C.T.

L=125.42', R=315.00'
Δ=22°48'44"
S77°41'24"W~124.59'

LOT 1, BLOCK A
JOHN KING
OFFICE PARK
DOC.#
20230000020106,
O.P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8
IN LOFLAND FARMS ADDITION
VOLUME E, PG. 375-376, P.R.R.C.T.

P:\Survey\014 - Cross Engineering Consultants\2026\044 - SEC John King & 276\Drawings

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and taller must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW. - Need to show existing and proposed utilities on the Site Plan.
- TIA is required.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Replat in the future may be required to alter or add easements once plans are reviewed.

Drainage Items:
- Detention is required per City Standards (5 different basins = 5 detention systems).
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- Underground detention systems must be fully enclosed pipe systems.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use.
- There is an existing 8" sewer main on the west side of John King Blvd. - you would need to dry bored under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW.
- An Infrastructure Study will be required. Review fees apply.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- $432.47/acre sewer pro-rata
- Off-site sanitary sewer is required
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

Paving Items:
- TIA is required.
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276, 425'.
- A traffic impact analysis is required
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build a left turn lane to TXDOT requirements on John King
- 10' trail along John King.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for record keeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

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

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

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

1. North 01 degrees 01 minutes 52 seconds West, a distance of 574.60 feet to a 1/2 inch rebar found;

2. North 43 degrees 48 minutes 33 seconds East, a distance of 68.87 feet to a point from which a 1/2 inch rebar with cap stamped, "WINDROSE" found bears North 84 degrees East, a distance of 0.61 feet;

3. North 89 degrees 06 minutes 57 seconds East, a distance of 791.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found;

4. South 00 degrees 52 minutes 47 seconds East, a distance of 311.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found at the beginning of a tangent curve to the left, having a radius of 585.00 feet, with a delta angle of 20 degrees 45 minutes 33 seconds, whose chord bears South 11 degrees 15 minutes 33 seconds East, a distance of 210.80 feet;

5. Along said tangent curve to the left, an arc length of 211.95 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

6. South 66 degrees 17 minutes 04 seconds West, a distance of 205.02 feet to the beginning of a tangent curve to the right, having a radius of 315.00 feet, with a delta angle of 22 degrees 48 minutes 44 seconds, whose chord bears South 77 degrees 41 minutes 24 seconds West, a distance of 124.59 feet;

7. Along said tangent curve to the right, an arc length of 125.42 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

8. South 89 degrees 05 minutes 47 seconds West, a distance of 565.61 feet, returning to the **POINT OF BEGINNING** and enclosing 11.836 acres (515,575 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

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

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

_____

SV ROCKWALL LLC (authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

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

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

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

SURVEYOR'S NOTES:

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

PLAT NOTES:

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

Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Add these general notes

GENERAL NOTES
(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____ day of_____, 20_____.

_____

Mayor, City of Rockwall

_____

City Secretary

_____

City Engineer

SURVEYOR

BCS
BARTON CHAPA SURVEYING
3601 NE. Loop 820
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474
Contact: John Barton

JOB NO.	2026.014.044
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

ENGINEER
CROSS ENGINEERING CONSULTANTS
1720 W. VIRGINIA ST.
MCKINNEY, TX 75069
PH.: 972.562.4409
Contact: Mitchell Mulholland

OWNER
PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC
AND
SV ROCKWALL LLC

5729 Lebanon Rd., Ste. 144589
Frisco, TX 75034

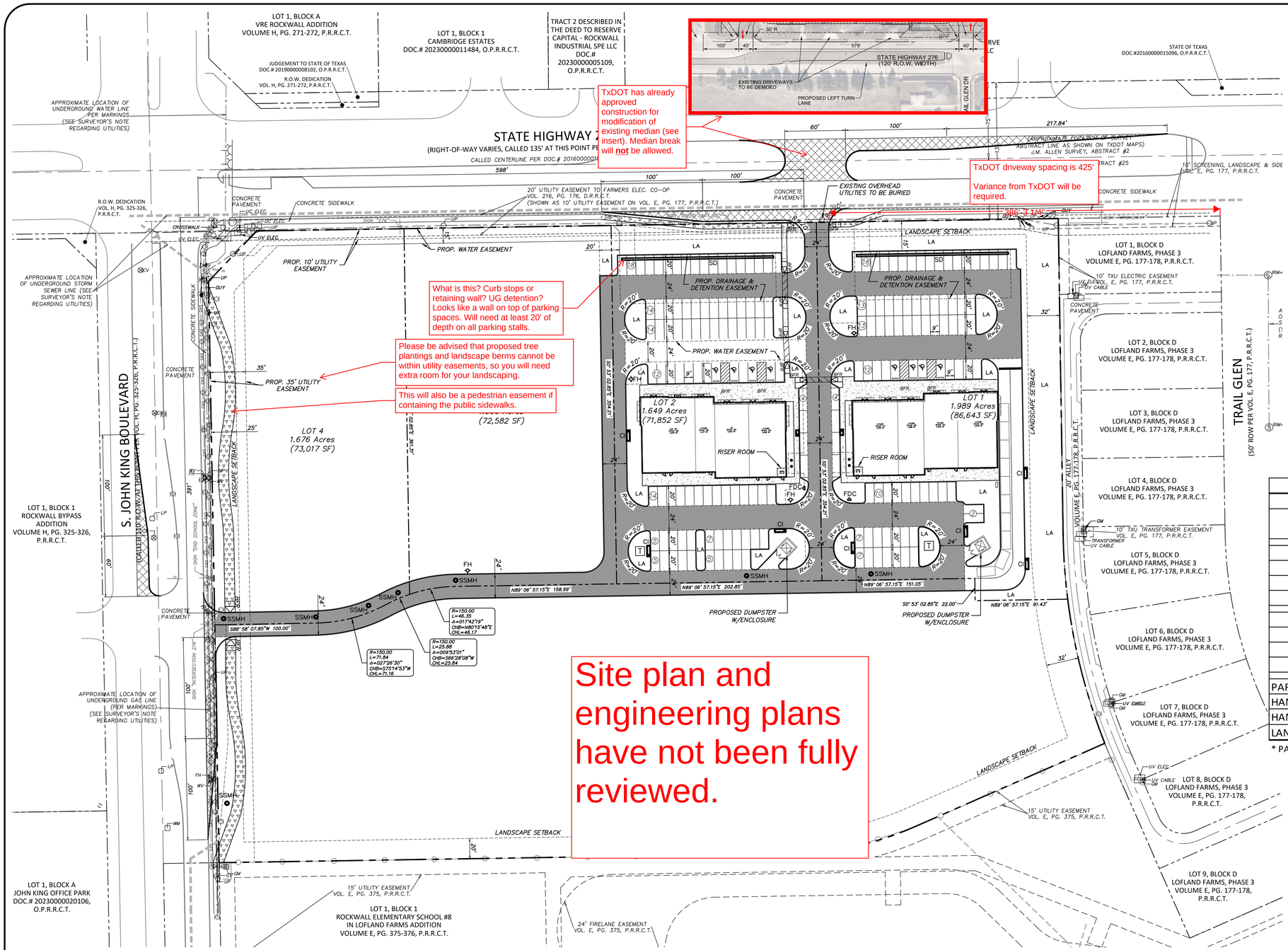
PRELIMINARY PLAT
LOTS 1-5, BLOCK 1 ROCKWALL NEIGHBORHOOD SHOPS

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

SHEET:

2 OF 2

CITY CASE#XXXXXXXX



0 50 100

GRAPHIC SCALE
1"=50'

LEGEND

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

SITE DATA TABLE

	LOT 1	LOT 2
LOT SIZE	1.989 ACRES	1.649 ACRES
	86,643 SF	71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES
TOTAL	86 SPACES	99 SPACES
PARKING PROVIDED	86 SPACES	99 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	26,877 SF - 31%	11,941 SF - 16.6%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

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

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

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

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

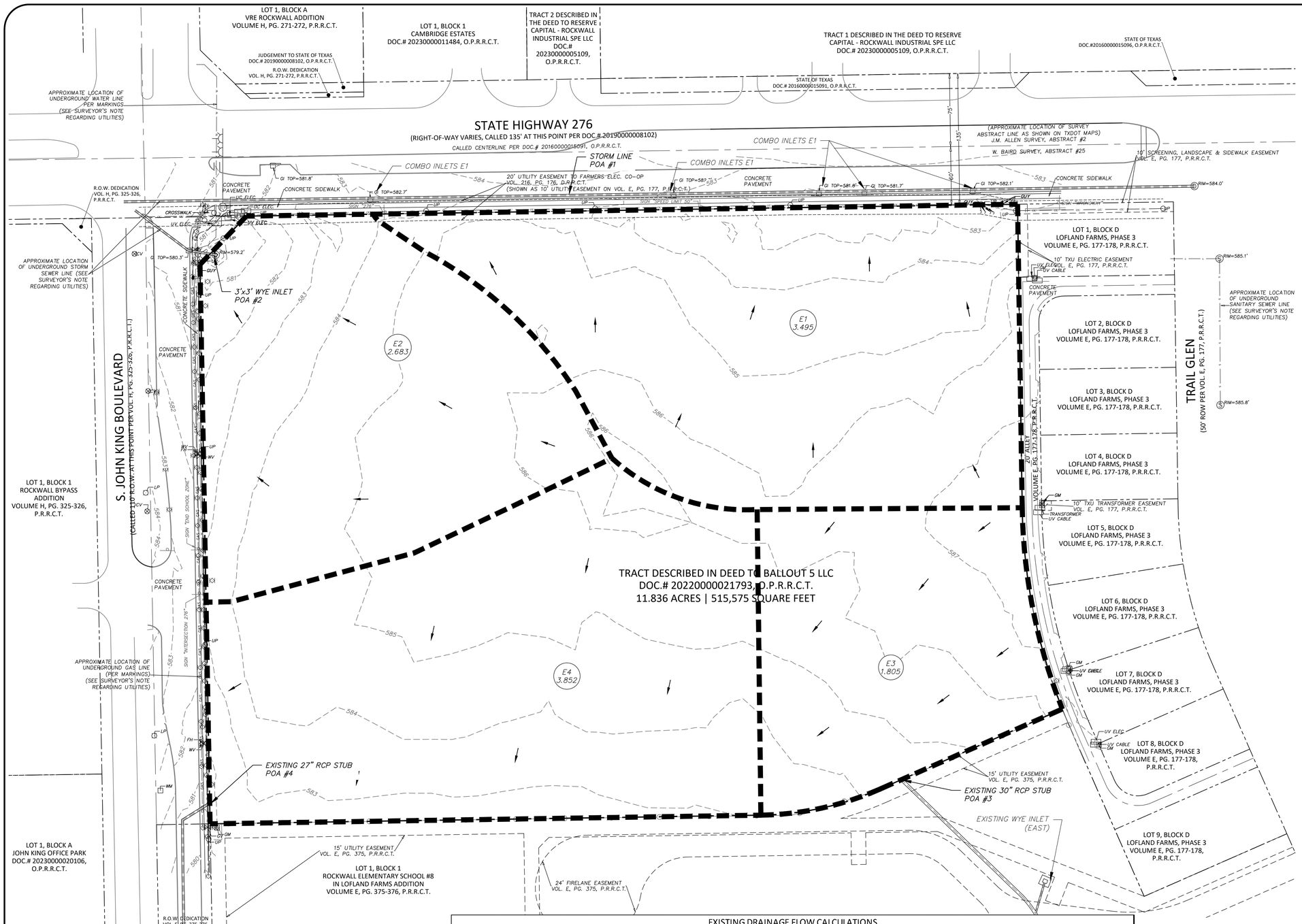
03/13/2026

PRELIMINARY SITE PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No. SP

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS



Not fully reviewed

GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

$Q = C\ I\ A$

$C = 0.35$

$I_{100} = 9.2$

$tc = 20$ min.

Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)

EXISTING DRAINAGE FLOW CALCULATIONS

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

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

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

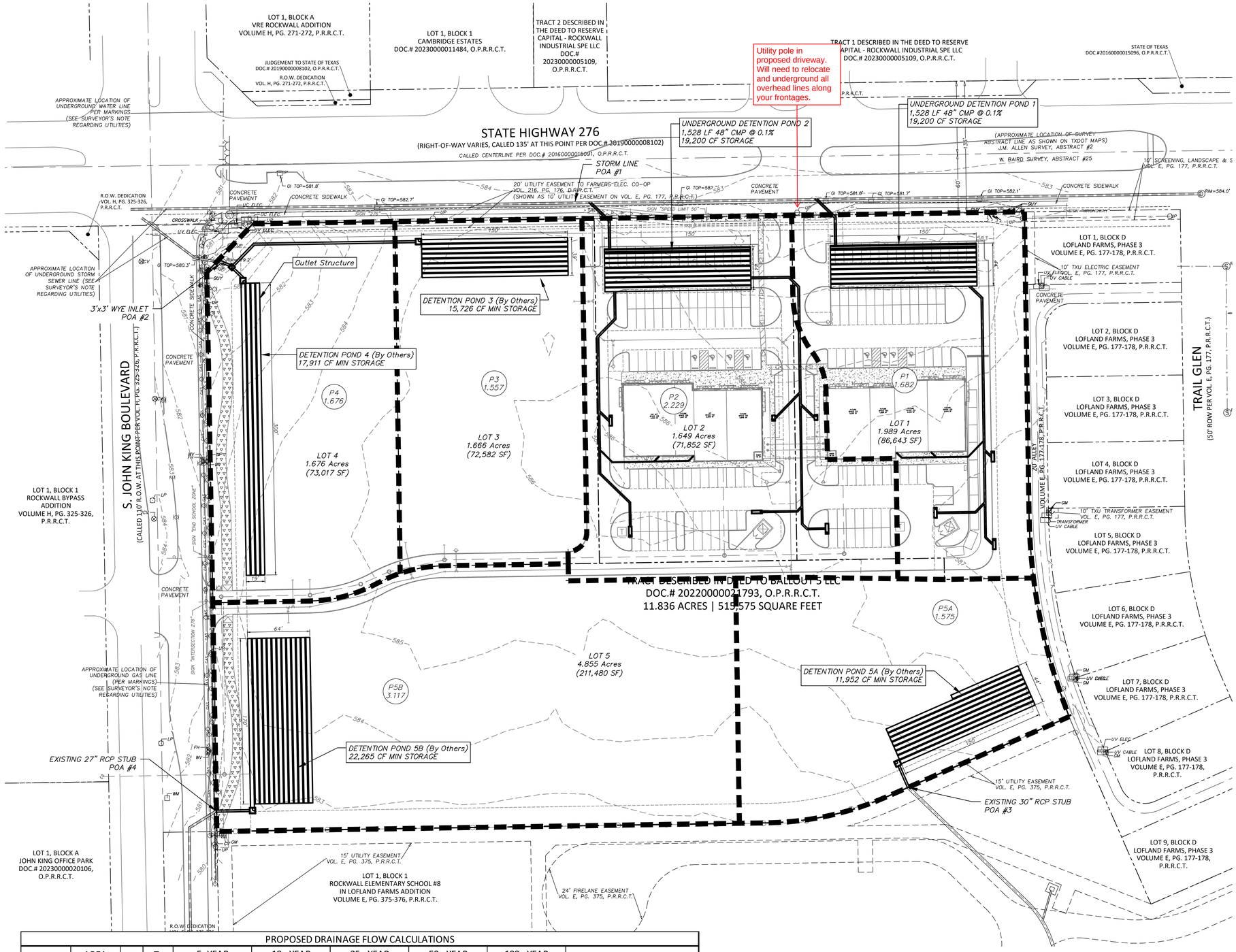
CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

PRELIM EX DRAINAGE
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
EX DAM

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



Not fully reviewed

GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

Must use modified rational method per City Standards of Design (existing C=.35 at 20 minutes to proposed C=.9 at 10 minutes for the entire site)

PROPOSED DRAINAGE FLOW CALCULATIONS

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

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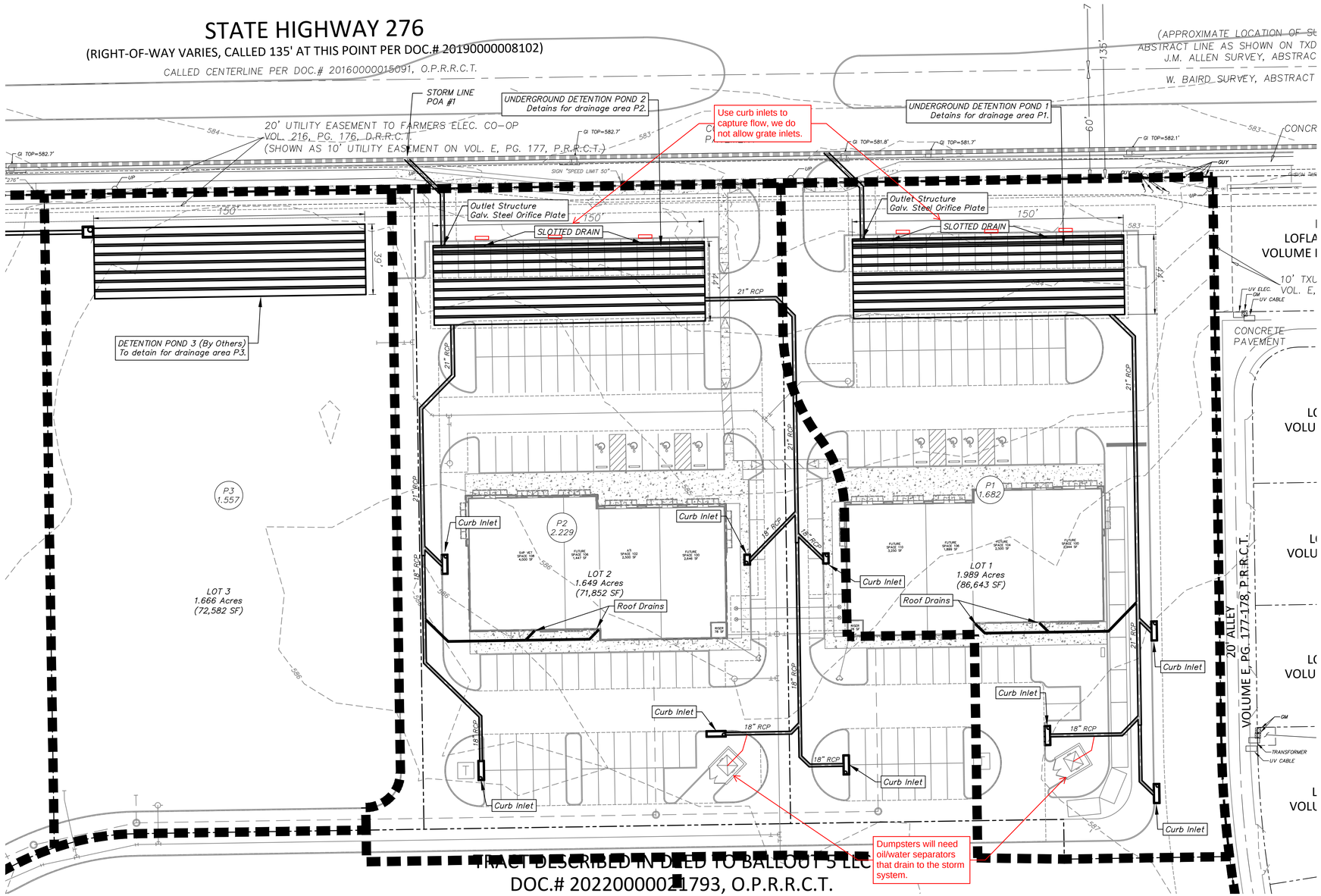
Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
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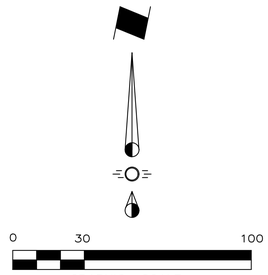
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PRELIM PROP DRAINAGE
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No. PROP DAM
Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS





Not fully reviewed

GENERAL/DRAINAGE NOTES

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4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.

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6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

DETENTION POND 2 CALCULATIONS

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

Storm Event	Q_{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	6.60	19,146	0.44
50	5.96	17,859	0.41
25	5.25	15,682	0.36
10	4.69	13,564	0.31
5	3.90	11,628	0.27

DETENTION POND 1 CALCULATIONS

Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15					
100 Year	3.55 cfs				INFLOW	OUTFLOW	STORAGE
MIN	I-100YR	C	TOTAL AREA (ac)	Q CFS	CU FT	CU FT	CU FT
10	9.80	0.90	1.682	14.84	8901	2132	6769
15	9.00	0.90	1.682	13.62	12262	2665	9597
20	8.30	0.90	1.682	12.56	15077	3198	11879
30	6.90	0.90	1.682	10.45	18801	4264	14537
40	5.80	0.90	1.682	8.78	21072	5330	15742
50	5.00	0.90	1.682	7.57	22707	6396	16311
60	4.50	0.90	1.682	6.81	24524	7462	17061
70	4.00	0.90	1.682	6.06	25432	8528	16903
80	3.70	0.90	1.682	5.60	26885	9595	17291
90	3.50	0.90	1.682	5.30	28611	10661	17950
100	3.40	0.90	1.682	5.15	30882	11727	19155
110	3.20	0.90	1.682	4.84	31971	12793	19179
				Detention Storage Required (cubic feet) =			19,179
				Detention Storage Required (acre feet) =			0.44

Storm Event	Q_{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.55	19,179	0.44
50	3.21	17,414	0.40
25	2.83	15,229	0.35
10	2.53	13,886	0.32
5	2.10	11,048	0.25

PONDS 1 & 2 DRAINAGE FLOW CALCULATIONS POA#1		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E1	3.495	0.35	20	4.9	5.99	5.9	7.22	6.6	8.07	7.5	9.17	8.3	10.15
PROP	P1	1.682	0.90	10	6.1	9.23	7.1	10.75	8.3	12.56	9.0	13.62	9.8	14.84
PROP	P2	2.229	0.90	10	6.1	12.24	7.1	14.24	8.3	16.65	9.0	18.05	9.8	19.66
COMBINED RELEASE RATE OF PONDS 1 & 2						**5.99**		**7.22**		**8.07**		**9.17**		**10.15**

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	Issue Date	Description
1	03/13/2026	Prelim Plat Submittal
2		
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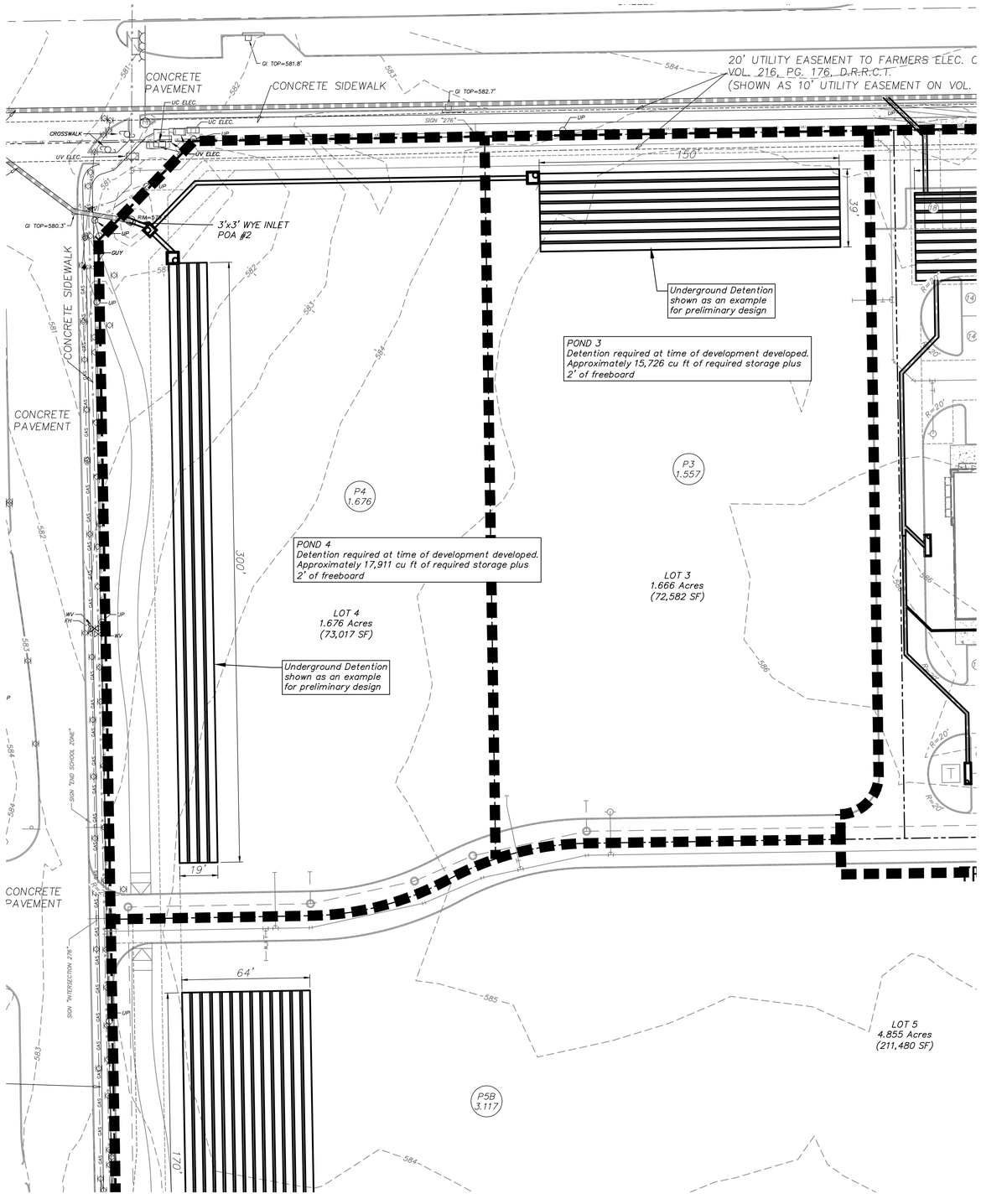
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PRELIM POND 1 & 2 (POA#1)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 1&2

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



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

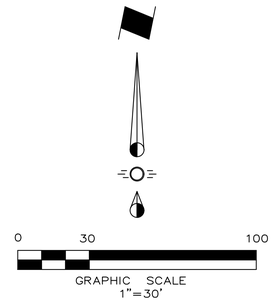
Storm Event	Q_{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.90	15,726	0.36
50	3.52	14,407	0.33
25	3.10	12,648	0.29
10	2.77	11,299	0.26
5	2.30	9,259	0.21

Not fully reviewed

DETENTION POND 4 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (INHR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15	
				100 Year	3.9 cfs		
MIN	I-100YR	C	TOTAL AREA (ac)	Q CFS	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.676	14.78	8869	2338	6531
15	9.00	0.90	1.676	13.58	12218	2923	9295
20	8.30	0.90	1.676	12.52	15024	3507	11516
30	6.90	0.90	1.676	10.41	18734	4676	14058
40	5.80	0.90	1.676	8.75	20997	5846	15151
50	5.00	0.90	1.676	7.54	22626	7015	15611
60	4.50	0.90	1.676	6.79	24436	8184	16252
70	4.00	0.90	1.676	6.03	25341	9353	15988
80	3.70	0.90	1.676	5.58	26789	10522	16267
90	3.50	0.90	1.676	5.28	28509	11691	16818
100	3.40	0.90	1.676	5.13	30771	12860	17911
110	3.20	0.90	1.676	4.83	31857	14029	17828
					Detention Storage Required (cubic feet) =		17,911
					Detention Storage Required (acre feet) =		0.41

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

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



GENERAL/DRAINAGE NOTES

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DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

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(@ least 72 hours prior to digging)

Issue Date	Description
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2	
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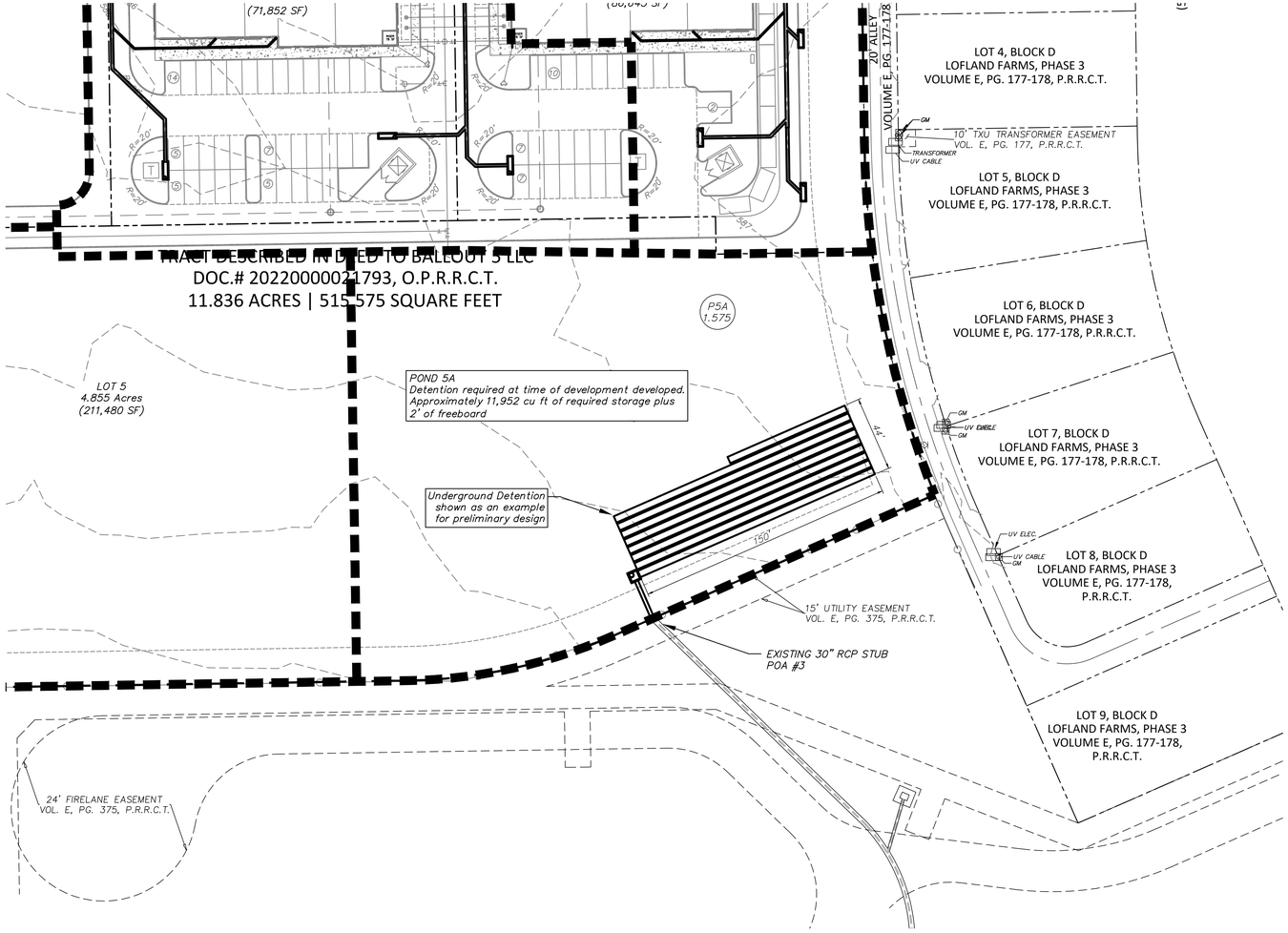
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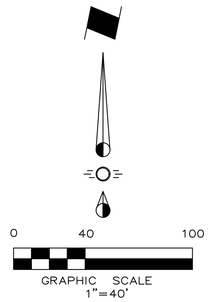
PRELIM POND 2 & 3 (POA#2)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 2&3

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS





Not fully reviewed

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DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

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

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

POND 5A DRAINAGE FLOW CALCULATIONS POA #3		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E3	1.805	0.35	20	4.9	3.10	5.9	3.73	6.6	4.17	7.5	4.74	8.3	5.24
PROP	P5A	1.575	0.90	10	6.1	8.65	7.1	10.06	8.3	11.77	9.0	12.76	9.8	13.89
POND 5A RELEASE RATE						**3.10**		**3.73**		**4.17**		**4.74**		**5.24**

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Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
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3	
4	
5	
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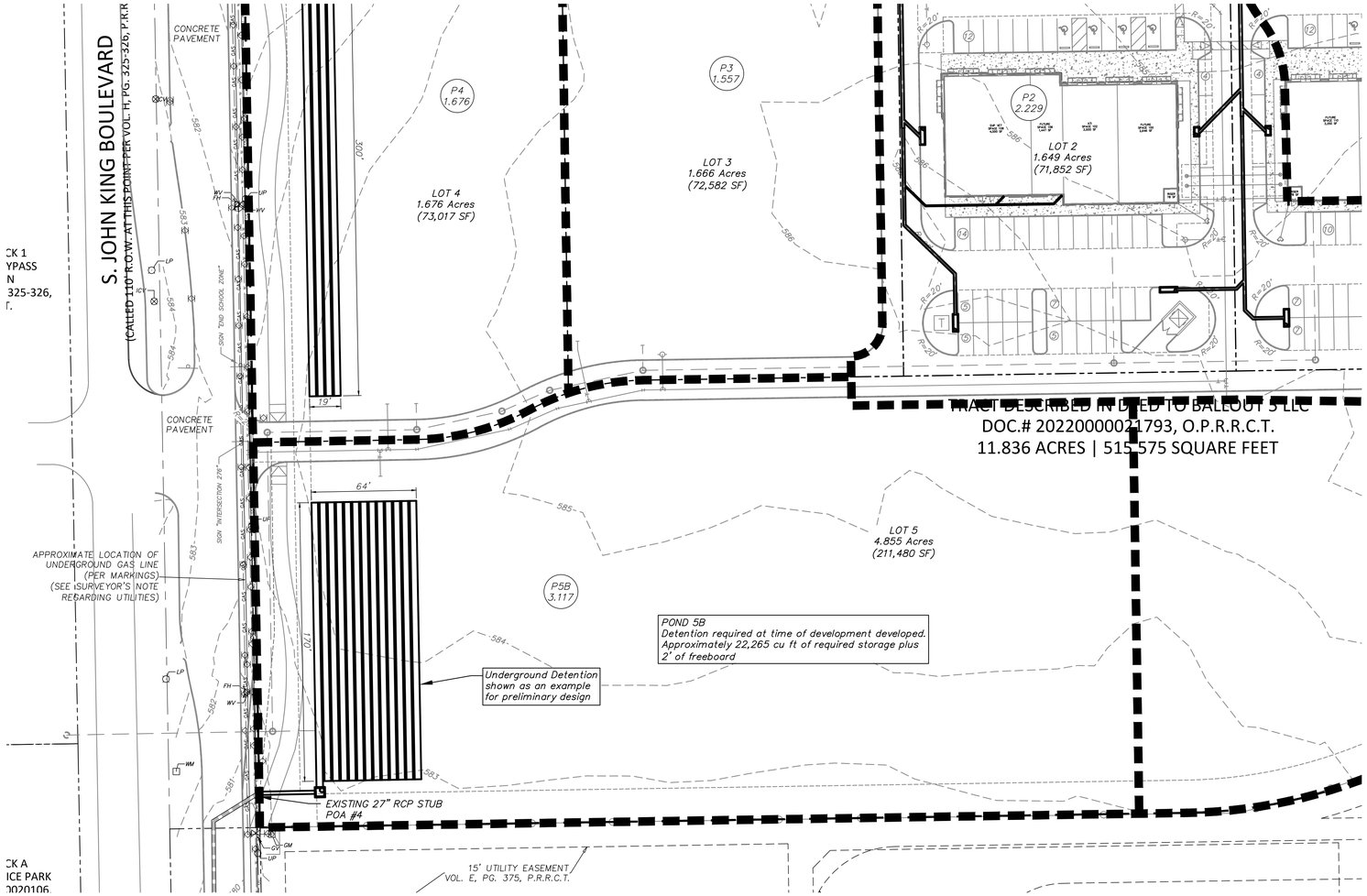
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PRELIM POND 5A (POA#3)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 5A

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



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7. All roof drain laterals shall be 0.50% min. slope.

0 40 100

GRAPHIC SCALE
1"=40'

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

Not fully reviewed

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

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

POND B5 DRAINAGE FLOW CALCULATIONS POA #4		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E4	3.852	0.35	20	4.9	6.61	5.9	7.95	6.6	8.90	7.5	10.11	8.3	11.19
PROP	P5B	3.117	0.90	10	6.1	17.11	7.1	19.92	8.3	23.28	9.0	25.25	9.8	27.49
POND 5B RELEASE RATE						**6.61**		**7.95**		**8.90**		**10.11**		**11.19**

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

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

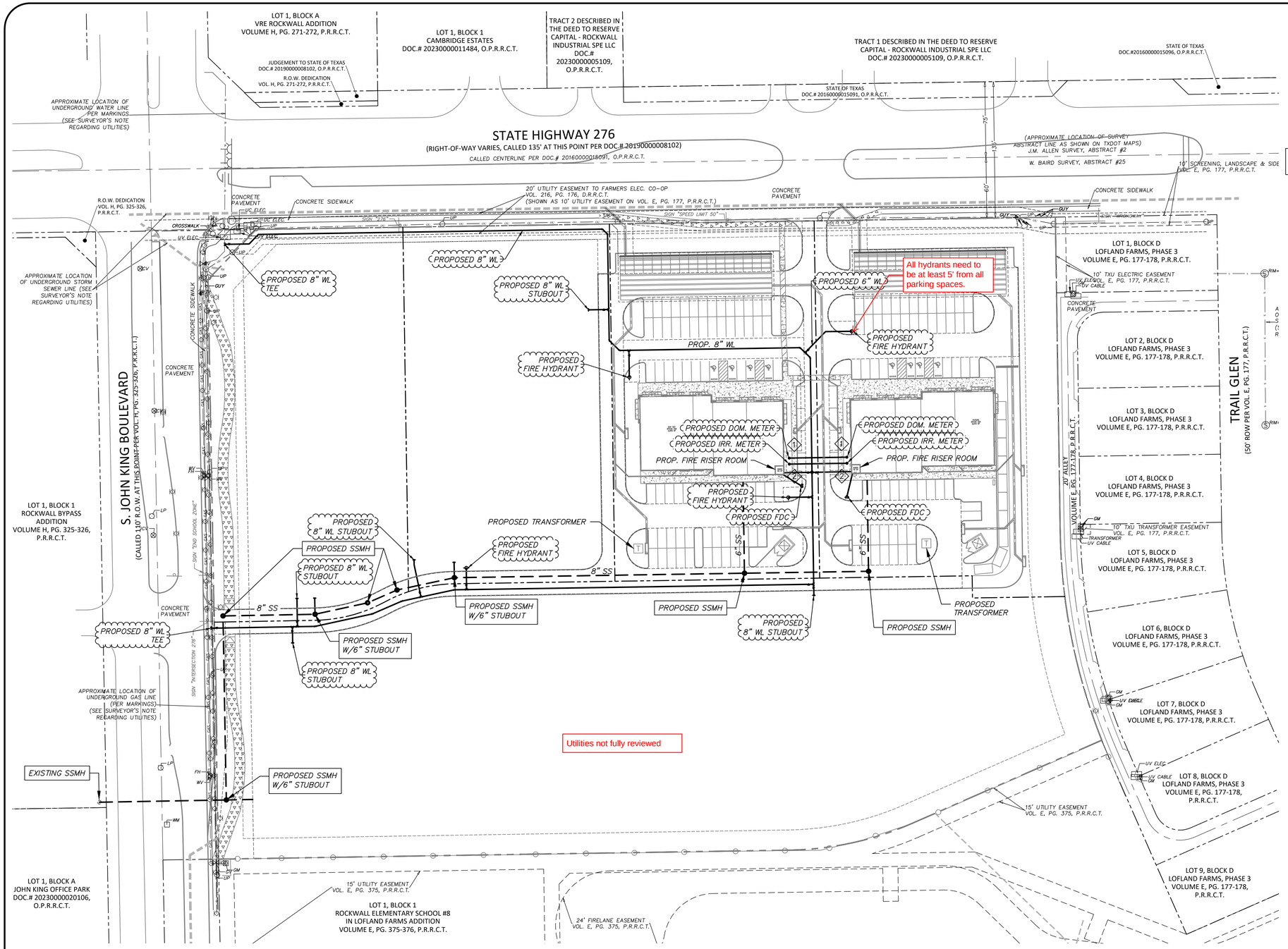
CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

PRELIM POND 5B (POA#4)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 5B

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



Note:
All Existing Overhead Utilities To Be Buried

0 50 100
GRAPHIC SCALE
1"=50'

WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All sewer lines shall be PVC SDR-35, unless stated otherwise.

5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.

6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.

7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.

9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

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

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

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

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

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

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

PRELIMINARY UTILITY PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
UP

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Providence Village Neighborhood Shops on 380 by Slate, LLC & SV Rockwall LLC	☑ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Kris Ramji	CONTACT PERSON	Mitchell Mulholland
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Ramji [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 377.54 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* March *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* March *20* 26.

SHAHZAD N LADIWALA
Notary Public, State of Texas
Comm. Expires 10-29-2029
Notary ID 135538259

OWNER'S SIGNATURE Kris Ramji

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 10-29-2029



City of Rockwall

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

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

VICINITY MAP - NOT TO SCALE



LEGEND OF ABBREVIATIONS

D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

60' 0 30' 60' 120'

SCALE: 1" = 60'

LOT 1, BLOCK A
VRE ROCKWALL ADDITION
VOLUME H, PG. 271-272, P.R.R.C.T.

LOT 1, BLOCK 1
CAMBRIDGE ESTATES
DOC.# 20230000011484, O.P.R.R.C.T.

TRACT 2 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

TRACT 1 DESCRIBED IN THE DEED TO RESERVE CAPITAL - ROCKWALL INDUSTRIAL SPE LLC DOC.# 20230000005109, O.P.R.R.C.T.

STATE OF TEXAS
DOC.# 20160000015091, O.P.R.R.C.T.

STATE OF TEXAS
DOC.#20160000015096, O.P.R.R.C.T.

R.O.W. DEDICATION
VOL. H, PG. 271-272, P.R.R.C.T.

JUDGEMENT TO STATE OF TEXAS
DOC.# 20190000008102, O.P.R.R.C.T.

STATE HIGHWAY 276

(RIGHT-OF-WAY VARIES, CALLED 135' AT THIS POINT PER DOC.# 20190000008102)

CALLED CENTERLINE PER DOC.# 20160000015091, O.P.R.R.C.T.

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP
VOL. 216, PG. 176, D.R.R.C.T.
(SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

(APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE AS SHOWN ON TXDOT MAPS)
J.M. ALLEN SURVEY, ABSTRACT #2
W. BAIRD SURVEY, ABSTRACT #25

10' SCREENING, LANDSCAPE & SIDEWALK E, VOL. E, PG. 177, P.R.R.C.T.

75' 60' 135'

N43°48'33"E 68.87'

N89°06'57"E 791.78'

GI TOP=581.8'
GI TOP=582.7' FL=574.8'
GI TOP=582.7' FL=576.5'
GI TOP=581.8' FL=577.1'
GI TOP=581.7' FL=578.0'
GI TOP=582.1' FL=580.0'
GI TOP=580.3' FL=575.48'
RIM=579.2'
RIM=584.0'

CONCRETE PAVEMENT
CONCRETE SIDEWALK

1/2" REBAR "WINDROSE"
BEARS N84° E 0.61'

1/2" REBAR (C.M.)
GRID N: 7018932.78
GRID E: 2603439.51

145.37' (LOT)
204.61' (LOT)
202.85' (LOT)
238.95' (LOT)

10' UTILITY EASEMENT (PROPOSED BY THIS PLAT)
15' WATER EASEMENT (PROPOSED BY THIS PLAT)
20' WATER EASEMENT (PROPOSED BY THIS PLAT)
STREET EASEMENT (PROPOSED BY THIS PLAT)
DRAINAGE EASEMENT (PROPOSED BY THIS PLAT)
24' FIRE LANE EASEMENT (PROPOSED BY THIS PLAT)
35' UTILITY EASEMENT (PROPOSED BY THIS PLAT)
VARIABLE WIDTH WATER EASEMENT (PROPOSED BY THIS PLAT)
WATER EASEMENT (PROPOSED BY THIS PLAT)

LOT 1, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

10' TXU ELECTRIC EASEMENT
VOL. E, PG. 177, P.R.R.C.T.

UV ELEC.
UV CABLE
5/8" REBAR

LOT 2, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 3, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 4, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

5/8" REBAR "DOWDY"
10' TXU TRANSFORMER EASEMENT
VOL. E, PG. 177, P.R.R.C.T.
TRANSFORMER
UV CABLE

LOT 5, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 6, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 7, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 8, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

LOT 9, BLOCK D
LOFLAND FARMS, PHASE 3
VOLUME E, PG. 177-178, P.R.R.C.T.

20' ALLEY
VOLUME E, PG. 177-178, P.R.R.C.T.

TRAIL GLEN
(50' ROW PER VOL. E, PG. 177, P.R.R.C.T.)

S00°52'47"E 311.78'

L=64.56'

L=147.40'

L=211.95', R=585.00'
Δ=20°45'33"
S11°15'33"E~210.80'

1/2" REBAR "WINDROSE"

1/2" REBAR "OWENS"

S. JOHN KING BOULEVARD
(CALLED 110' R.O.W. AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T.)

N01°01'52"W 574.60'

N88°58'08"E 100.00' (LOT)

L=71.84', R=150.00'
Δ=027°26'30"
N75°14'53"E~71.16'

L=25.88'

L=46.35'

L=72.23', R=150.00'
Δ=027°35'20"
N75°19'17"E~71.53'

158.99' (LOT)

N89°06'57"E 512.90' (LOT)

N00°53'03"W 22.00' (LOT)

N89°06'57"E 91.43' (LOT)

151.05' (LOT)

LOT 4
1.676 ACRES
73,017 SQ. FT.

LOT 3
1.666 ACRES
72,582 SQ. FT.

LOT 2
1.649 ACRES
71,852 SQ. FT.

LOT 1
1.989 ACRES
86,643 SQ. FT.

LOT 5
4.855 ACRES
211,480 SQ. FT.

N00°53'03"W 361.31' (LOT)
N00°53'03"W 354.21' (LOT)
N00°53'03"W 354.21' (LOT)
339.62' (LOT)
234.98' (LOT)

POINT OF BEGINNING

55.0'
55.0'

S89°05'47"W 565.61'

S66°17'04"W 205.02'

1/2" REBAR "OWENS" BEARS N28°W | 0.26'

1/2" REBAR "OWENS"
GRID N: 7018358.36
GRID E: 2603449.85

15' UTILITY EASEMENT VOL. E, PG. 375, P.R.R.C.T.

24' FIRELANE EASEMENT VOL. E, PG. 375, P.R.R.C.T.

L=125.42', R=315.00'
Δ=22°48'44"
S77°41'24"W~124.59'

LOT 1, BLOCK 1
ROCKWALL BYPASS ADDITION
VOLUME H, PG. 325-326, P.R.R.C.T.

LOT 1, BLOCK A
JOHN KING OFFICE PARK
DOC.# 20230000020106, O.P.R.R.C.T.

LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL #8
IN LOFLAND FARMS ADDITION
VOLUME E, PG. 375-376, P.R.R.C.T.

SURVEYOR

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

JOB NO.	2026.014.044
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

ENGINEER
CROSS ENGINEERING CONSULTANTS
1720 W. VIRGINIA ST.
MCKINNEY, TX 75069
PH.: 972.562.4409
Contact: Mitchell Mulholland

OWNER
PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC
AND
SV ROCKWALL LLC

5729 Lebanon Rd., Ste. 144589
Frisco, TX 75034

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

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

SHEET:

1 OF 2

CITY CASE#XXXXXXXX

P:\Survey\014 - Cross Engineering Consultants\2026\044 - SEC John King & 276\Drawings

STATE OF TEXAS §

COUNTY OF ROCKWALL §

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

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

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

1. North 01 degrees 01 minutes 52 seconds West, a distance of 574.60 feet to a 1/2 inch rebar found;

2. North 43 degrees 48 minutes 33 seconds East, a distance of 68.87 feet to a point from which a 1/2 inch rebar with cap stamped, "WINDROSE" found bears North 84 degrees East, a distance of 0.61 feet;

3. North 89 degrees 06 minutes 57 seconds East, a distance of 791.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found;

4. South 00 degrees 52 minutes 47 seconds East, a distance of 311.78 feet to a 1/2 inch rebar with cap stamped, "WINDROSE" found at the beginning of a tangent curve to the left, having a radius of 585.00 feet, with a delta angle of 20 degrees 45 minutes 33 seconds, whose chord bears South 11 degrees 15 minutes 33 seconds East, a distance of 210.80 feet;

5. Along said tangent curve to the left, an arc length of 211.95 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

6. South 66 degrees 17 minutes 04 seconds West, a distance of 205.02 feet to the beginning of a tangent curve to the right, having a radius of 315.00 feet, with a delta angle of 22 degrees 48 minutes 44 seconds, whose chord bears South 77 degrees 41 minutes 24 seconds West, a distance of 124.59 feet;

7. Along said tangent curve to the right, an arc length of 125.42 feet to a 1/2 inch rebar with cap stamped, "OWENS" found;

8. South 89 degrees 05 minutes 47 seconds West, a distance of 565.61 feet, returning to the **POINT OF BEGINNING** and enclosing 11.836 acres (515,575 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

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

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

_____

SV ROCKWALL LLC (authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

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

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

_____

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

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

_____

Notary Public in and for

the State of Texas

SURVEYOR'S NOTES:

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

PLAT NOTES:

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

_____ _____

Planning & Zoning Commission, Chairman Date

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

WITNESS OUR HANDS, this_____ day of_____, 20_____.

_____

Mayor, City of Rockwall

_____

City Secretary

_____

City Engineer

SURVEYOR

BARTON CHAPA SURVEYING

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

JOB NO.	2026.014.044
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	**SUMMARY**

ENGINEER
CROSS ENGINEERING CONSULTANTS
1720 W. VIRGINIA ST.
MCKINNEY, TX 75069
PH.: 972.562.4409
Contact: Mitchell Mulholland

OWNER
PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC
AND
SV ROCKWALL LLC

5729 Lebanon Rd., Ste. 144589
Frisco, TX 75034

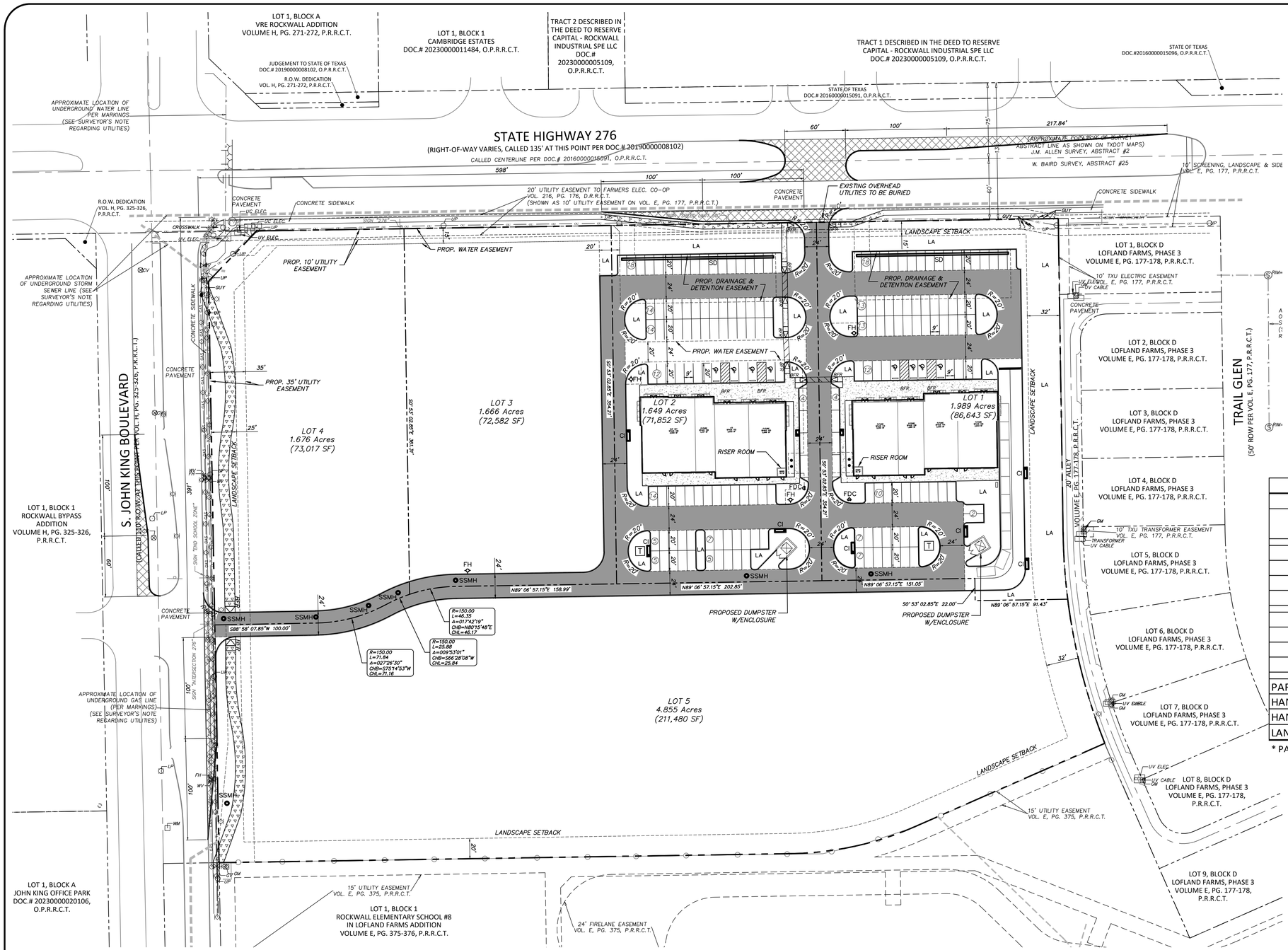
PRELIMINARY PLAT
LOTS 1-5, BLOCK 1 ROCKWALL NEIGHBORHOOD SHOPS

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

SHEET:

2 OF 2

CITY CASE#XXXXXXXX



0 50 100

GRAPHIC SCALE
1"=50'

LEGEND

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

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	1.989 ACRES	1.649 ACRES
	86,643 SF	71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	15 SPACES	6 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	71 SPACES	93 SPACES
TOTAL	86 SPACES	99 SPACES
PARKING PROVIDED	86 SPACES	99 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	26,877 SF - 31%	11,941 SF - 16.6%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

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

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

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

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

03/13/2026

PRELIMINARY SITE PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No. SP

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS

LARGE CANOPY TREES

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

ACCENT TREES

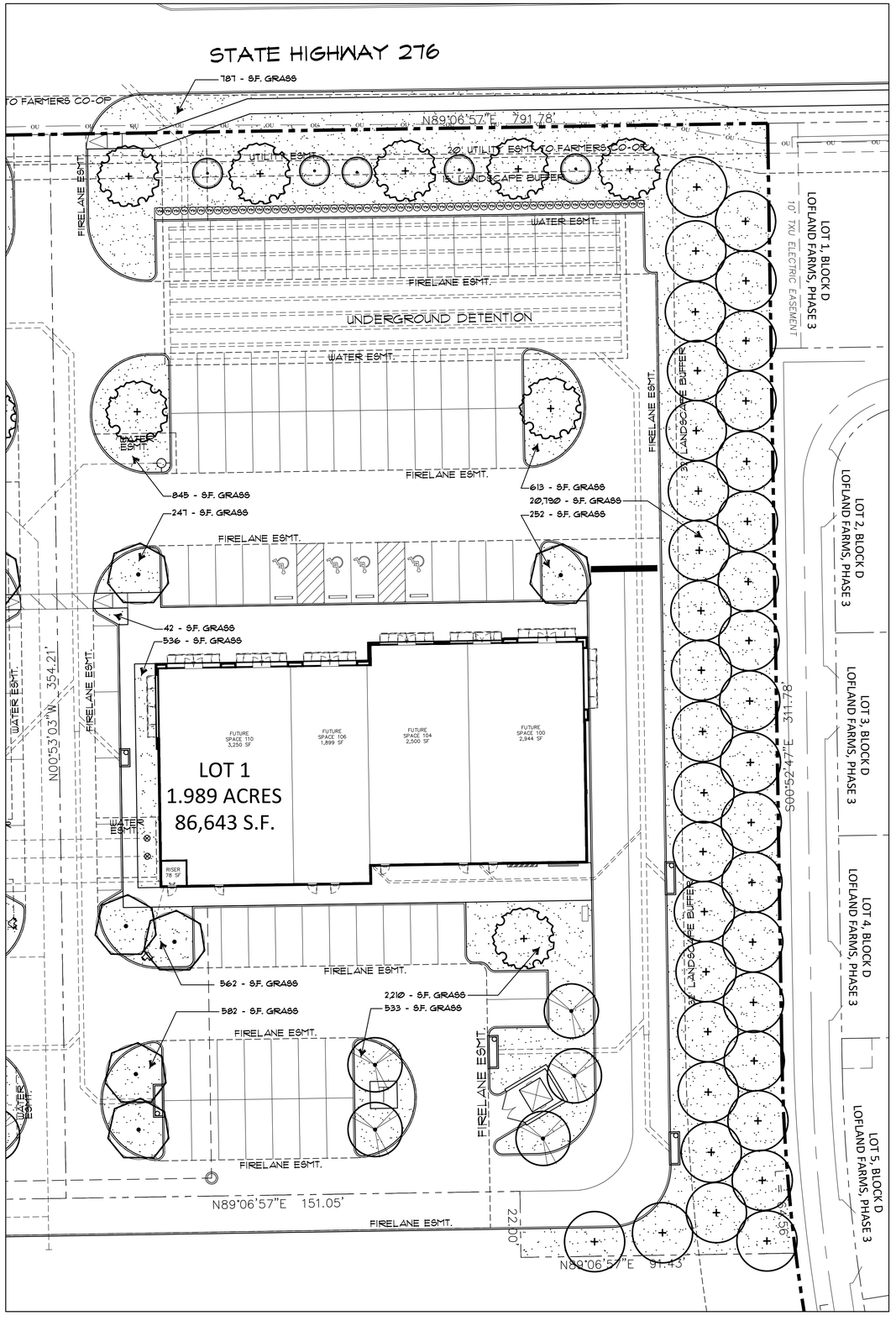
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
5		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" Caliper, 6' Ht./3' spread min, 3ø Gallon, Single Trunk Min, full , bushy tree formed, specimen.

SHRUBS

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

TURF GRASS

27,999 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod



LOT 1 LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

STATE HIGHWAY 276 FRONTAGE L.F.	239.00 L.F.
REQUIRED CANOPY BUFFER TREES (239 / 50 = 4.78)	5 TREES
STREET CANOPY BUFFER TREES PROVIDED	5 TREES
REQUIRED ACCENT BUFFER TREES (239 / 50 = 4.78)	5 TREES
STREET ACCENT BUFFER TREES PROVIDED	5 TREES

RESIDENTIAL BUFFER TREES
ONE CANOPY TREE PER 20 L.F.

RESIDENTIAL ADJACENCY L.F.	377.00 L.F.
REQUIRED CANOPY BUFFER TREES (377 / 20 = 18.85)	19 TREES
PROVIDED CANOPY BUFFER TREES	38 TREES

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 1.989 ACRES	86,643 SF.
REQUIRED SITE LANDSCAPE AREA (86,643 x 20%)	17,329 SF.
SITE LANDSCAPE AREA PROVIDED	26,500 SF.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES	26,877 SF.
REQUIRED PARKING LANDSCAPE AREA (26,877 x 5%)	1,344 SF.
PARKING LANDSCAPE AREA PROVIDED	+5,250 SF.
PARKING SPACES PROVIDED	86
REQUIRED CANOPY PARKING TREES (86 / 10 = 8.6)	9 TREES
PARKING CANOPY TREES PROVIDED	9 TREES

MITIGATION TREES
77 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT

REQUIRED MITIGATION CANOPY TREES	77 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	57 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	20 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED	77 - 4" TREES

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

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

NORTH

0 10 20 40
SCALE: 1" = 20'-0"

#	Revisions:	Date:

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

Rockwall Neighborhood Shops

Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Lot 1 Landscape Plan

Sheet Number: L1 of L3 Sheets

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

LARGE CANOPY TREES

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

ACCENT TREES

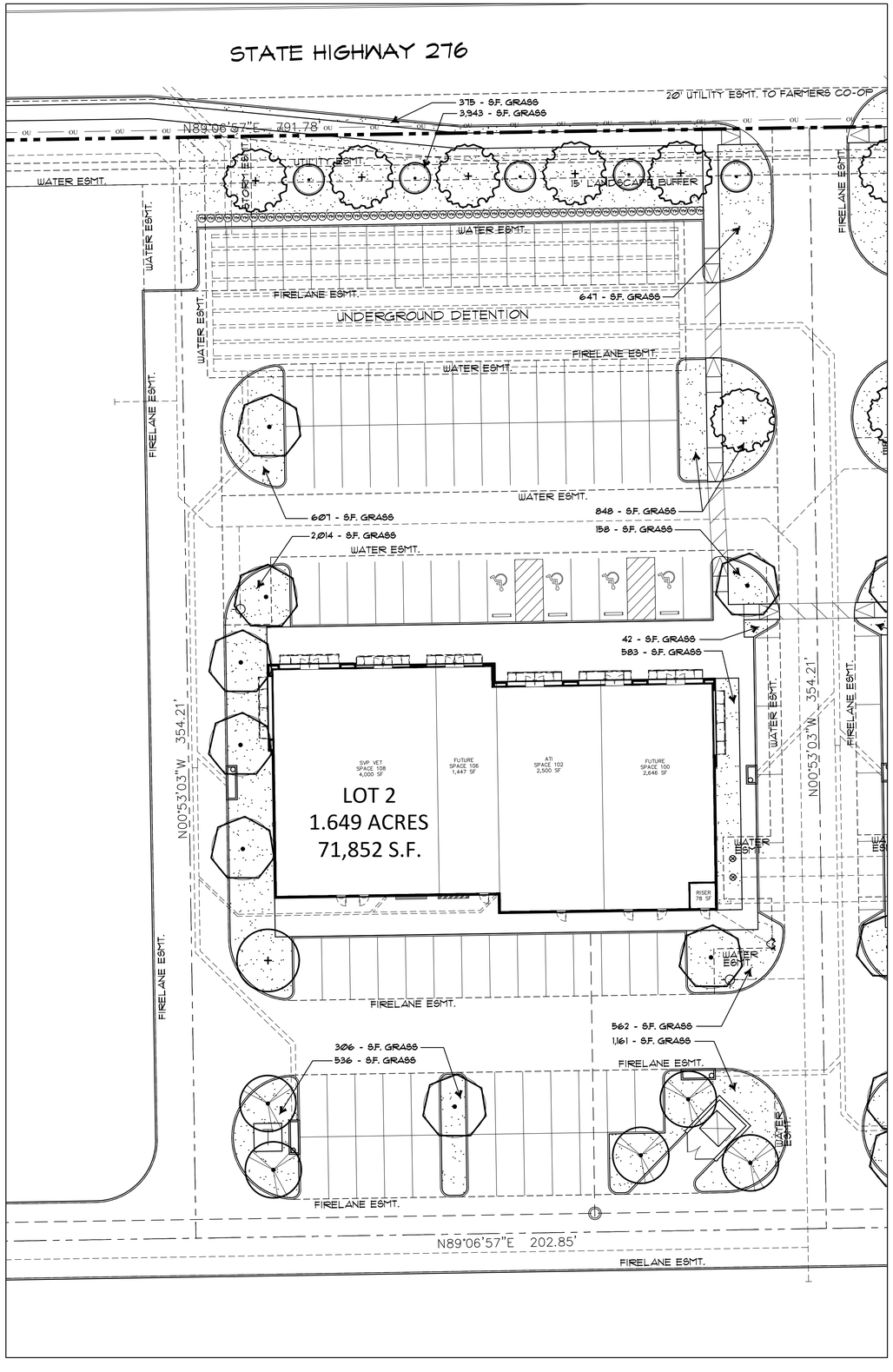
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
5		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" Caliper, 6' Ht./3' spread min, 3@ Gallon, Single Trunk Min, full , bushy tree formed, specimen.

SHRUBS

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

TURF GRASS

11,782 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod



LOT 2 LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

STATE HIGHWAY 276 FRONTAGE L.F.	203.00 L.F.
REQUIRED CANOPY BUFFER TREES (203 / 50 = 4.06)	5 TREES
STREET CANOPY BUFFER TREES PROVIDED	5 TREES
REQUIRED ACCENT BUFFER TREES (203 / 50 = 4.06)	5 TREES
STREET ACCENT BUFFER TREES PROVIDED	5 TREES

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 1.649 ACRES	71,852 S.F.
REQUIRED SITE LANDSCAPE AREA (71,852 x 20%)	14,371 S.F.
SITE LANDSCAPE AREA PROVIDED	12,474 S.F.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES	11,941 S.F.
REQUIRED PARKING LANDSCAPE AREA (11,941 x 5%)	598 S.F.
PARKING LANDSCAPE AREA PROVIDED	46,192 S.F.
PARKING SPACES PROVIDED	99
REQUIRED CANOPY PARKING TREES (99 / 10 = 9.9)	10 TREES
PARKING CANOPY TREES PROVIDED	10 TREES

MITIGATION TREES
77 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT

REQUIRED MITIGATION CANOPY TREES	77 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	57 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	20 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED 77 - 4" TREES

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	1.989 ACRES	1.649 ACRES
	86,643 SF	71,852 SF
USE / BUILDING AREA		
RETAIL	3,667 SF - 34.4%	1,371 SF - 12.8%
RESTAURANT (FS)	7,004 SF - 65.6%	9,300 SF - 87.2%
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HANDICAP PROVIDED	4 SPACES	4 SPACES

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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

NORTH

0 10 20 40
SCALE: 1" = 20'-0"

#	Revisions:	Date:

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

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Lot 2 Landscape Plan

Sheet Number: L2 of L3 Sheets

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

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

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

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

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

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. "Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hypnum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-5 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various bags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

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

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lawn spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseeded sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 5:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

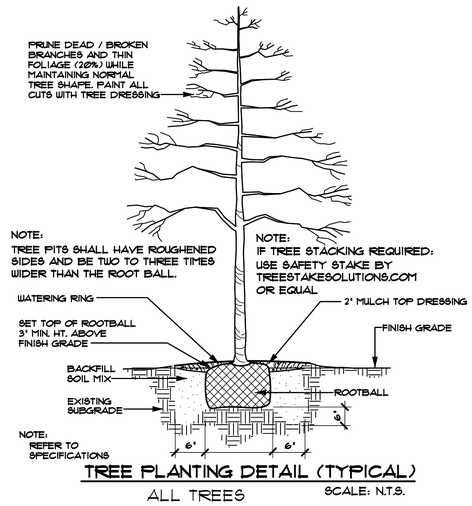
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

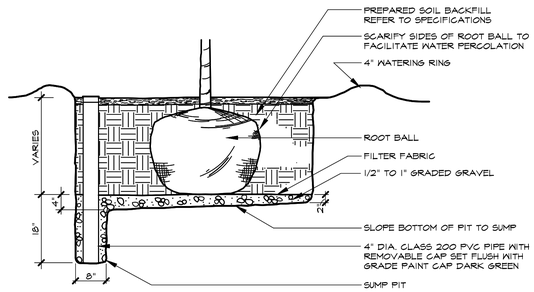
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

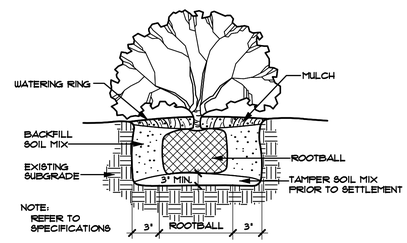
END OF LAWN SECTION



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



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



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

#	Revisions:	Date:

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

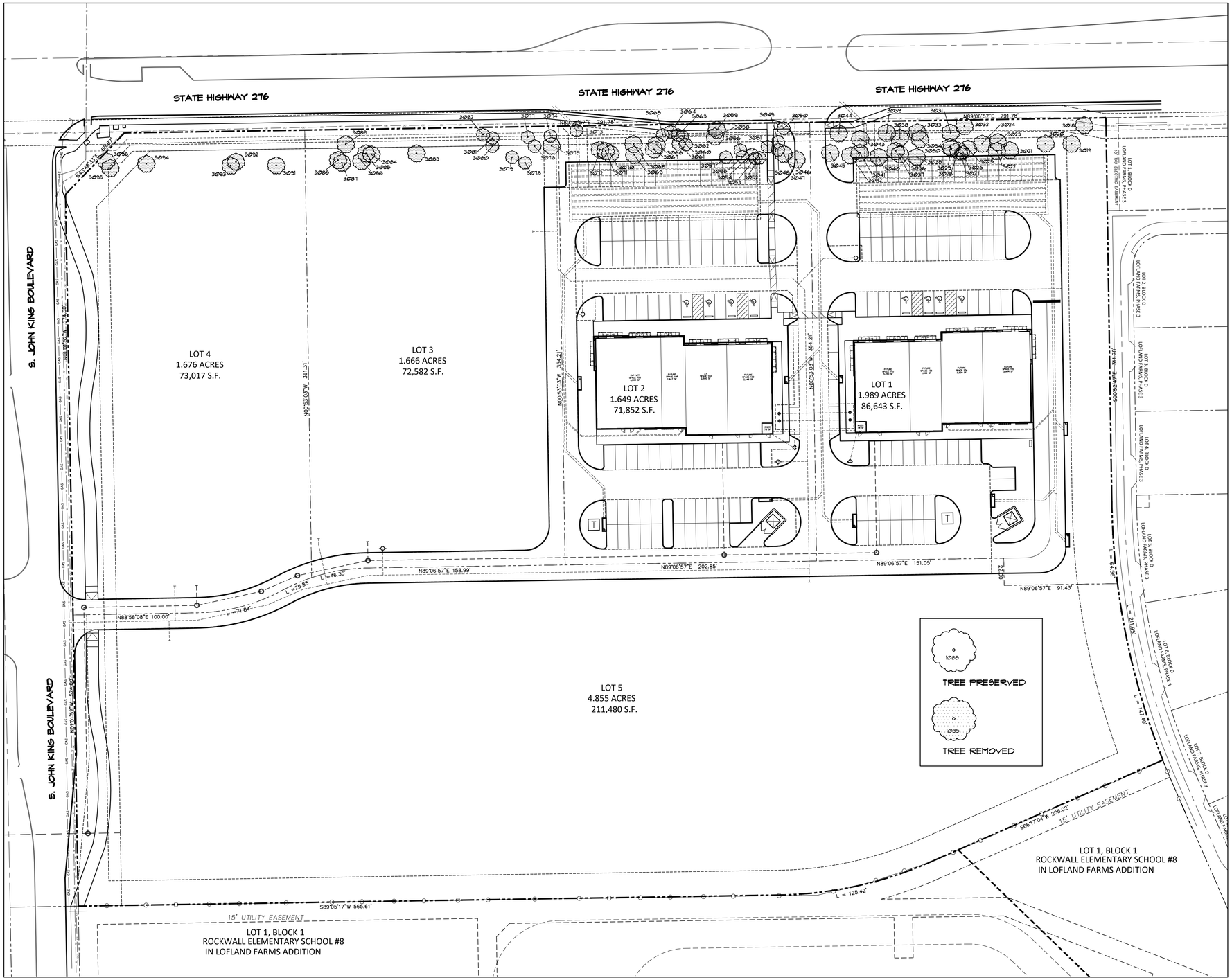
Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Specifications

Sheet Number: L3 of L3 Sheets

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



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

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

TREE ID NO.	TREE TYPE	TREE SIZE
3018	CEDAR	14' HT.
3019	CEDAR	14' HT.
3020	CEDAR	18' HT.
3021	CEDAR	12' HT.
3022	CEDAR	12' HT.
3023	CEDAR	14' HT.
3024	CEDAR	14' HT.
3025	CEDAR	18' HT.
3026	CEDAR	12' HT.
3027	CEDAR	12' HT.
3028	CEDAR	14' HT.
3029	CEDAR	12' HT.
3030	CEDAR	12' HT.
3031	CEDAR	14' HT.
3032	CEDAR	14' HT.
3033	CEDAR	12' HT.
3034	CEDAR	12' HT.
3035	CEDAR	14' HT.
3036	CEDAR	14' HT.
3037	CEDAR	12' HT.
3038	CEDAR	12' HT.
3039	CEDAR	12' HT.
3040	CEDAR	12' HT.
3041	CEDAR	20' HT.
3042	CEDAR	18' HT.
3043	CEDAR	12' HT.
3044	CEDAR	12' HT.
3045	CEDAR	12' HT.
3046	CEDAR	14' HT.
3047	CEDAR	14' HT.
3048	CEDAR	12' HT.
3049	CEDAR	12' HT.
3050	HACKBERRY	6
3051	CEDAR	12' HT.
3052	CEDAR	12' HT.
3053	CEDAR	12' HT.
3054	CEDAR	12' HT.
3055	CEDAR	12' HT.
3056	CEDAR	12' HT.

TREE ID NO.	TREE TYPE	TREE SIZE
3057	CEDAR	12' HT.
3058	CEDAR	14' HT.
3059	CEDAR	14' HT.
3060	CEDAR	12' HT.
3061	CEDAR	12' HT.
3062	CEDAR	12' HT.
3063	CEDAR	14' HT.
3064	CEDAR	12' HT.
3065	CEDAR	14' HT.
3066	CEDAR	14' HT.
3067	CEDAR	18' HT.
3068	CEDAR	16' HT.
3069	CEDAR	14' HT.
3070	CEDAR	18' HT.
3071	CEDAR	16' HT.
3072	CEDAR	16' HT.
3073	CEDAR	16' HT.
3074	CEDAR	12' HT.
3075	CEDAR	16' HT.
3076	CEDAR	14' HT.
3077	CEDAR	12' HT.
3078	CEDAR	14' HT.
3079	CEDAR	12' HT.
3080	CEDAR	14' HT.
3081	CEDAR	12' HT.
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3083	CEDAR	16' HT.
3084	CEDAR	14' HT.
3085	CEDAR	12' HT.
3086	CEDAR	12' HT.
3087	CEDAR	12' HT.
3088	CEDAR	16' HT.
3089	CEDAR	14' HT.
3091	CEDAR	16' HT.
3092	CEDAR	12' HT.
3093	CEDAR	12' HT.
3094	CEDAR	14' HT.
3095	CEDAR	12' HT.
3096	CEDAR	14' HT.

TOTAL MITIGATION REQUIRED	77 - 4" TREES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

NORTH

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

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale 1" = 40'-0"
Drawn By: JDG
Date 03-13-2026

Rockwall Neighborhood Shops

Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

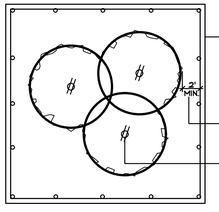
Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

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

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3018	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3019	CEDAR	14' HT.	REMOVED	4	N	N	N	4
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3049	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3050	HACKBERRY	6	REMOVED	4	N	N	N	0
3051	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3052	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3053	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3054	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3055	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3056	CEDAR	12' HT.	REMOVED	4	N	N	N	4
			TOTAL COLUMN MITIGATION REQUIRED					38 - 4" TREES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
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3095	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3096	CEDAR	14' HT.	REMOVED	4	N	N	N	4
			TOTAL COLUMN MITIGATION REQUIRED					39 - 4" TREES



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

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION

Job No. 26105

Scale 1" = 30'-0"

Drawn By: JDG

Date 03-13-2026

Rockwall Neighborhood Shops

Slate Land & Development

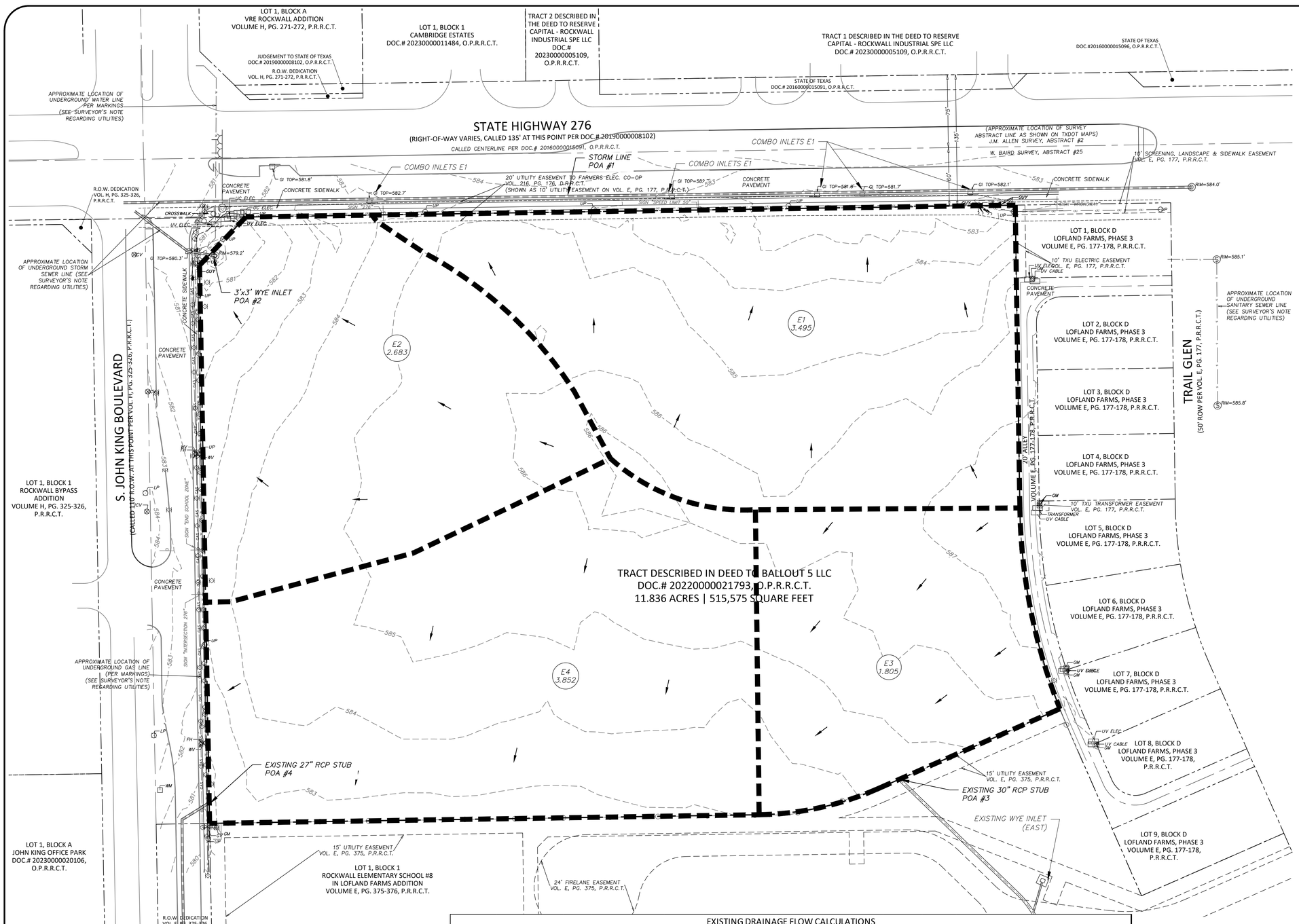
Rockwall Texas

STATE OF TEXAS · JOE D. GRUBBS · 1713 · REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

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



GENERAL/DRAINAGE NOTES

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7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

$Q = C\ I\ A$

$C = 0.35$

$I_{100} = 9.2$

$tc = 20$ min.

EXISTING DRAINAGE FLOW CALCULATIONS

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

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
3	
4	
5	
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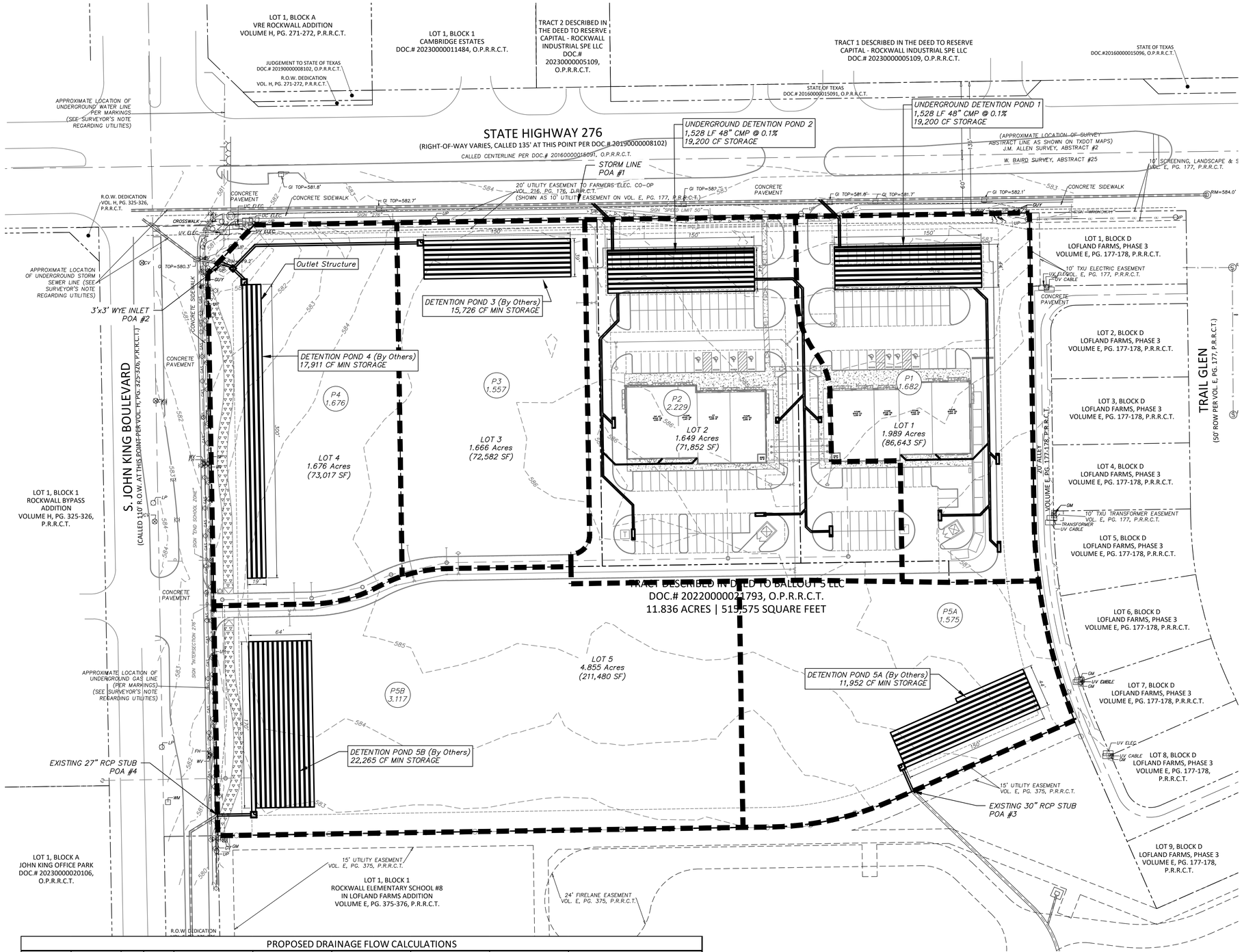
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1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

PRELIM EX DRAINAGE
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No. EX DAM

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS



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DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

PROPOSED DRAINAGE FLOW CALCULATIONS

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

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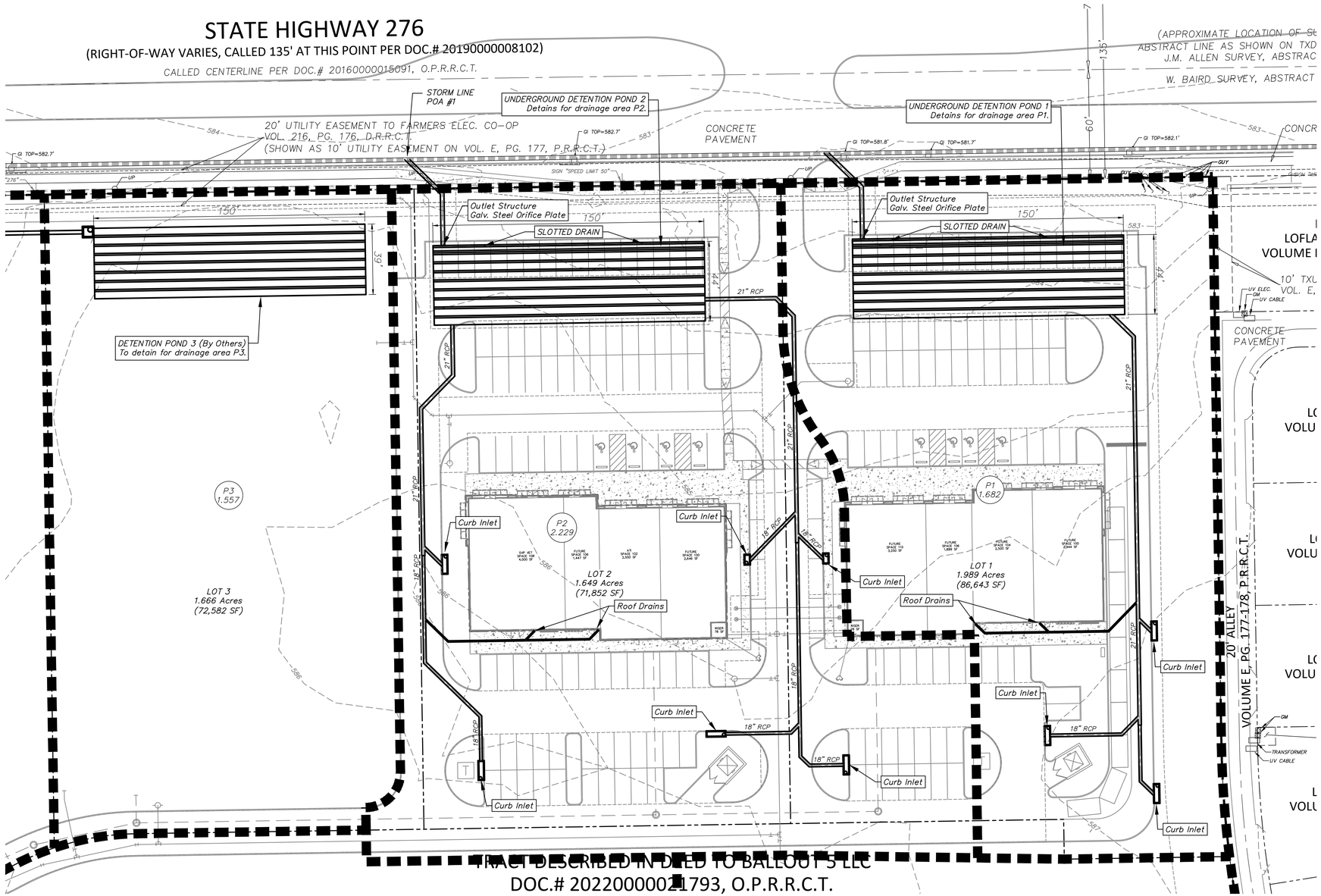
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972.562.4409 • Texas P.E. Firm No. F-5935

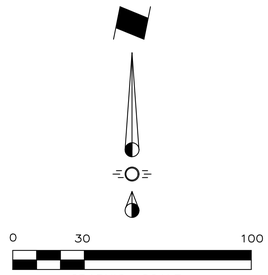
PRELIM PROP DRAINAGE
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
PROP DAM

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS





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DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

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

Storm Event	Q_{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	6.60	19,146	0.44
50	5.96	17,859	0.41
25	5.25	15,682	0.36
10	4.69	13,564	0.31
5	3.90	11,628	0.27

DETENTION POND 1 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (IN/HR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15		
				100 Year	3.55 cfs			
MIN	I-100YR	C	TOTAL AREA (ac)	Q CFS	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.682	14.84	8901	2132	6769
15	9.00	0.90	1.682	13.62	12262	2665	9597
20	8.30	0.90	1.682	12.56	15077	3198	11879
30	6.90	0.90	1.682	10.45	18801	4264	14537
40	5.80	0.90	1.682	8.78	21072	5330	15742
50	5.00	0.90	1.682	7.57	22707	6396	16311
60	4.50	0.90	1.682	6.81	24524	7462	17061
70	4.00	0.90	1.682	6.06	25432	8528	16903
80	3.70	0.90	1.682	5.60	26885	9595	17291
90	3.50	0.90	1.682	5.30	28611	10661	17950
100	3.40	0.90	1.682	5.15	30882	11727	19155
110	3.20	0.90	1.682	4.84	31971	12793	19179
Detention Storage Required (cubic feet) =							19,179
Detention Storage Required (acre feet) =							0.44

Storm Event	Q_{max}	STORAGE (cu-ft)	STORAGE (ac-ft)
100	3.55	19,179	0.44
50	3.21	17,414	0.40
25	2.83	15,229	0.35
10	2.53	13,886	0.32
5	2.10	11,048	0.25

PONDS 1 & 2 DRAINAGE FLOW CALCULATIONS POA#1		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E1	3.495	0.35	20	4.9	5.99	5.9	7.22	6.6	8.07	7.5	9.17	8.3	10.15
PROP	P1	1.682	0.90	10	6.1	9.23	7.1	10.75	8.3	12.56	9.0	13.62	9.8	14.84
PROP	P2	2.229	0.90	10	6.1	12.24	7.1	14.24	8.3	16.65	9.0	18.05	9.8	19.66
COMBINED RELEASE RATE OF PONDS 1 & 2						**5.99**		**7.22**		**8.07**		**9.17**		**10.15**

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

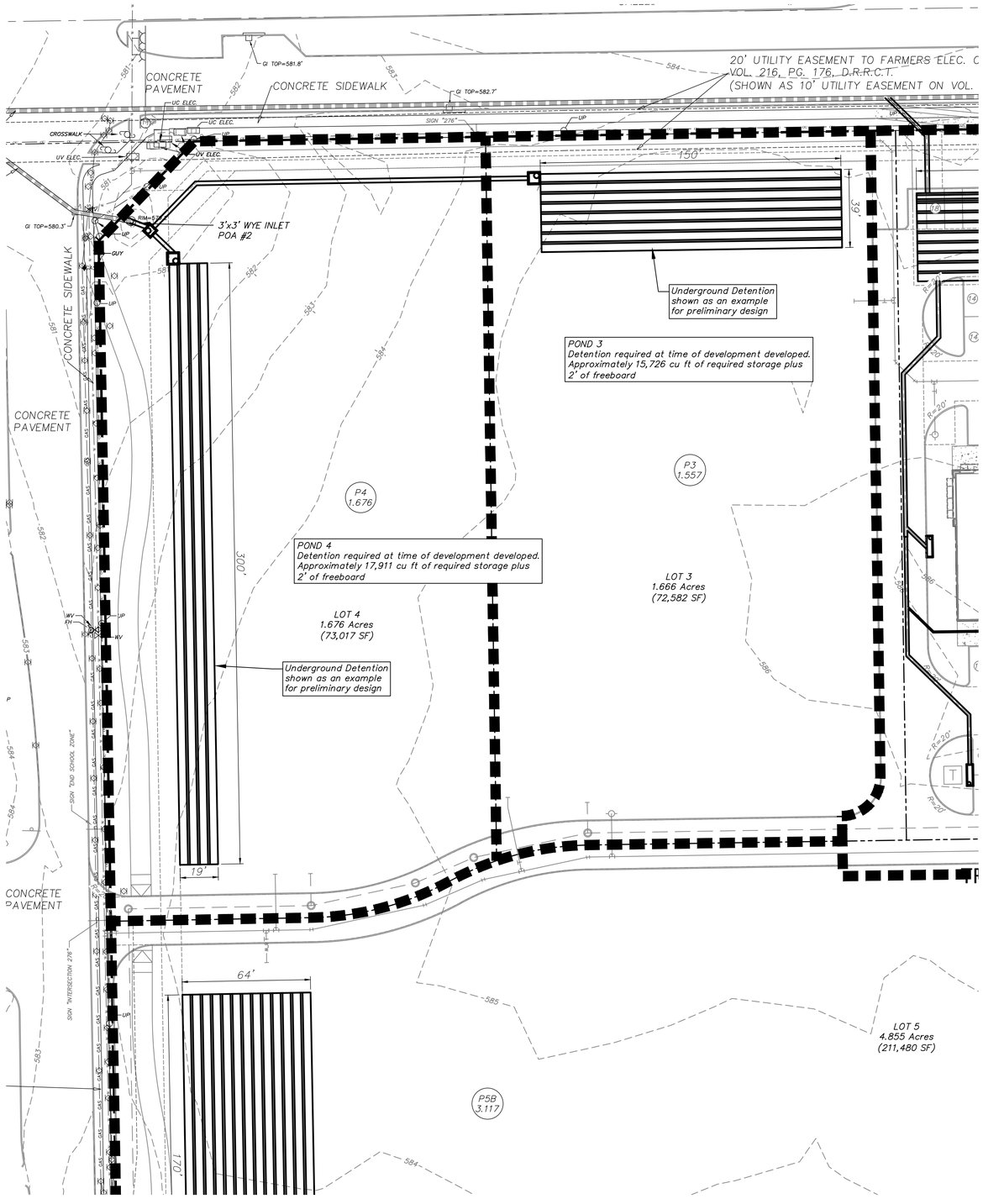
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1720 W. Virginia Street • McKinney, Texas 75069
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PRELIM POND 1 & 2 (POA#1)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 1&2

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



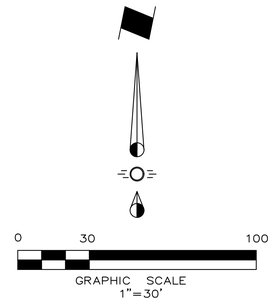
DETENTION POND 3 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (INHR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15	
				100 Year	3.9 cfs		
MIN	I-100YR	C	TOTAL AREA (ac)	Q CFS	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.557	13.73	8240	2338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

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

DETENTION POND 4 CALCULATIONS				Storm Event	Existing Flow Rate	STORM RAINFALL INTENSITY (INHR) PER ROCKWALL CITY STANDARDS OF DESIGN AND CONSTRUCTION MANUAL TABLE 3.15	
				100 Year	3.9 cfs		
MIN	I-100YR	C	TOTAL AREA (ac)	Q CFS	INFLOW CU FT	OUTFLOW CU FT	STORAGE CU FT
10	9.80	0.90	1.676	14.78	8869	2338	6531
15	9.00	0.90	1.676	13.58	12218	2923	9295
20	8.30	0.90	1.676	12.52	15024	3507	11516
30	6.90	0.90	1.676	10.41	18734	4676	14058
40	5.80	0.90	1.676	8.75	20997	5846	15151
50	5.00	0.90	1.676	7.54	22626	7015	15611
60	4.50	0.90	1.676	6.79	24436	8184	16252
70	4.00	0.90	1.676	6.03	25341	9353	15988
80	3.70	0.90	1.676	5.58	26789	10522	16267
90	3.50	0.90	1.676	5.28	28509	11691	16818
100	3.40	0.90	1.676	5.13	30771	12860	17911
110	3.20	0.90	1.676	4.83	31857	14029	17828
					Detention Storage Required (cubic feet) =		17,911
					Detention Storage Required (acre feet) =		0.41

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

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



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X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

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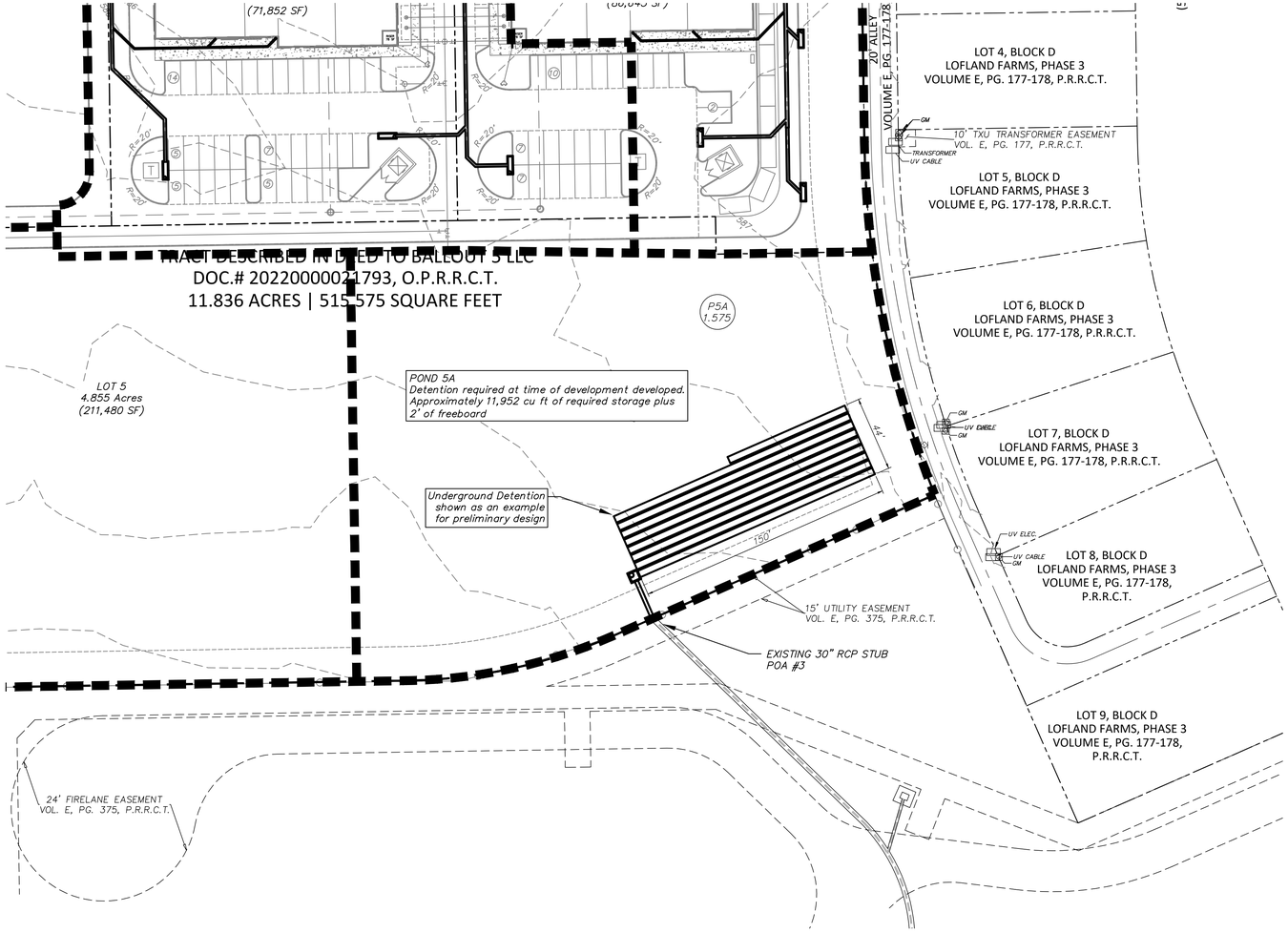
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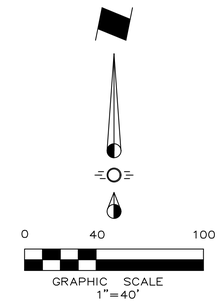
PRELIM POND 2 & 3 (POA#2)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 2&3

Project No.
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Acres

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Direction of Flow

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I_{100} = 9.8
tc = 10 min.

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

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

POND 5A DRAINAGE FLOW CALCULATIONS POA #3		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E3	1.805	0.35	20	4.9	3.10	5.9	3.73	6.6	4.17	7.5	4.74	8.3	5.24
PROP	P5A	1.575	0.90	10	6.1	8.65	7.1	10.06	8.3	11.77	9.0	12.76	9.8	13.89
POND 5A RELEASE RATE						**3.10**		**3.73**		**4.17**		**4.74**		**5.24**

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
3	
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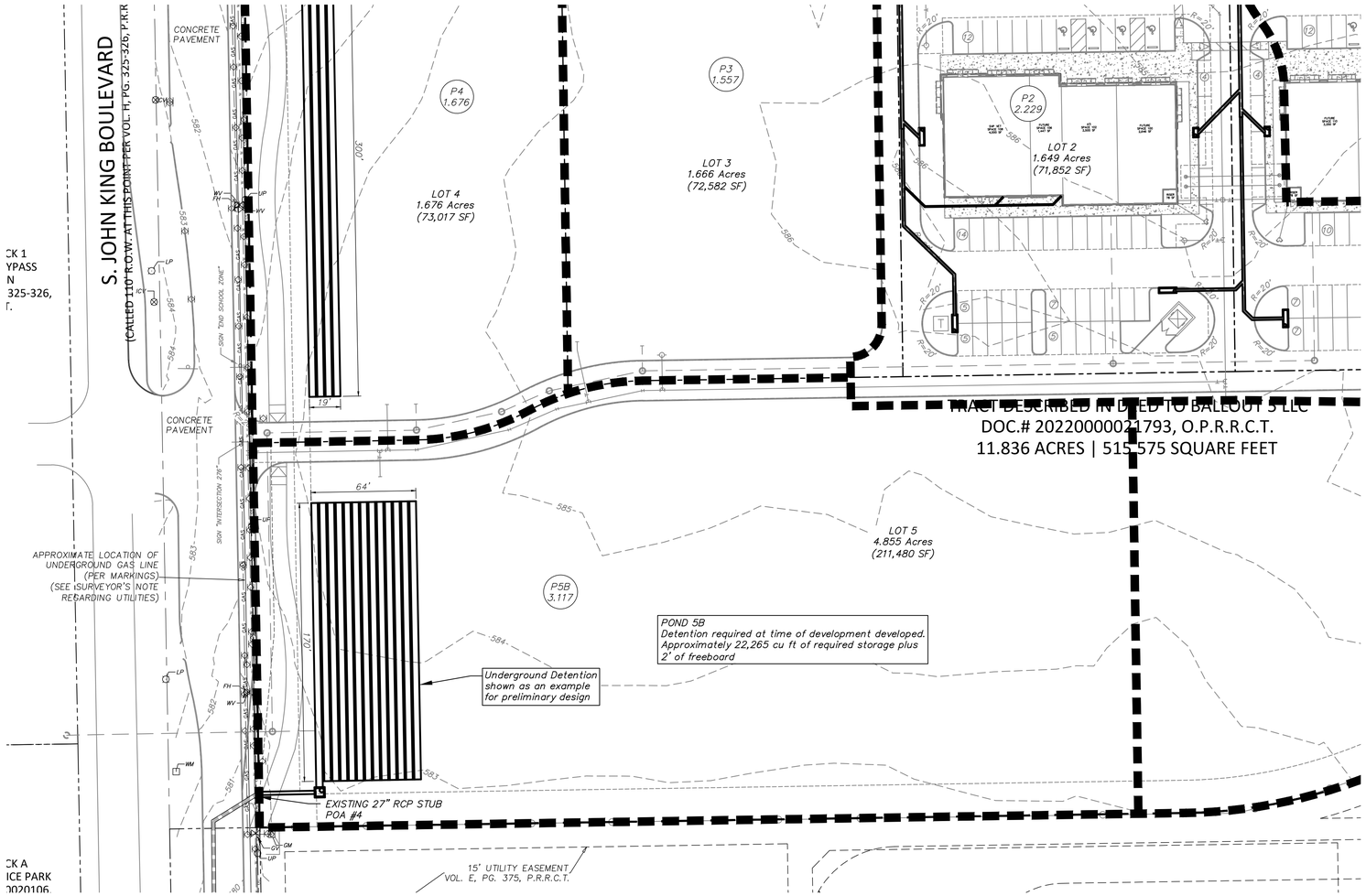
CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

PRELIM POND 5A (POA#3)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 5A

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

0 40 100

GRAPHIC SCALE
1"=40'

DRAINAGE LEGEND

X
X.XX
Drainage Area Number
Acres

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.9
I_{100} = 9.8
tc = 10 min.

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

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

POND B5 DRAINAGE FLOW CALCULATIONS POA #4		AREA (AC.)	C	Tc (MIN)	5-YEAR		10 - YEAR		25-YEAR		50 - YEAR		100 - YEAR	
					I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX	E4	3.852	0.35	20	4.9	6.61	5.9	7.95	6.6	8.90	7.5	10.11	8.3	11.19
PROP	P5B	3.117	0.90	10	6.1	17.11	7.1	19.92	8.3	23.28	9.0	25.25	9.8	27.49
POND 5B RELEASE RATE						**6.61**		**7.95**		**8.90**		**10.11**		**11.19**

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(@ least 72 hours prior to digging)

Issue Date	Description
1 03/13/2026	Prelim Plat Submittal
2	
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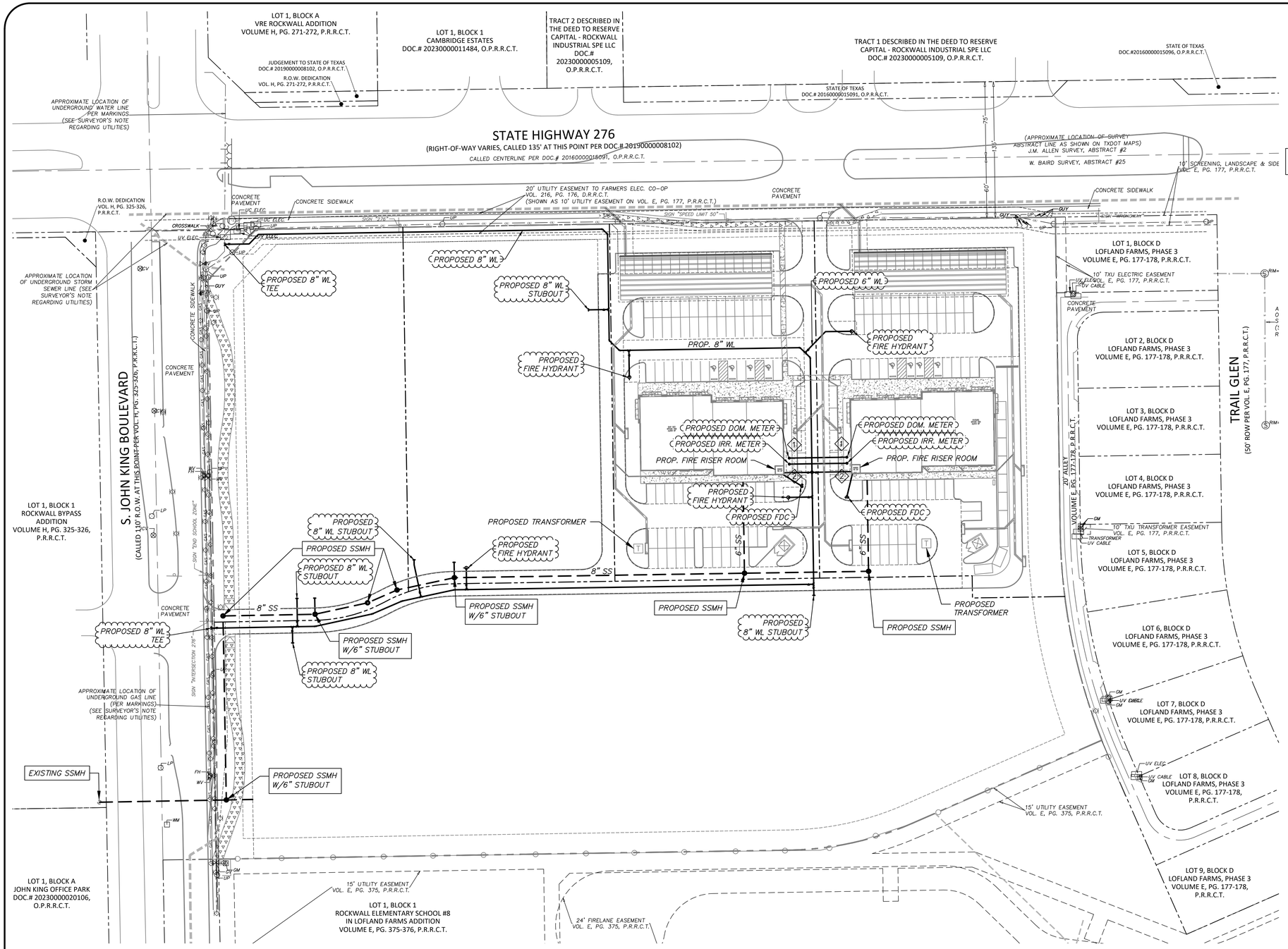
CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

PRELIM POND 5B (POA#4)
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
POND 5B

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



Note:
All Existing Overhead Utilities To Be Buried

0 50 100
GRAPHIC SCALE
1"=50'

WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All sewer lines shall be PVC SDR-35, unless stated otherwise.

5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.

6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.

7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.

9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

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

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

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

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

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1720 W. Virginia Street • McKinney, Texas 75069
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PRELIMINARY UTILITY PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.
UP

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: P2026-011
PROJECT NAME: Replat for Lot 4 of Davenport Acres
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Cristian Federciuc for the approval of a Replat for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/26/2026	Approved w/ Comments

03/26/2026: P2026-011: Replat for Lots 7 & 8 of the Davenport Acres Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2026-011) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 7 & 8
DAVENPORT ACRES ADDITION
BEING A REPLAT OF
LOT 3
DAVENPORT ACRES ADDITION
BEING
TWO (2) LOTS
6.00-ACRES OR 261,381 SF
SITUATED IN THE
BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

M.5 Please tie in two (2) corners to State Plane Coordinates. (NAD 83 State Plane Texas, North Central [7202], US Survey Feet)

M.6 Please provide the building setbacks adjacent to the street in accordance with the Rockwall County Interlocal Agreement. (Rockwall County Interlocal Agreement)

M.7 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please label the right-of-way width and centerline for the street (Howell Road) adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate adjacent owner information and reference recorded subdivision plats adjoining platted land by record name and by deed record and volume. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please ensure your Legal Description and your Plat matches. (Legal description states N. 43 deg. 40 min. 37 sec. E. and plat states S. 43 deg. 40 min. 37 sec. E.).

M.11 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.12 Please change the subdivision name to "Lots 7 & 8 of the Davenport Acres Addition" on all areas of the replat.

M.13 Please provide the following signature block.

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED: I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwallon the [DAY] day of [MONTH], [YEAR] in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR]. I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR, CITY OF ROCKWALL ROCKWALL COUNTY JUDGE

CITY SECRETARY CITY ENGINEER

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session Meeting: March 31, 2026
Planning and Zoning Meeting: April 14, 2026

I.16 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Do you plan on adding a new driveway or dedicating an access easement?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

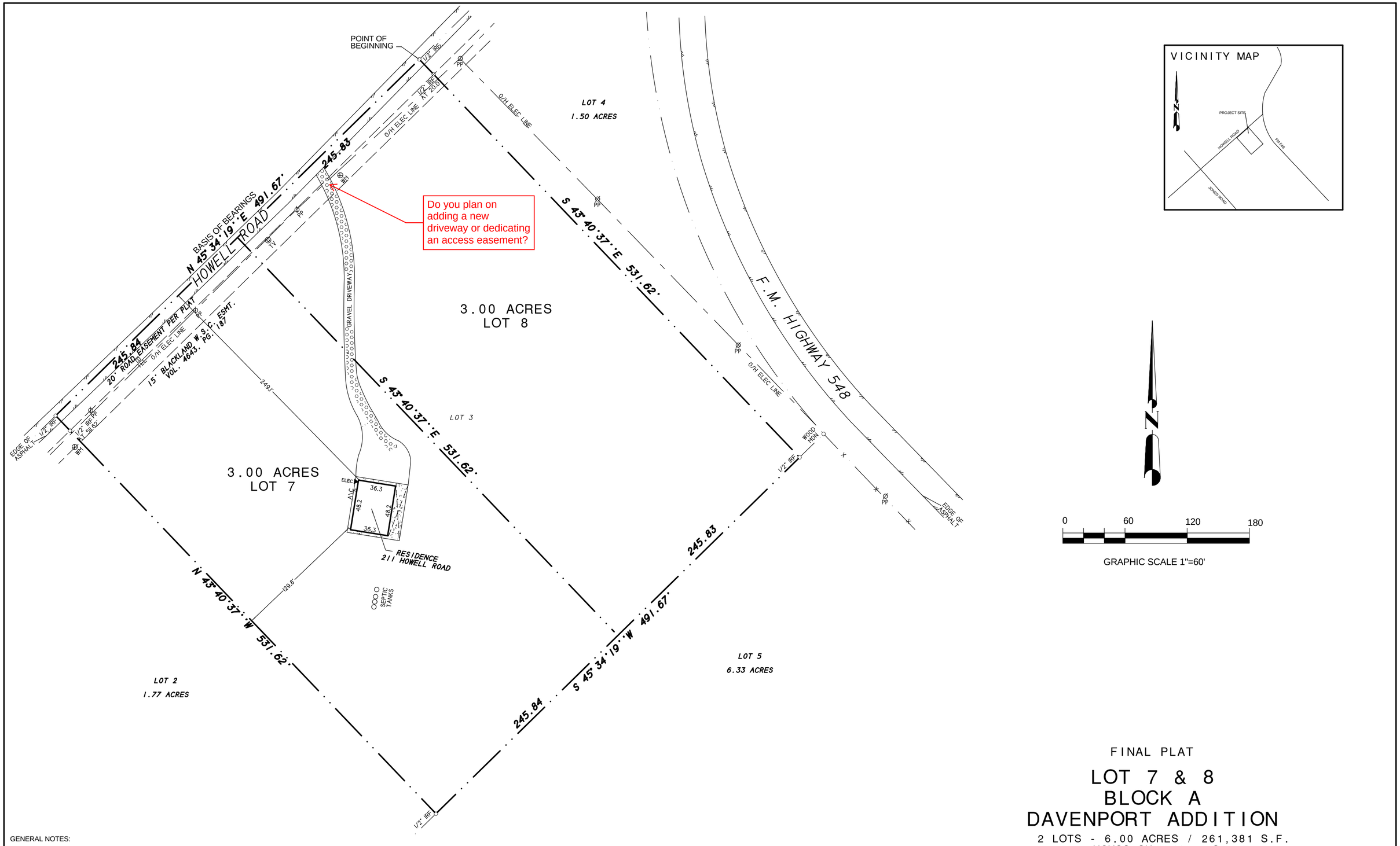
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments



GRAPHIC SCALE 1"=60'

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

FINAL PLAT

LOT 7 & 8
BLOCK A
DAVENPORT ADDITION

2 LOTS - 6.00 ACRES / 261,381 S.F.
BAUGUSS SURVEY, ABST. 7
ROCKWALL COUNTY, TEXAS

OWNERS:
GEANINA FEDERCIUC
CRISTIAN FEDERCIUC
211 HOWELL RD
ROYSE CITY, TX 75189

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE JULY 15, 2024
SCALE 1" = 60' FILE # 991462-RP3
CLIENT FEDERCIUC

CITY CASE NO. P2026-

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	211 HOWELL RD, ROYSE CITY, TX 75189				
SUBDIVISION	DAVENPORT ACRES	LOT	3	BLOCK	
GENERAL LOCATION	211 HOWELL RD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	—		CURRENT USE	RESIDENTIAL	
PROPOSED ZONING	—		PROPOSED USE	RESIDENTIAL	
ACREAGE	6.00	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	CRISTIAN FEDERCIUC	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		TY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTIAN FEDERCIUC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* March, 2020

OWNER'S SIGNATURE Federciuc Cristian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margaret Delaney

MY COMMISSION EXPIRES

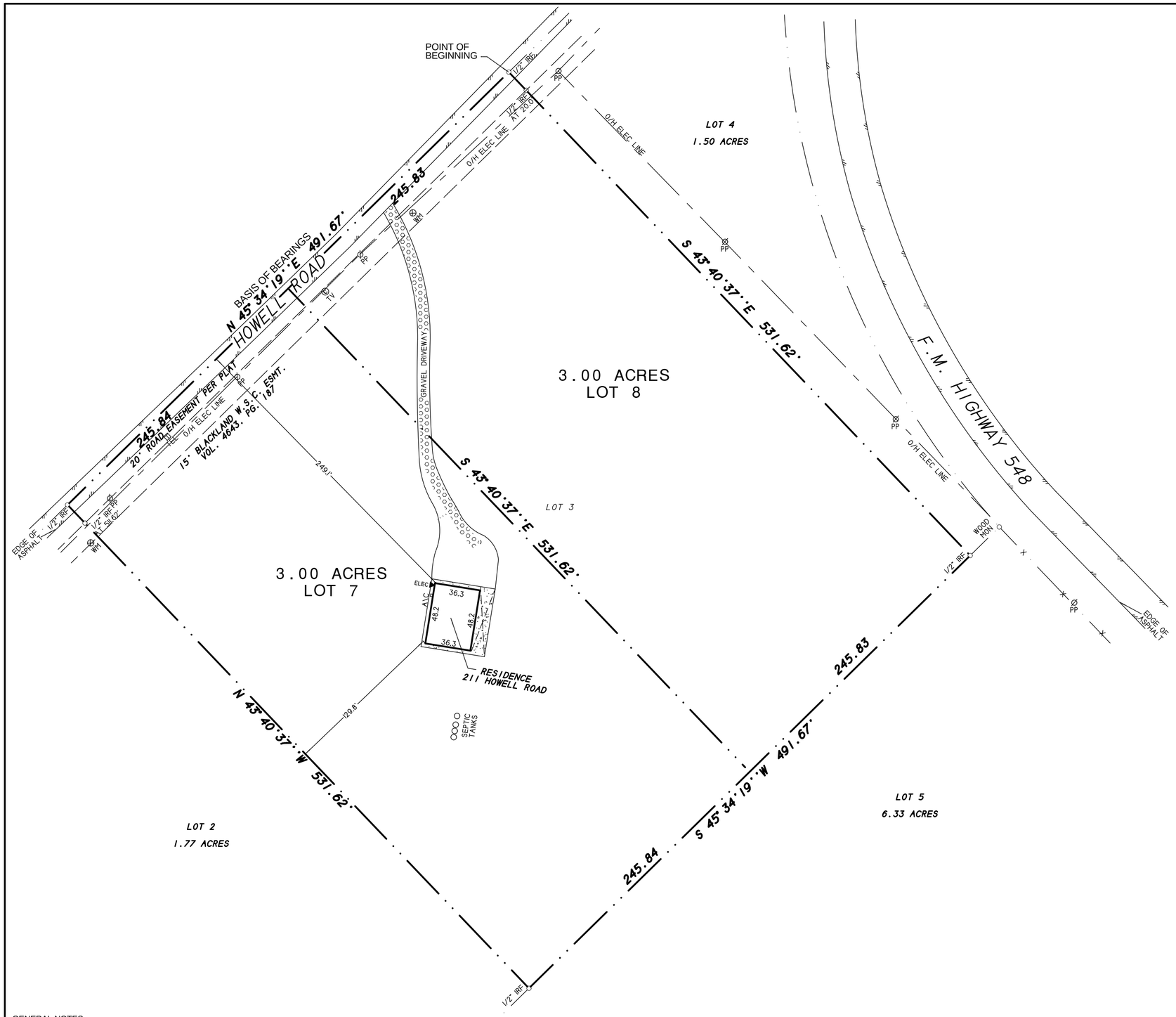
NOTARY PUBLIC STATE OF TEXAS
MARGARET DELANEY
Notary Public
State of Texas
ID # 13112546-9
My Comm. Expires 05-26-2023

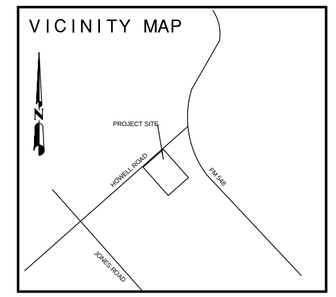


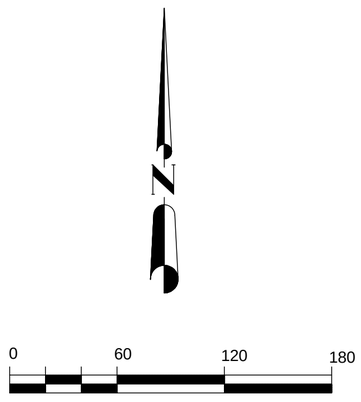
City of Rockwall

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

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







GRAPHIC SCALE 1"=60'

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

FINAL PLAT

LOT 7 & 8
BLOCK A
DAVENPORT ADDITION

2 LOTS - 6.00 ACRES / 261,381 S.F.
BAUGUSS SURVEY, ABST. 7
ROCKWALL COUNTY, TEXAS

OWNERS:
GEANINA FEDERCIUC
CRISTIAN FEDERCIUC
211 HOWELL RD
ROYSE CITY, TX 75189

SHEET 1 OF 2

SURVEY DATE JULY 15, 2024
SCALE 1" = 60' FILE # 991462-RP3
CLIENT FEDERCIUC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2026-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Geanina Federciuc and Cristian Federciuc, BEING THE OWNERS OF A TRACT OF land in the BAUGUSS SURVEY, ABSTRACT NO. 7, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the BAUGUSS SURVEY, ABSTRACT NO. 7, Rockwall County, Texas, and being Lot 3, of DAVENPORT ACRES, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 269, Plat Records, Rockwall County, Texas. and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the north corner of Lot 3 and the west corner of Lot 4, and being in the center of Howell Road, a 40 foot right-of-way;

THENCE N. 43 deg. 40 min. 37 sec. E. along the common line between said lots, a distance of 531.62 feet to a 1/2" iron rod found for corner at the east corner of Lot 3 and in the northwest boundary of Lot 5;

THENCE S. 45 deg. 34 min. 19 sec. E. a distance of 491.67 feet to a 1/2" iron rod found for corner at the south corner of Lot 3 and east corner of Lot 2;

THENCE N. 43 deg. 40 min. 37 sec. W. a distance of 531.62 feet to a 1/2" iron rod found for corner in Howell Road;

THENCE N. 45 deg. 34 min. 19 sec. E. along said center of Howell Road, a distance of 491.67 feet to the POINT OF BEGINNING and containing 261,381 square feet or 6.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 7 & 8, BLOCK A, DAVENPORT ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOTS 7 & 8, BLOCK A, DAVENPORT ADDITION, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
Geanina Federciuc

_____
Cristian Federciuc

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Geanina Federciuc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____
Notary Public

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Cristian Federciuc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____
Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and foregoing plat of an Addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____, in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Exteraterritorial Jurisdiction (ETJ) of the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall entered into by the City of Rockwall and Rockwall County.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty days from said date of that approval.

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

_____ _____
Mayor of City of Rockwall City Secretary

_____ _____ _____
City Engineer Rockwall County Judge Date

FINAL PLAT

LOT 7 & 8
BLOCK A
DAVENPORT ADDITION

2 LOTS - 6.00 ACRES / 261,381 S.F.
BAUGUSS SURVEY, ABST. 7
ROCKWALL COUNTY, TEXAS

OWNERS:
GEANINA FEDERCIUC
CRISTIAN FEDERCIUC
211 HOWELL RD
ROYSE CITY, TX 75189

SHEET 2 OF 2

SURVEY DATE JULY 15, 2024
SCALE 1" = 60' FILE # 991462-RP3
CLIENT FEDERCIUC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2026-

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: P2026-012
PROJECT NAME: Final Plat for Erwin Farms
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: P2026-012: Final Plat for Erwin Farms Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2026-012) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:
Final Plat
Lots 1-40, Block A,
Lots 1-10, Block B,
Lots 1-14, Block C,
Lots 1-17, Block D,
Lots 1-16, Block E
Lots 1-12, Block F,
Lots 1-19, Block G,
Erwin Farms Subdivision
Being 123 Residential Lots and 5 Open Space Lots
Being 98.198-acres or 4,277,504.88 SF
Situated in the John M. Gass Survey, Abstract No. 88
City of Rockwall, Rockwall County, Texas

M.6 The following lots do not meet the lot requirements, revise accordingly.

1. Lots 1 and 4, Block F – Depth does not meet requirement of 230 feet.
2. Lot 5, Block F does not meet SF requirements
3. Lots 26, 31, & 32, Block A do not meet lot width requirement of 100 feet.
4. Lots 1,8,9, & 16, Block E do not meet lot width requirement of 100 feet.
5. Lot 25, Block A does not have SF. Please provide SF.
6. Lot 17, Block A lot width does not meet requirement of 100 feet.
7. Lot 10, Block A – provide lot width at the Build line.
8. Lots 10-16, Block G does not meet required lot width of 100 feet.
9. Lot 17, Block A does not meet required lot depth of 120 feet.

M.9 Please indicate the 100-year and 50-year floodplain and floodway boundaries based on the approved flood study. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
(5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: March 31, 2026
Parks Board: April 7, 2026
Planning and Zoning Commission: April 14, 2026
City Council Meeting: April 20, 2026

I.13 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Show the new property line in a "property line" line type.

2. This is also for detention. Label as such. Include the 100yr WSEL.
3. Show the revised floodplain limits per the approved flood study.
4. This is also for detention. Label as such. Include the 100yr WSEL.
5. Label 20' for this area here.
6. Label 20' for this area here.
7. Show the new property line in a "property line" line type.
8. ?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved w/ Comments

03/16/2026: Will need a new street name in place of Night Hawk Trail.
We have a new one in the 75032 (Mclendon-Chisholm) since initial application.

Also, will need a cad (.dwg) file so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 123 lots being proposed for Erwin Farms Subdivision. The fees to be assessed are as follows: [1] Cash in Lieu of Land $1,759.06 (i.e. $1,759.06 x 123 lots = $216,364.38) [2] Pro-Rata Equipment Fees of $1,503.20 (i.e. $1,503.20 x 123 lots = $184,893.60). The total fees assessed will be $401,257.98.
03/16/2026: Please ignore first comment not accurate

For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and accepting parkland dedication for the 123 lots being proposed for Erwin Farms Subdivision. The fees to be assessed are as follows: [1] Cash in Lieu of Land $1,817.70 (i.e. $1,817.70 x 123 lots = $223,577.10) [2] Pro-Rata Equipment Fees of $1,495.20 (i.e. $1,495.20 x 123 lots = $183,909.60). The total fees assessed will be $407,486.70.

Show the new property line in a "property line" line type

This is also for detention. Label as such. Include the 100yr WSEL.

Show the revised floodplain limits per the approved flood study.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603967.602	7038495.616

ELEV = 547.5

MAG NAIL

N89° 34'35"E 1009.37'
(BY USE AND OCCUPATION)
NORTH COUNTRY LANE
32.5' R.O.W. DEDICATION

CITY LIMITS

0 50 100 200
SCALE: 1" = 100'

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27
2.581 ACRES, TRACT 2

N01° 51'41"W 322.10'

N89° 34'35"E 349.11'

1/2" IRF

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

PRAIRIE ROSE LANE (50' R.O.W.)

LOT 40 BLOCK A - D.E. - 0.288 AC.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

NIGHTHAWK TRAIL (50' R.O.W.)

100 YR FLOODPLAIN
MAP NO. 48397C0035L
DATED: SEPT. 26, 2008

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

SMOKEHOUSE WAY (50' R.O.W.)

STOCKYARD ROAD (50' R.O.W.)

TEXAS GATE LANE

HARVEST MOON DRIVE (50' R.O.W.)

CREEKSTONE TRAIL (50' R.O.W.)

GOLDEN COOP DRIVE (50' R.O.W.)

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

S00° 29'57"E 644.60'

S00° 49'09"E 984.98'

CAROL ALLEY DEJARNETT
AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

7633
527.50

7837
527.53

8045
527.56

8249
527.64

8450
527.94

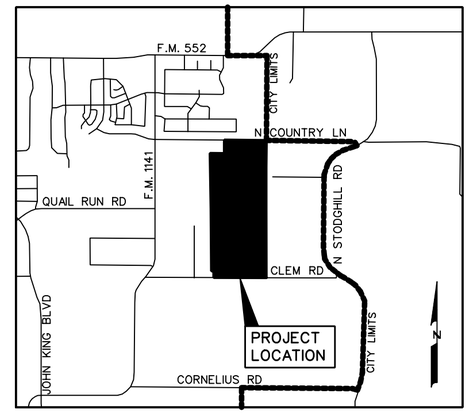
8650
528.47

8853
529.53

8932
529.88

NORTHCREST ESTATES
ADDITION II
CAB. A, PG. 303
P.R.R.C.T.

STEPHEN RICHARD ERBERT
AND PATRICIA ERBERT
VOL. 5722, PG. 62
D.R.R.C.T.



LOCATION MAP
N.T.S.

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 1 OF 4
SHEET 2 OF 4

FINAL PLAT
OF
ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

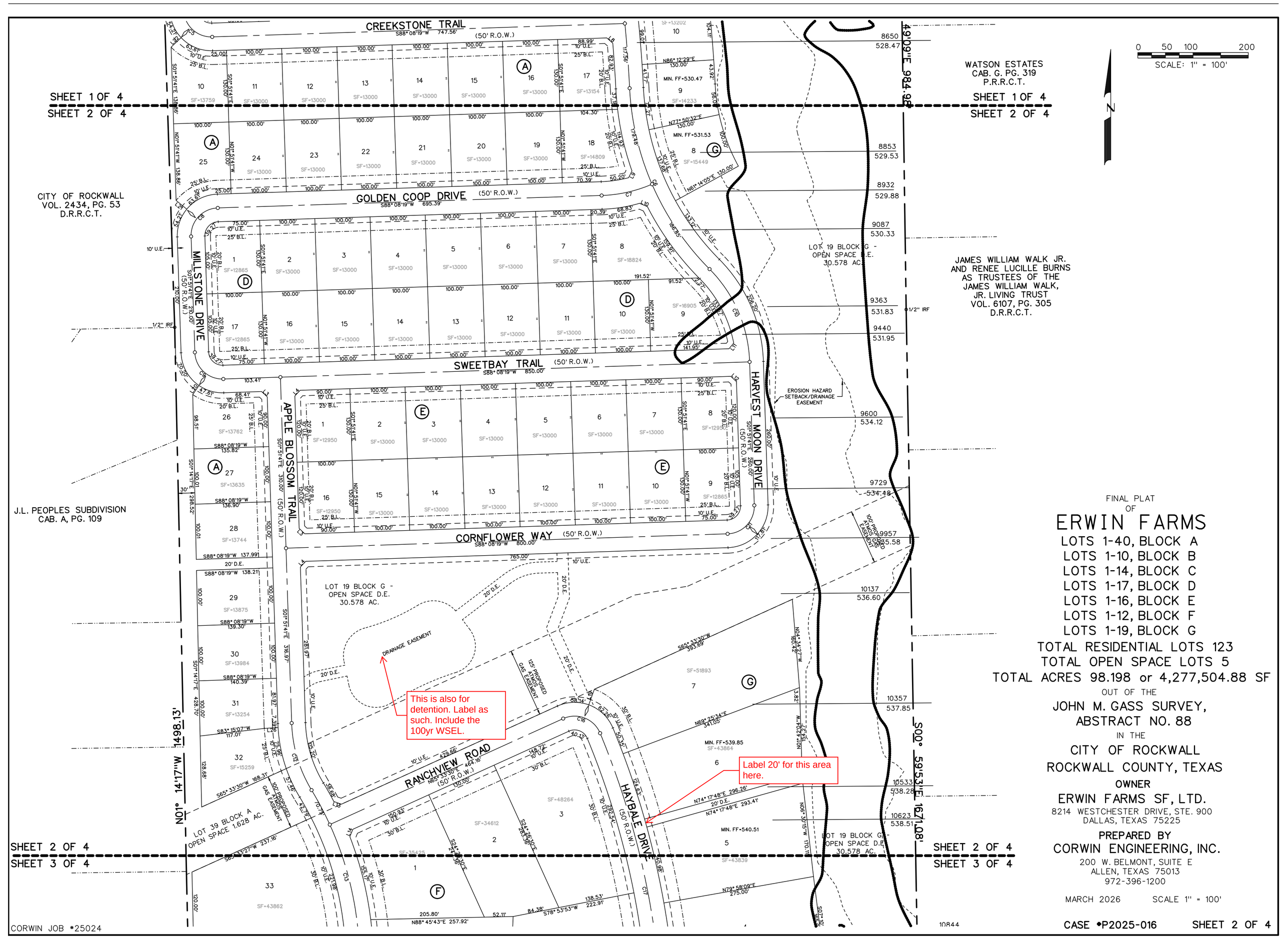
OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 1 OF 4

CORWIN JOB #25024



FINAL PLAT
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
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TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
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OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
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8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

CORWIN JOB #25024

0 50 100 200
SCALE: 1" = 100'

N

Label 20' for this area here.

SHEET 2 OF 4
SHEET 3 OF 4

RANCHVIEW ROAD
(50' R.O.W.)

APPLE BLOSSOM TRAIL
(50' R.O.W.)

HAYBALE DRIVE
(50' R.O.W.)

CLEM ROAD
(BY USE AND OCCUPATION)

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

LOT 38 BLOCK A - 30' OPEN SPACE 0.174 AC.

LOT 12 BLOCK F - 30' OPEN SPACE 0.342 AC.

LOT 19 BLOCK G 10623
OPEN SPACE 0.578 AC.

30' R.O.W. DEDICATION

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

MUSTANG ACRES
VOL. P, PG. 377

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

Show the new property line in a "property line" line type

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   - City Limits Line
   - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

?

CORWIN JOB #25024

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
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TOTAL RESIDENTIAL LOTS 123
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TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 3 OF 4

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Erwin Farms	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	98.198	LOTS [CURRENT]		LOTS [PROPOSED]	123

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Erwin Farms	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 2263.96 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* March, 20 26. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

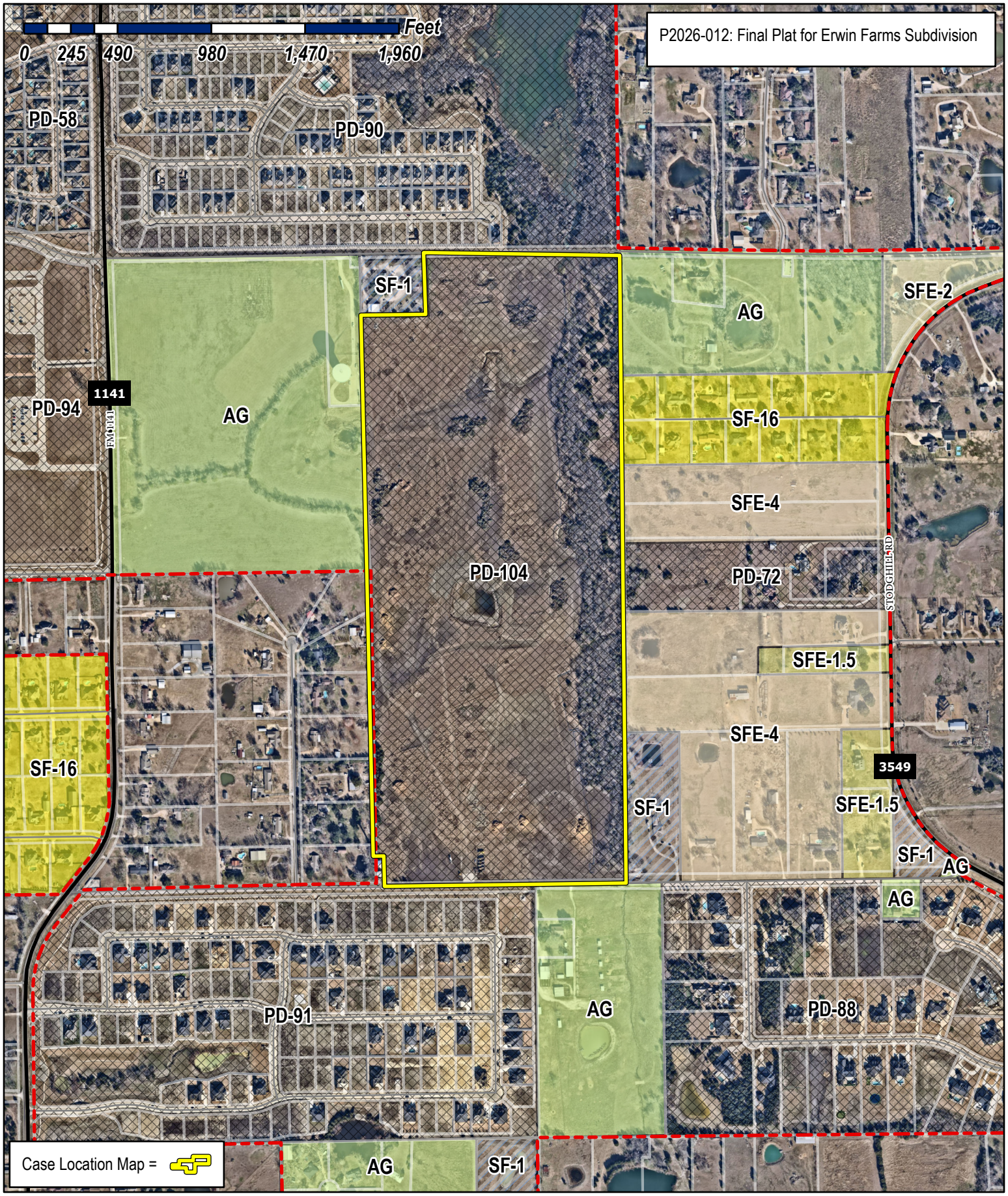
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* March, 20 26.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2028

MY COMMISSION EXPIRES 4/23/2028



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

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603967.602	7038495.616

ELEV = 547.5

0 50 100 200
SCALE: 1" = 100'

N89° 34'35"E 1009.37'
(BY USE AND OCCUPATION)
NORTH COUNTRY LANE

MAG NAIL
32.5' R.O.W. DEDICATION
CITY LIMITS

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27
2.581 ACRES, TRACT 2

N01° 51'41"W 322.10'

N89° 34'35"E 349.11'

1/2" IRF

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

PRAIRIE ROSE LANE (50' R.O.W.)

LOT 40 BLOCK A - D.E. - 0.288 AC.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

CAROL ALLEY DEJARNETT
AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

S00° 29'57"E 644.60'

7633
527.50

7837
527.53

8045
527.56

8249
527.64

8450
527.94

8650
528.47

8853
529.53

8932
529.88

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

100 YR FLOODPLAIN
MAP NO. 48397C0035L
DATED: SEPT. 26, 2008

NIGHTHAWK TRAIL (50' R.O.W.)
S88° 08'19"W 359.00'

SMOKEHOUSE WAY (50' R.O.W.)

STOCKYARD ROAD (50' R.O.W.)
S88° 08'19"W 530.35'

CREEKSTONE TRAIL (50' R.O.W.)
S88° 08'19"W 747.56'

GOLDEN COOP DRIVE (50' R.O.W.)
S88° 08'19"W 695.39'

TEXAS GATE LANE

HARVEST MOON DRIVE (50' R.O.W.)

N01° 51'41"W 1330.51'

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

NORTHCREST ESTATES
ADDITION II
CAB. A, PG. 303
P.R.R.C.T.

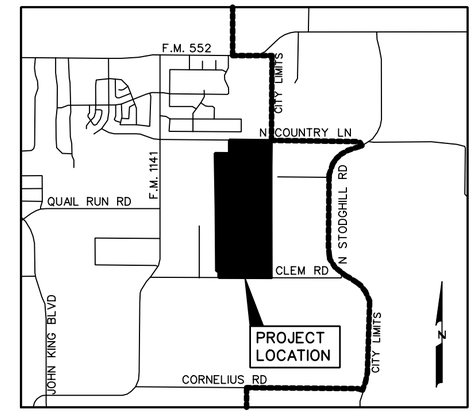
LOT 19 BLOCK G -
OPEN SPACE D.E.
30.578 AC.

STEPHEN RICHARD ERBERT
AND PATRICIA ERBERT
VOL. 5722, PG. 62
D.R.R.C.T.

S00° 49'09"E 984.98'

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 1 OF 4
SHEET 2 OF 4



LOCATION MAP
N.T.S.

FINAL PLAT
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 1 OF 4

CORWIN JOB #25024

CREEKSTONE TRAIL
S88° 08'19"W 747.56'
(50' R.O.W.)

GOLDEN COOP DRIVE
S88° 08'19"W 695.39'
(50' R.O.W.)

MILLSTONE DRIVE
S01° 51'41"E 1498.13'
(50' R.O.W.)

SWEETBAY TRAIL
S88° 08'19"W 850.00'
(50' R.O.W.)

APPLE BLOSSOM TRAIL
S01° 51'41"E 1330.00'
(50' R.O.W.)

CORNFLOWER WAY
S88° 08'19"W 800.00'
(50' R.O.W.)

RANCHVIEW ROAD
N65° 33'30"E 464.16'
(50' R.O.W.)

HARVEST MOON DRIVE
S01° 51'41"E 1671.08'
(50' R.O.W.)

HAYBALE DRIVE
(50' R.O.W.)

N01° 14'17"W 1498.13'

S00° 59'53"E 1671.08'

N 49°09'E 984.98'

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

WATSON ESTATES
CAB. G. PG. 319
P.R.R.C.T.

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

1/2" IRF

LOT 19 BLOCK G -
OPEN SPACE D.E.
30.578 AC.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

DRAINAGE EASEMENT

EROSION HAZARD
SETBACK/DRAINAGE
EASEMENT

100' PROPOSED
ALIGNED
EASEMENT

125' PROPOSED
GAS EASEMENT

8650
528.47

8853
529.53

8932
529.88

9087
530.33

9363
531.83

9440
531.95

9600
534.12

9729
534.48

9957
535.58

10137
536.60

10357
537.85

10533
538.28

10623
538.51

10844

0 50 100 200
SCALE: 1" = 100'

N

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
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TOTAL RESIDENTIAL LOTS 123
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TOTAL ACRES 98.198 or 4,277,504.88 SF
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JOHN M. GASS SURVEY,
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ROCKWALL COUNTY, TEXAS

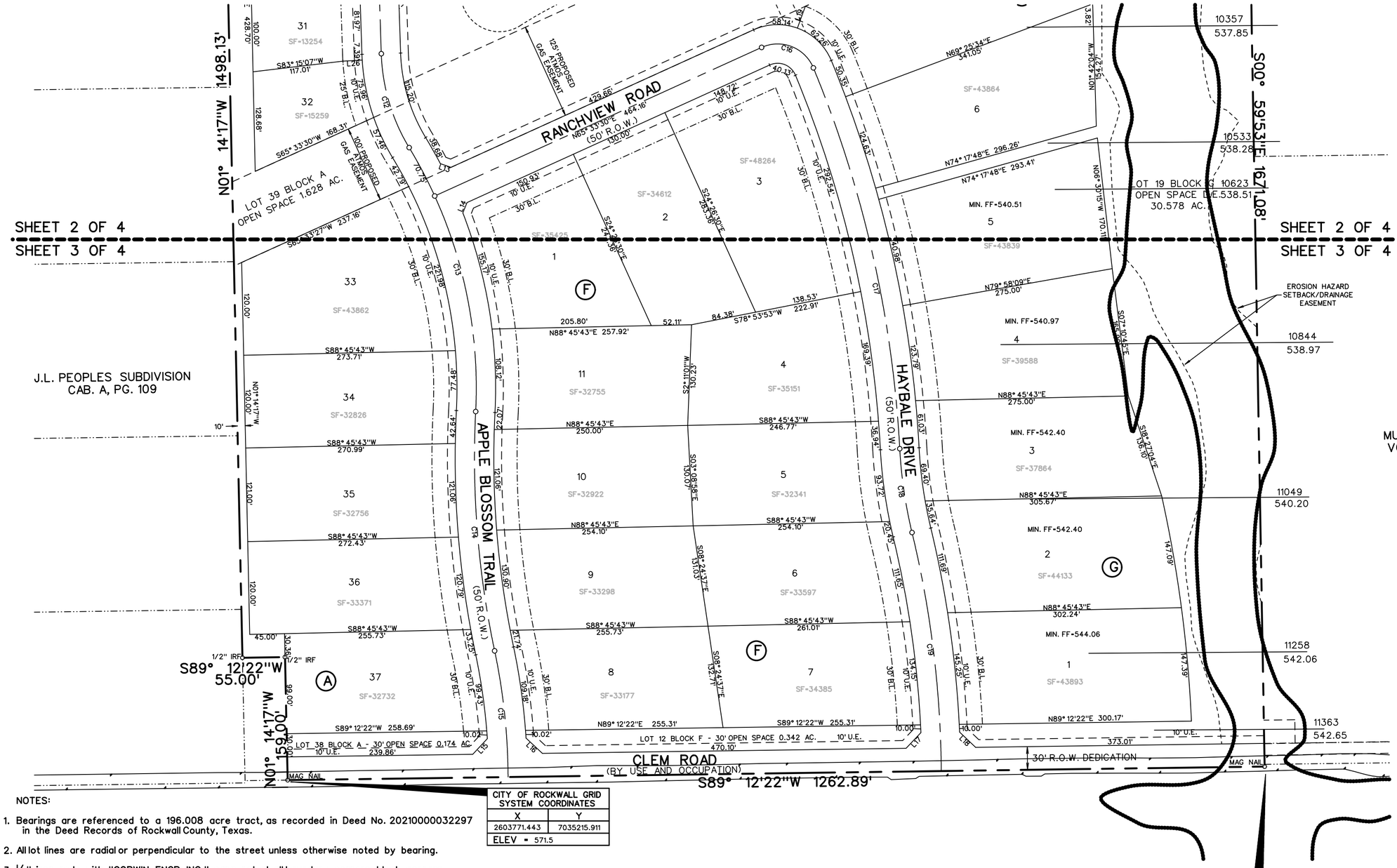
OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

CORWIN JOB #25024



NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ▬▬▬ - City Limits Line
   ◇ - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

CORWIN JOB #25024

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
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OUT OF THE
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ROCKWALL COUNTY, TEXAS

OWNER
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8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 3 OF 4

APPROVED

I hereby certify that the above and foregoing ERWIN FARMS was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____day of_____, 2026.

_____ _____
Mayor, City of Rockwall Planning & Zoning Commission

_____ _____
City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the John M Gass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 98.198 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the southeast corner of said 98.198 acre tract and being in Clem Road (Variable R.O.W.);

THENCE, South 89° 12'22" West, along the south line of said 98.198 acre tract and along Clem Road, for a distance of 1262.89 feet, to a mag nail found at the most southerly southwest corner of said 98.198 acre tract;

THENCE, North 01° 14'17" West, departing Clem Road and along the west line of said 98.198 acre tract, for a distance of 159.00 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 12'22" West, continuing along said west line, for a distance of 55.00 feet, to a 1/2 inch iron rod found;

THENCE, North 01° 14'17" West, continuing along said west line, for a distance of 1498.13 feet, to a 1/2 inch iron rod found;

THENCE, North 01° 51'41" West, continuing along said west line, for a distance of 1330.51 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 98.198 acre tract;

THENCE, North 89° 34'35" East, along a north line of said 98.198 acre tract, for a distance of 349.11 feet, to a 1/2 inch iron rod found at an interior ell corner of said 98.198 acre tract;

THENCE, North 01° 51'41" West, along the west line of said 98.198 acre tract, for a distance of 322.10 feet, to a mag nail found at the most northerly northwest corner of said 98.198 acre tract and being in North Country Lane (Variable R.O.W.);

THENCE, North 89° 34'35" East, along the north line of said 98.198 acre tract and with said North Country Lane, for a distance of 1009.37 feet, to a mag nail found and the northeast corner of said 98.198 acre tract;

THENCE, South 00° 29'57" East, departing said North Country Lane and along the east line of said 98.198 acre tract, for a distance of 644.60 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 49'09" East, continuing along said east line, for a distance of 984.98 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59'53" East, continuing along said east line, for a distance of 1671.08 feet, to the POINT OF BEGINNING and containing 98.198 acres of land.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 46°08'33" E	27.92'
2.	N 43°51'27" E	27.23'
3.	S 46°51'41" E	14.14'
4.	S 43°08'19" W	14.14'
5.	S 33°33'33" W	13.63'
6.	N 55°57'03" W	14.47'
7.	S 40°55'44" W	13.63'
8.	N 48°22'26" W	14.53'
9.	N 27°06'09" E	13.66'
10.	S 66°56'58" E	15.41'
11.	S 39°13'32" W	13.27'
12.	S 46°51'41" E	14.14'
13.	N 70°48'26" W	14.49'
14.	N 21°55'27" E	14.49'
15.	S 43°01'42" W	27.72'
16.	S 46°52'37" E	28.83'
17.	S 43°31'33" W	27.95'
18.	S 46°26'30" E	28.61'
19.	N 19°58'26" E	30.00'
20.	N 34°30'34" E	20.00'
21.	N 50°27'07" W	25.00'
22.	S 46°43'44" W	25.00'
23.	S 53°59'52" E	20.00'
24.	N 51°58'28" E	30.41'
25.	N 60°53'52" W	29.15'
26.	S 86°36'00" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	72°39'25"	50.00'	63.41'	37.14'	N55°31'59"W
2.	16°21'37"	2500.00'	713.85'	711.43'	N11°01'28"W
3.	11°03'38"	500.00'	96.52'	96.37'	N82°36'30"E
4.	90°00'01"	50.00'	78.54'	70.71'	N43°08'19"E
5.	90°00'03"	50.00'	78.54'	70.71'	S46°51'43"E
6.	41°58'42"	500.00'	366.33'	358.19'	S23°50'00"E
7.	21°32'58"	250.00'	94.03'	93.47'	N77°21'49"E
8.	89°59'58"	50.00'	78.54'	70.71'	N43°08'18"E
9.	90°00'00"	50.00'	78.54'	70.71'	S46°51'41"E
10.	42°57'40"	250.00'	187.45'	183.09'	N23°20'32"W
11.	90°00'00"	50.00'	78.54'	70.71'	N43°08'19"E
12.	29°20'11"	250.00'	128.00'	126.61'	S16°31'47"E
13.	34°06'14"	600.00'	357.13'	351.89'	S14°08'45"E
14.	14°51'40"	1200.00'	311.25'	310.38'	S04°31'29"E
15.	11°46'13"	800.00'	164.34'	164.05'	S06°04'13"E
16.	91°58'34"	50.00'	80.26'	71.92'	N68°27'13"W
17.	19°22'42"	1500.00'	507.32'	504.91'	N12°46'34"W
18.	10°28'01"	600.00'	109.61'	109.46'	N08°19'14"W
19.	13°07'06"	1360.00'	311.38'	310.70'	N06°59'42"W

CORWIN JOB *25024

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ERWIN FARMS SF, LTD.

_____
John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this_____day of_____, 2026.

_____
Notary Public in and for the State of Texas

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2026.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY

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

MARCH 2026

CASE *P2025-016 SHEET 4 OF 4

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: SP2026-008
PROJECT NAME: Site Plan for Erwin Farms
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Site Plan for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: SP2026-008; PD Site Plan for Erwin Farms Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2026-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 104 (PD-104).

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.6 Site Plan:

(1) Update the site plan to match the Final Plat revisions.

M.7 Landscape Plan (PD-104, Ordinance No. 25-15):
(1) Crape Myrtle is not a permitted accent tree. Please propose a different accent tree.
(2) Vitex is not a permitted accent tree. Please propose a different accent tree.
(3) Add the number of trees used and what size at planting within the Plant Schedule.
(4) All Canopy/ Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/ Ornamental/ Under-Story Trees shall be a minimum of four (4) feet in total height.
(5) Provide an exhibit showing the landscaping around the primary and secondary entry monumentation. Provide a label for all landscape buffers.
(6) Provide a call-out for the berms along Clem and North Country Lane.
(7) A meandering eight (8) foot trail shall be constructed within the 30 -foot landscape buffer of Clem and North Country lane. Please depict the trail meandering.
(8) Ten (10) canopy trees are currently shown along the frontage of North Country Lane. There should be 41 accent trees and 31 canopy trees along North Country Lane.
(9) 35 accent trees are currently shown along Clem Road. There should be 38 accent trees along Clem Road.
(10) Label the two (2) retention ponds as such.
(11) Provide a detail of the Pavilion, Playground area, and multi-use sports courts.
(12) The provided concept for the entry monumentation does not generally meet what was approved in the zoning. Please revise to meet the example entry monumentation within the Planned Development District Ordinance.

M.8 Hardscape Plan:
(1) Provide the materials proposed on the exhibits of primary and secondary entry monumentation. (PD-104; Ordinance No. 25-15)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on April 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 31, 2026.
2) Parks Board meeting will be held on April 7, 2026.
3) Planning & Zoning meeting/public hearing meeting will be held on April 14, 2026.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Label all easements
2. This is also for detention. Label as such. Include the 100yr WSEL.
3. Show the revised floodplain limits per the approved flood study.
4. Address all comments shown on final plat submittal.
5. This is also for detention. Label as such. Include the 100yr WSEL.
6. Label 20' for this area here.
7. Row of shrubs is on residential lot.
8. Shrubs on residential lot.

9. Show revised location.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved w/ Comments

03/16/2026: Will need a new street name in place of Night Hawk Trail.
We have a new one in the 75032 (Mclendon-Chisholm) since initial application.

Also, will need a cad (.dwg) file so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: (1) A Tree Mitigation Plan approved.
(2) Ensure that the playground is built and installed per IPEMA (International Playground Equipment Manufacturer Association Standards
(3) Meander the trail system along North Country Lane and Clem Road through the landscape versus straight along roadway
(4) In-ground tree anchors are an excellent choice
(5) Please provide required vs proposed landscape and quantities and sizes of trees and shrubs on plans
(6) Please identify sidewalk and hike and bike trail widths on plans
(7) As a recommendation concerning the turfgrass, staff would recommend the use of Tif Tuf or Tahoma 31 due to better drought, shade, cold, and wear tolerance.

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WITNESS OUR HANDS, the_____day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

0 50 100 200
SCALE: 1" = 100'

N

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2603967.602 Y: 7038495.616
ELEV = 547.5

LOCATION MAP
N.T.S.

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27 ABSTRACT NO. 186
2.581 ACRES, TRACT 2

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

CAROL ALLEY DEJARNETT
AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

NORTHCREST ESTATES
ADDITION II
CAB. A, PG. 303
P.R.R.C.T.

WATSON ESTATES
CAB. G, PG. 319

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

MATCHLINE SHEET 1 OF 2 / SHEET 2 OF 2

Label all easements

This is also for detention. Label as such. Include the 100yr WSEL.

Show the revised floodplain limits per the approved flood study.

NOTES:

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2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ■■■■ - City Limits Line
   <> - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

Address all comments shown on final plat submittal.

PD SITE PLAN
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
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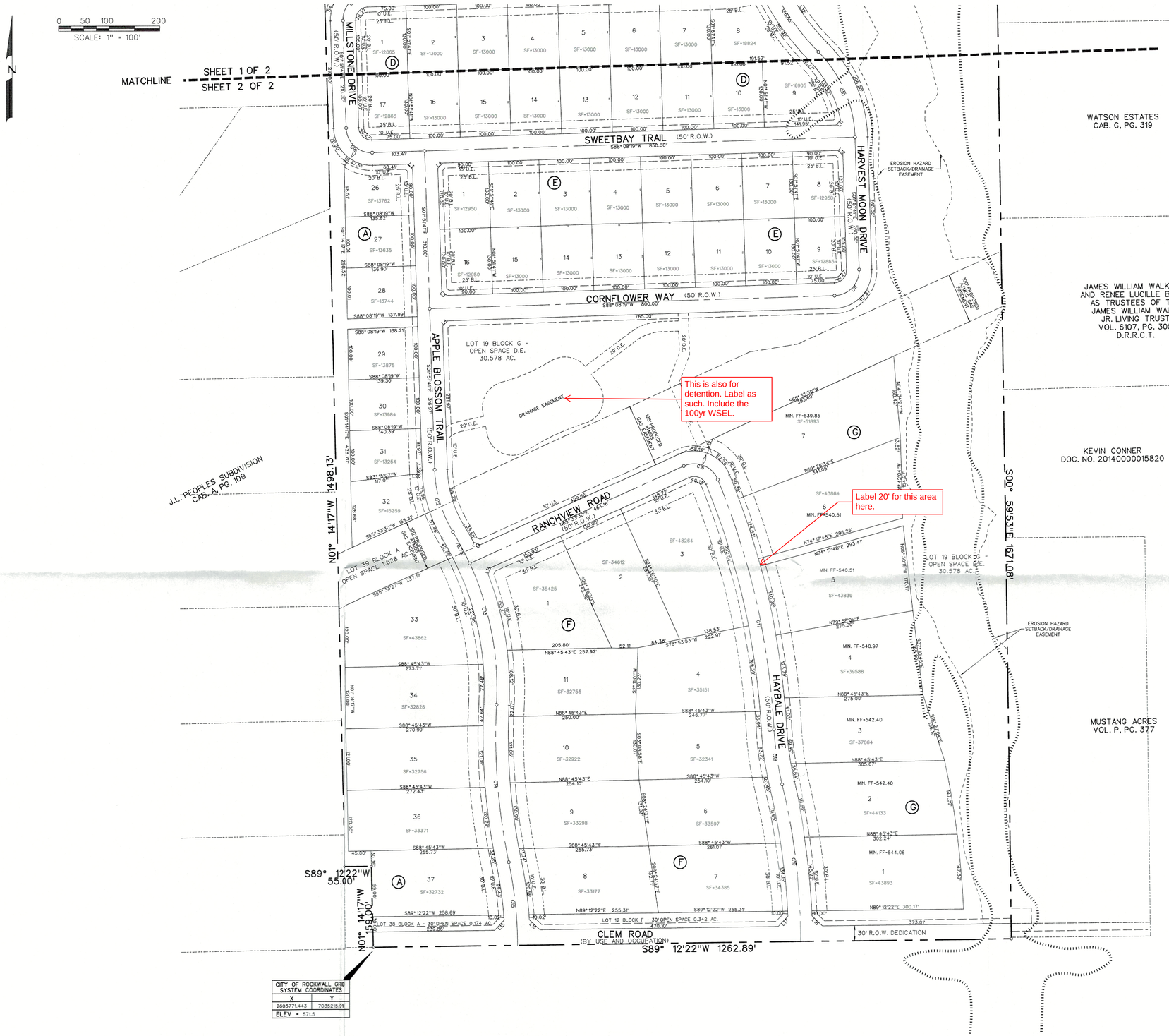
OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2026-XXX SHEET 1 OF 2

CORWIN JOB NO. 25024



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_____of_____,2026.

WITNESS OUR HANDS, the_____day _____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

PD SITE PLAN
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
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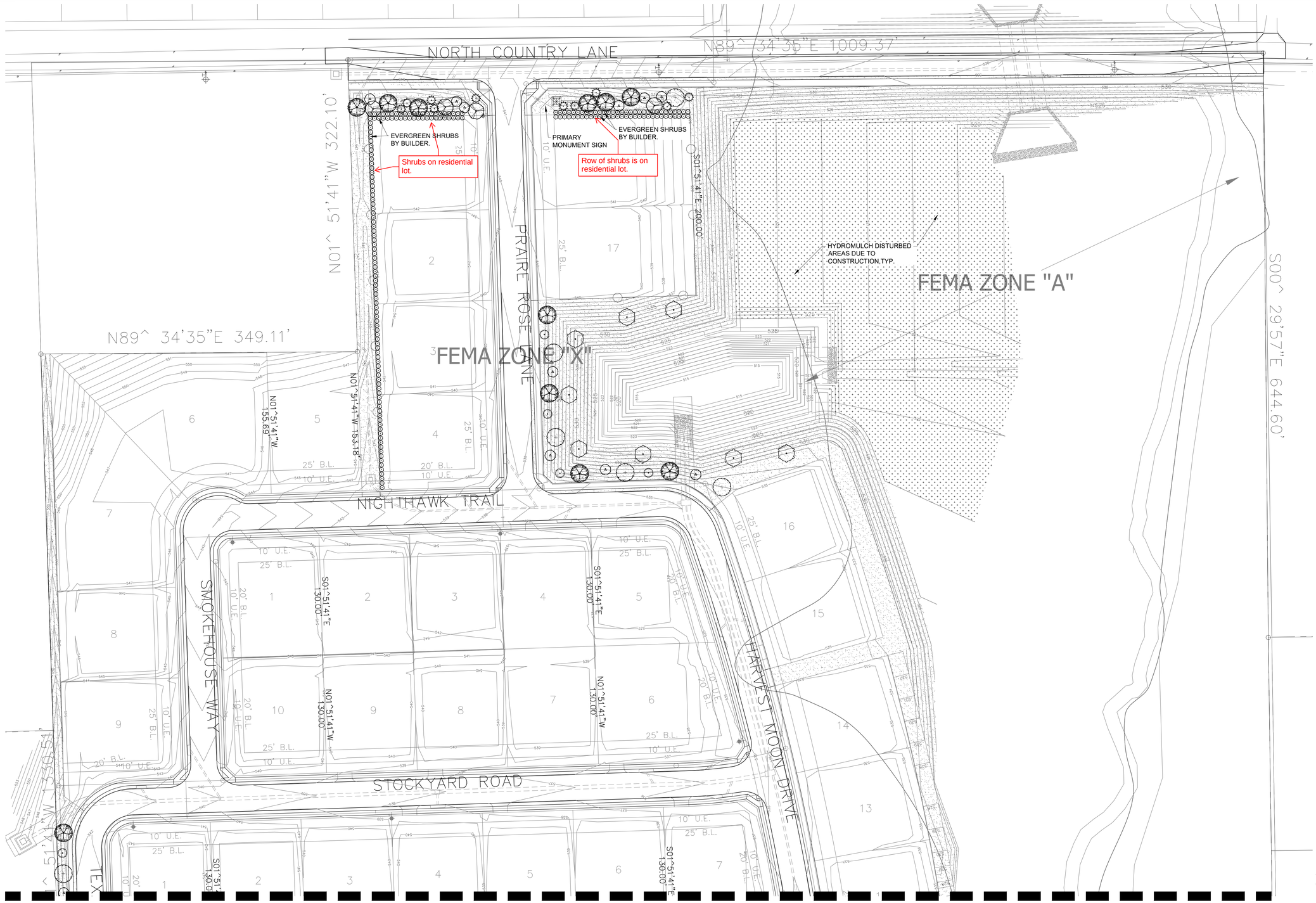
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE •P2026-XXX SHEET 2 OF 2

CORWIN JOB NO. 25024

25024 PD site plan.dgn 3/9/2026 10:18:41 AM



811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

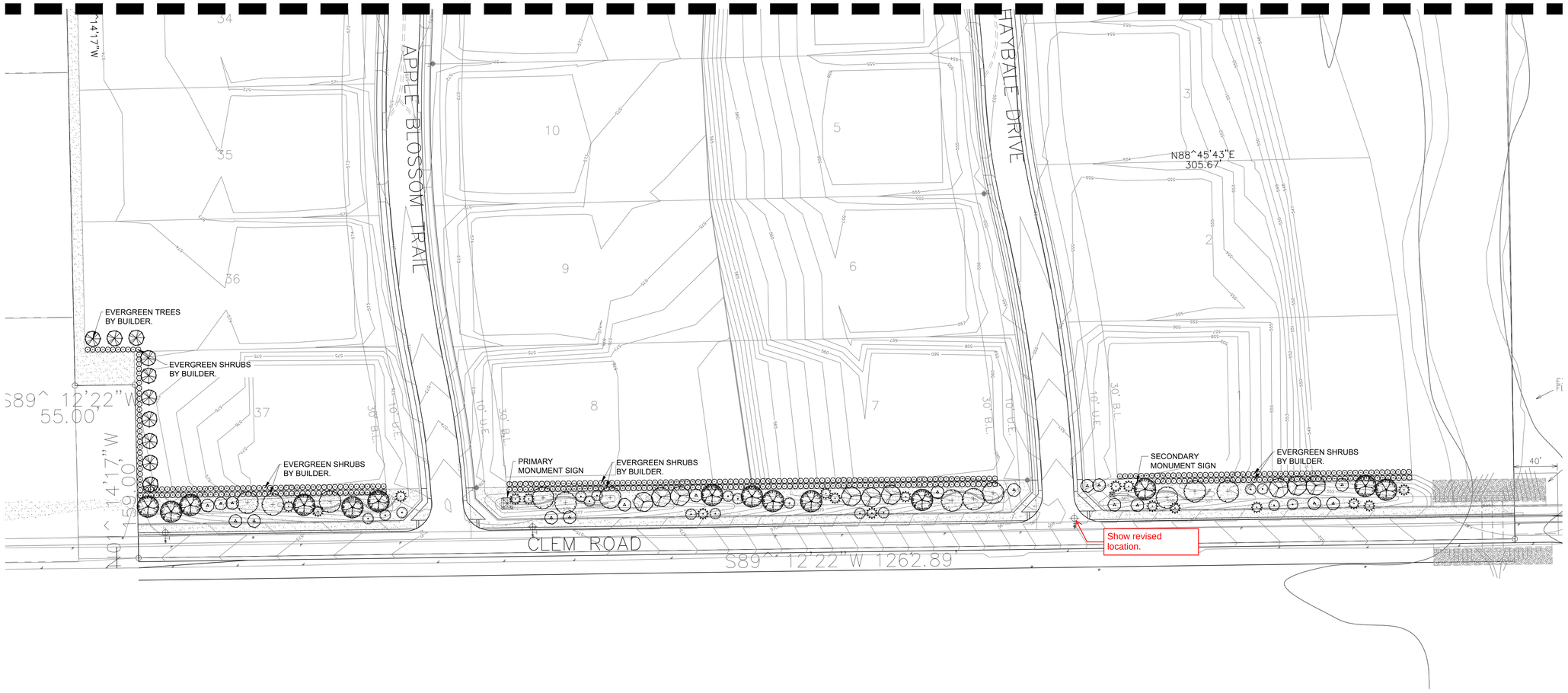
No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.1

MATCH LINE 'C' - SHEET L-2.3



811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-2.4

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Erwin Farms	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	98.198	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Erwin Farms	☐ APPLICANT	Corwin Engineering, Inc
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1,672.97 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* March, 20 26. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

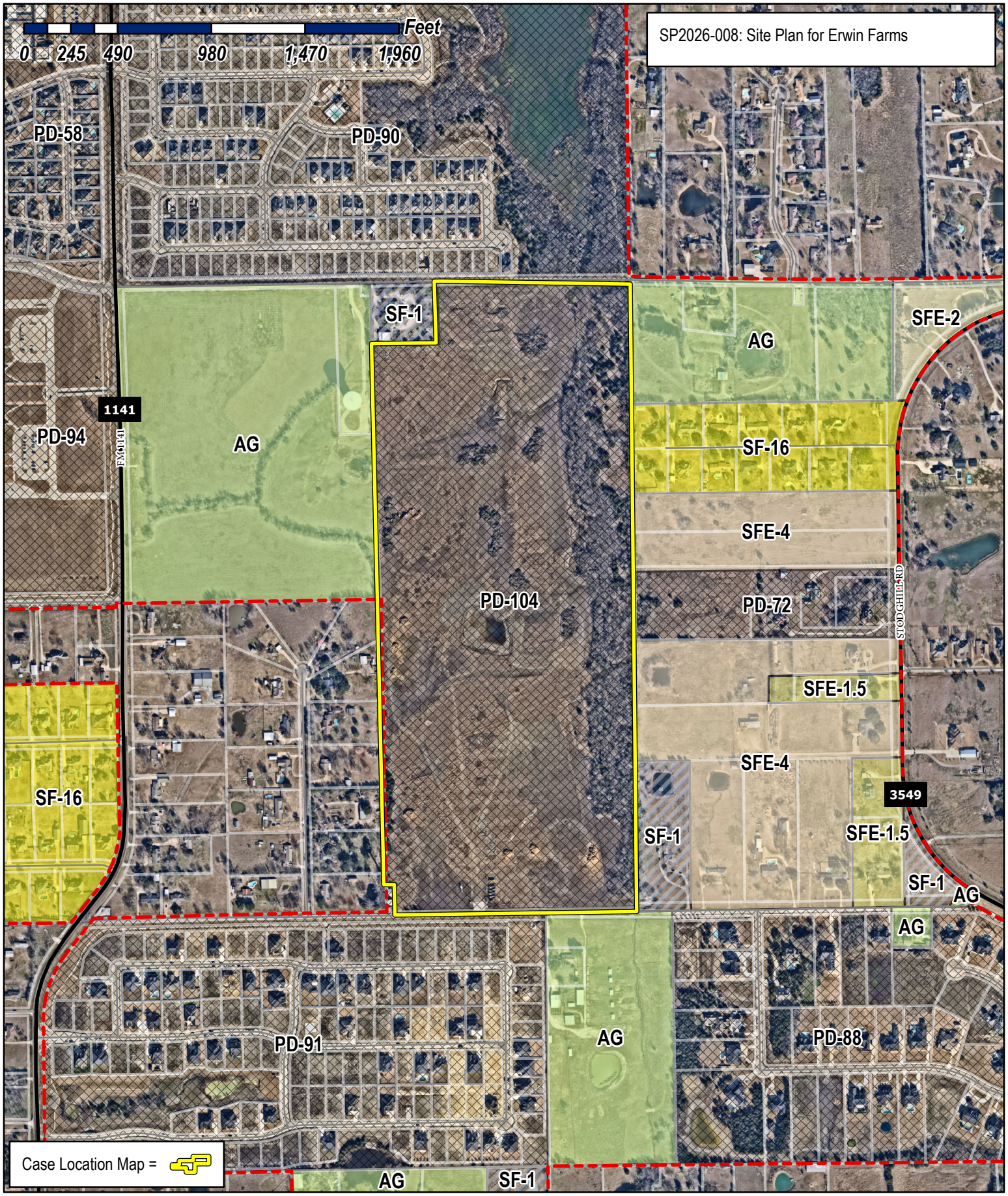
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gena M Hebert

GENA M HEBERT
Notary ID #132449803
My Commission Expires
April 23, 2028

MY COMMISSION EXPIRES 4/23/2028



City of Rockwall

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

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

APPROVED:
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WITNESS OUR HANDS, the_____day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

0 50 100 200
SCALE: 1" = 100'

N

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2603967.602 Y: 7038495.616
ELEV = 547.5

LOCATION MAP
N.T.S.

NOTES:

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   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
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   ■■■■ - City Limits Line
   <> - Street Name Change
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE #P2026-XXX SHEET 1 OF 2

CORWIN JOB NO. 25024

25024 PD site plan.dgn 3/9/2026 10:18:34 AM



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WITNESS OUR HANDS, the_____day _____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

PD SITE PLAN
OF

ERWIN FARMS

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ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE •P2026-XXX SHEET 2 OF 2

CORWIN JOB NO. 25024
25024 PD site plan.dgn 3/9/2026 10:18:41 AM



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE
	PISTACIA CHINENSIS / CHINESE PISTACHE
	QUERCUS ACUMINATA / CHINKAPIN OAK
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM / BALD CYPRESS
	ULMUS CRASSIFOLIA / CEDAR ELM
	VITEX AGNUS-CASTUS / CHASTE TREE
	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
SHRUBS	
	AGAVE AMERICANA / CENTURY PLANT
	HESPERALOE PARVIFLORA / RED YUCCA
	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY
	SALVIA GREGGII / AUTUMN SAGE
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE
SHRUB AREAS	
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS
GROUND COVERS	
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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BANNISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

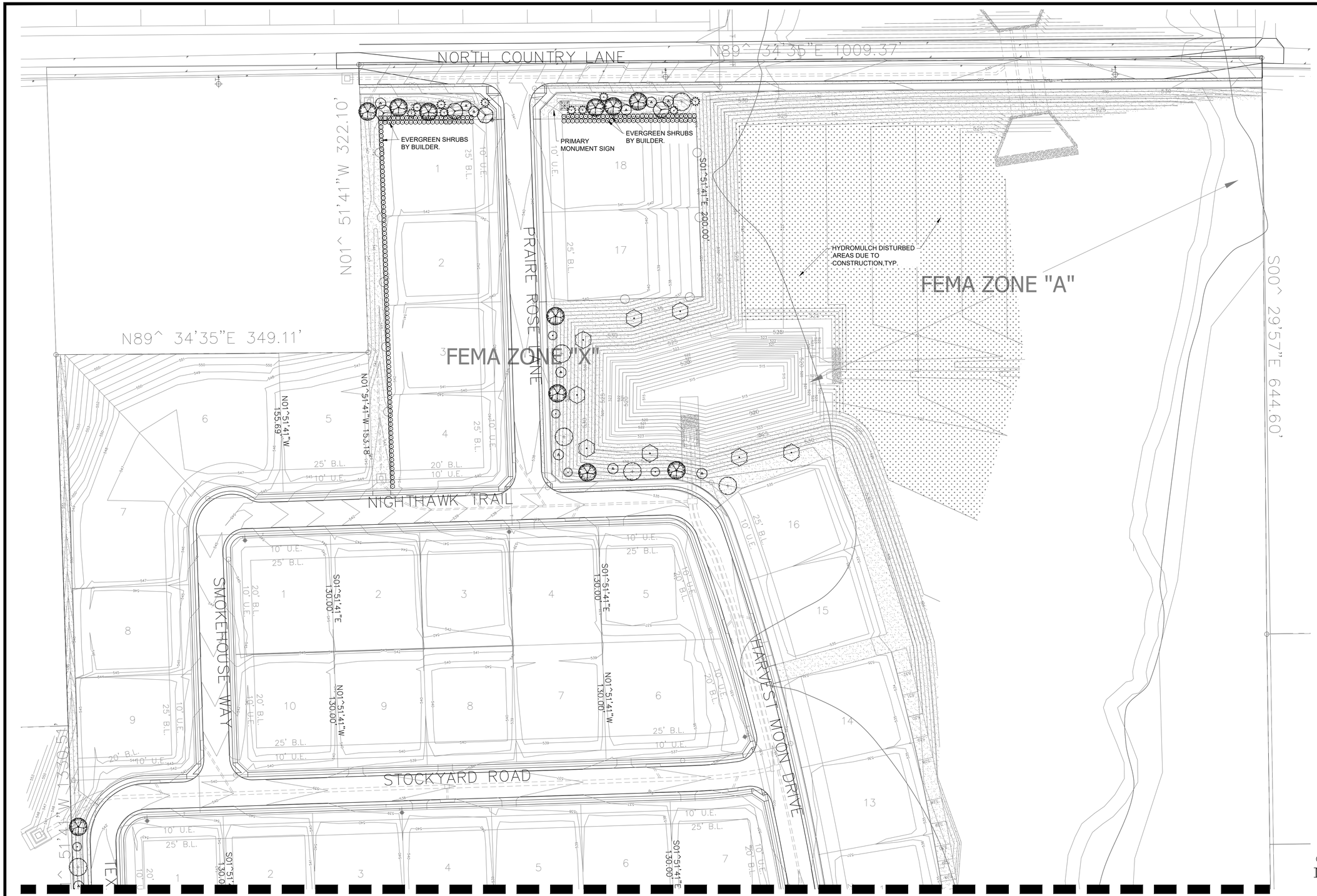
No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-2.0



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LANDSCAPE PLAN

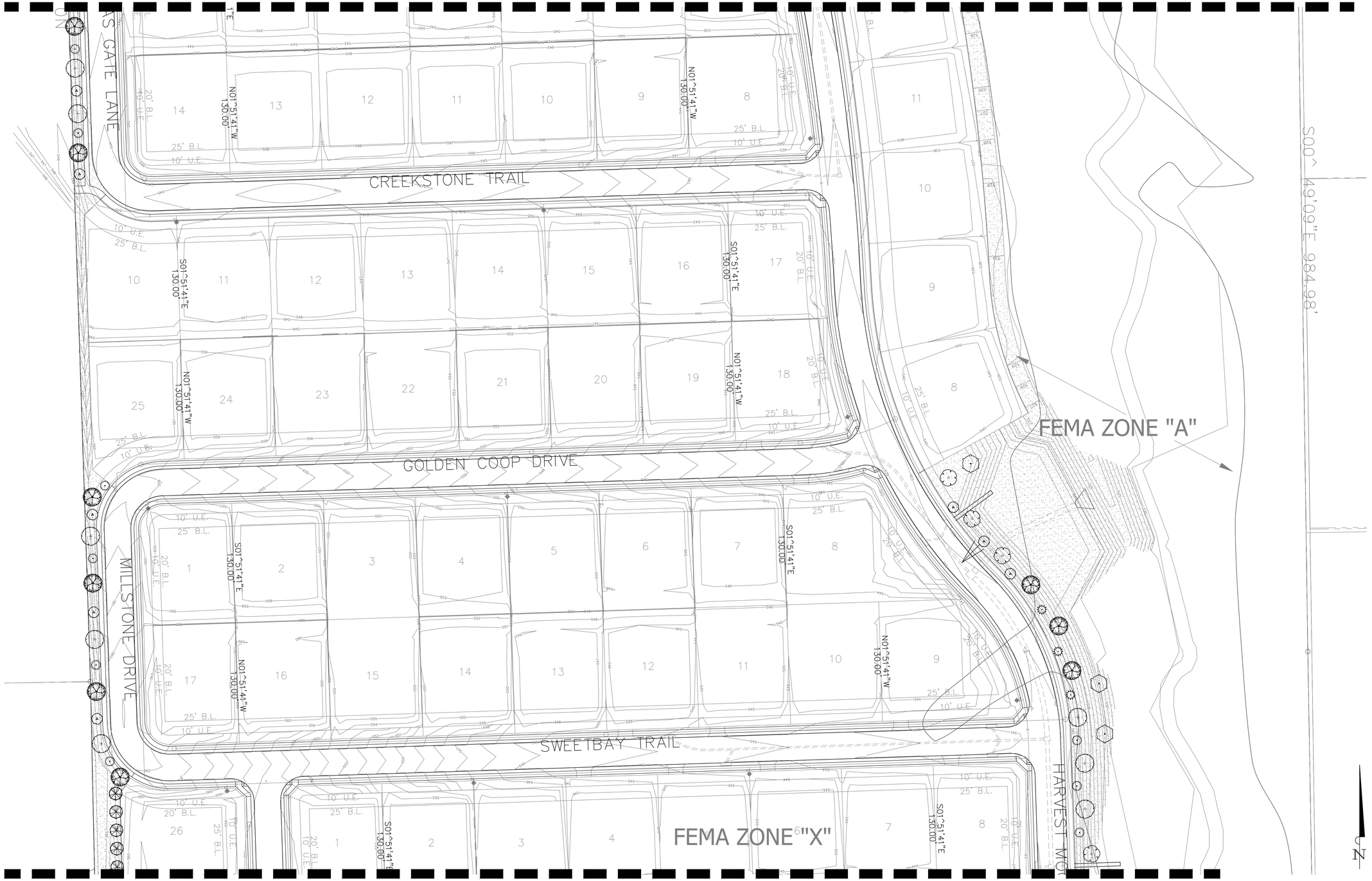
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SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1



MATCH LINE 'B' - SHEET L-2.3

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
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ERWIN FARMS
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LANDSCAPE PLAN

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SHEET NO.
L-2.2

MATCH LINE 'B' - SHEET L-2.3

CORNFLOWER WAY

APPLE BLOSSOM TRAIL

RANCHVIEW ROAD

PERGOLA WITH CONCRETE PAD AND PICNIC TABLE

16'X54' PAVILION

PARK BENCH TYP.

PICKLE BALL COURTS

HYDROMULCH DISTURBED AREAS DUE TO CONSTRUCTION TYP.

FEMA ZONE "A"

N01^ 14'17"W 1498.13'

S00^ 59'53"E 1671.08'

S78^53'53"W 222.91'

N88^45'43"E 257.92'

N01°51'41"W 130.00'

MATCH LINE 'C' - SHEET L-2.4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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N

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LANDSCAPE PLAN

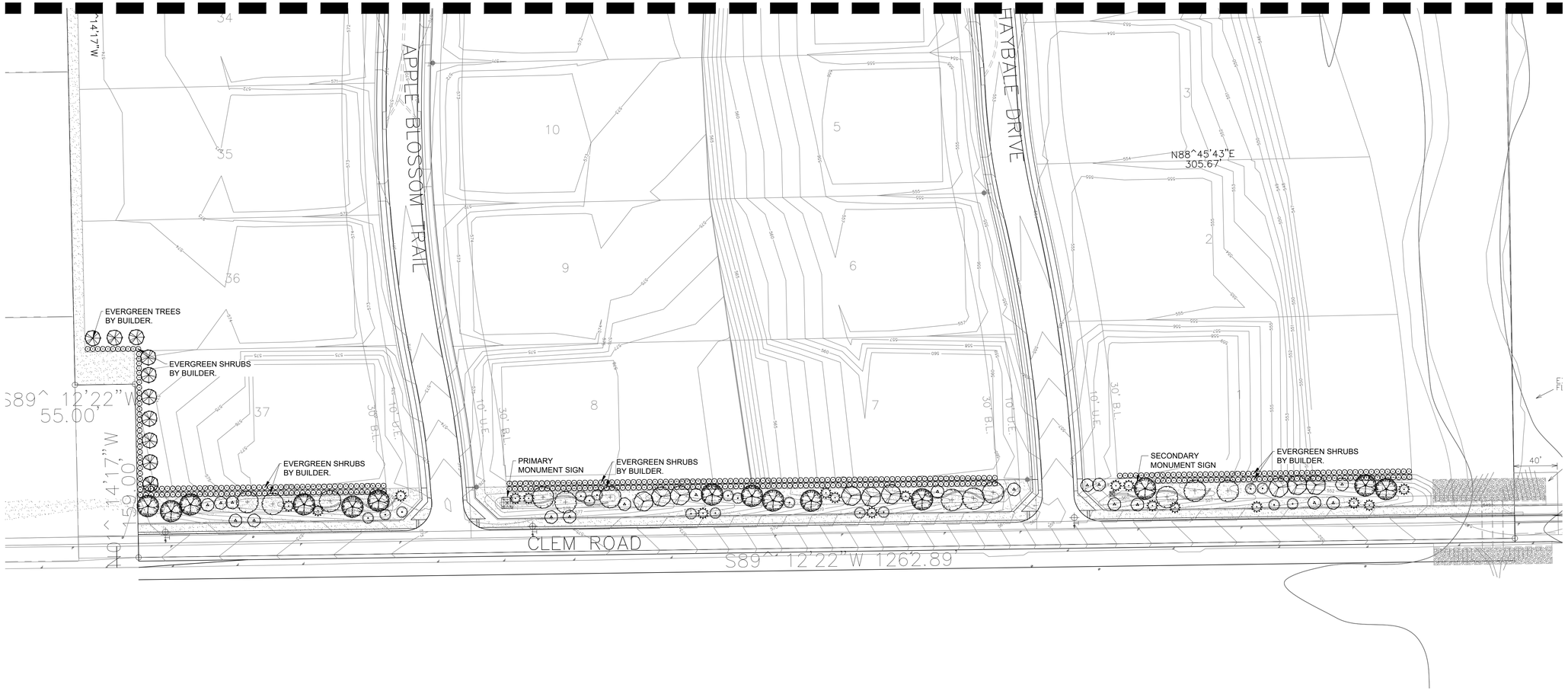
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SHEET NO.
L-2.3

MATCH LINE 'C' - SHEET L-2.3



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LANDSCAPE PLAN

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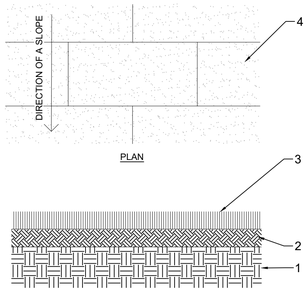
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SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    - 3" OF ORGANIC COMPOST
    - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
    - TILL BED TO A DEPTH OF 6" TO 8"
    - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

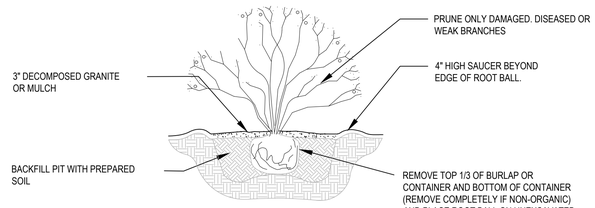
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

NOTES:

WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.

FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

A SOD PLANTING DETAIL



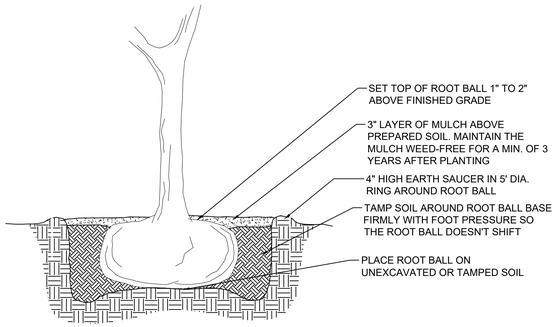
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

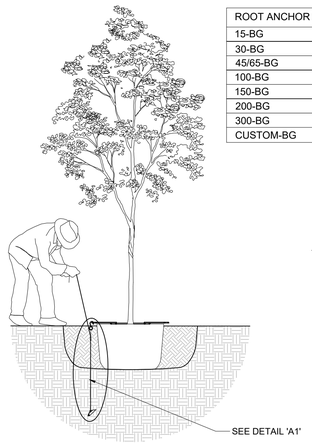
B SHRUB PLANTING DETAIL

NOTES:

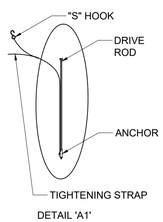
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



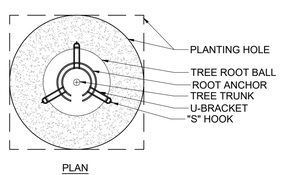
C TREE PLANTING DETAIL



ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD

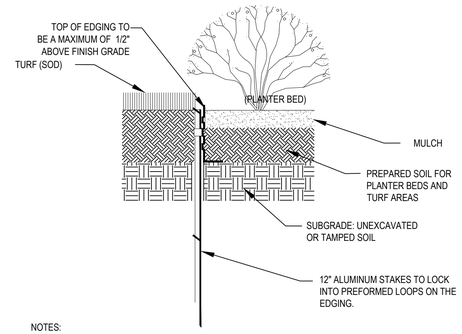


DETAIL 'A1'



PLAN

D STEEL EDGING DETAIL



NOTES:

1) SIZE TO BE 3/16" x 3-1/2"
2) COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
3) 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
4) COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2" BELOW TOP OF EDGING.
5) FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.

E TREE STAKING DETAIL

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

811
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LANDSCAPE NOTES AND DETAILS

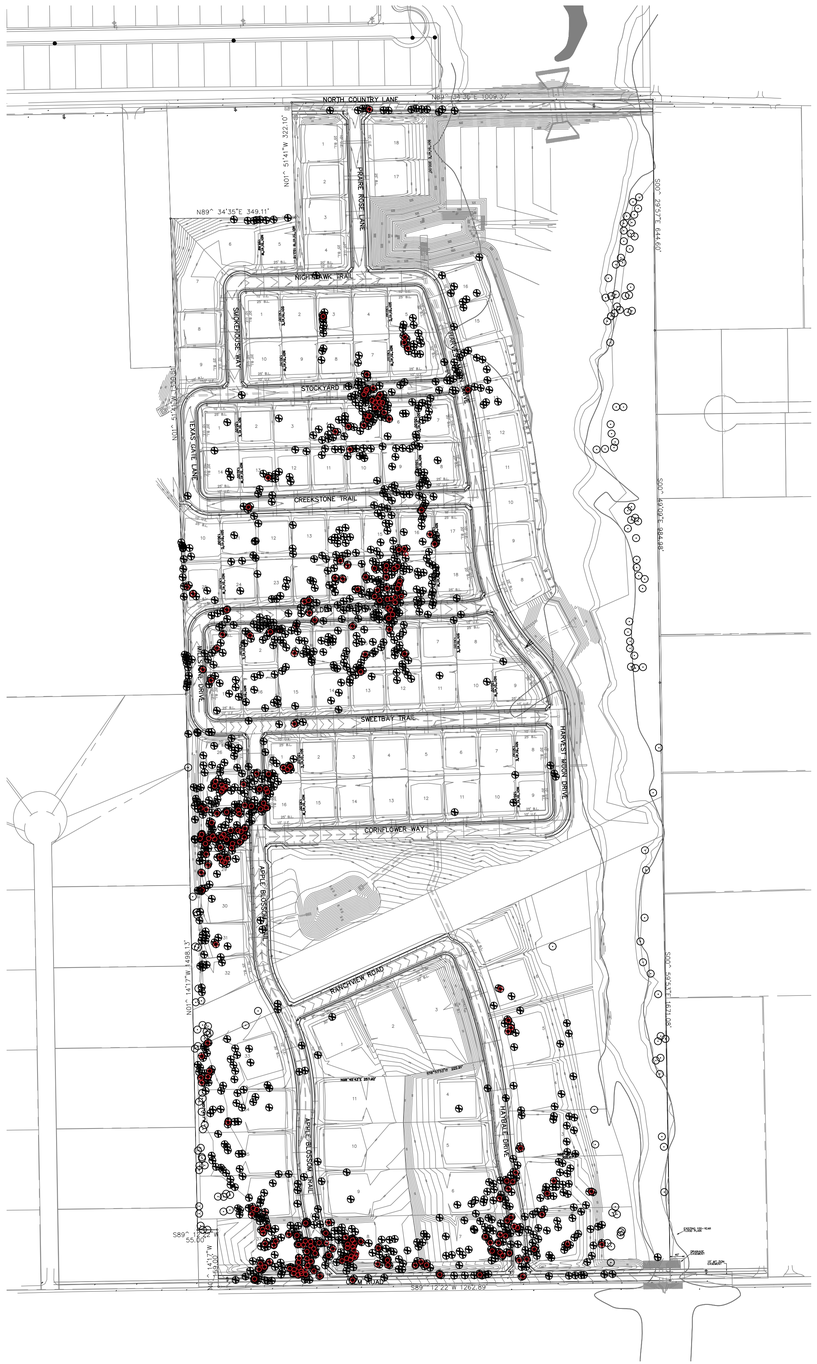
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SHEET NO.
L-2.5

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
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OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

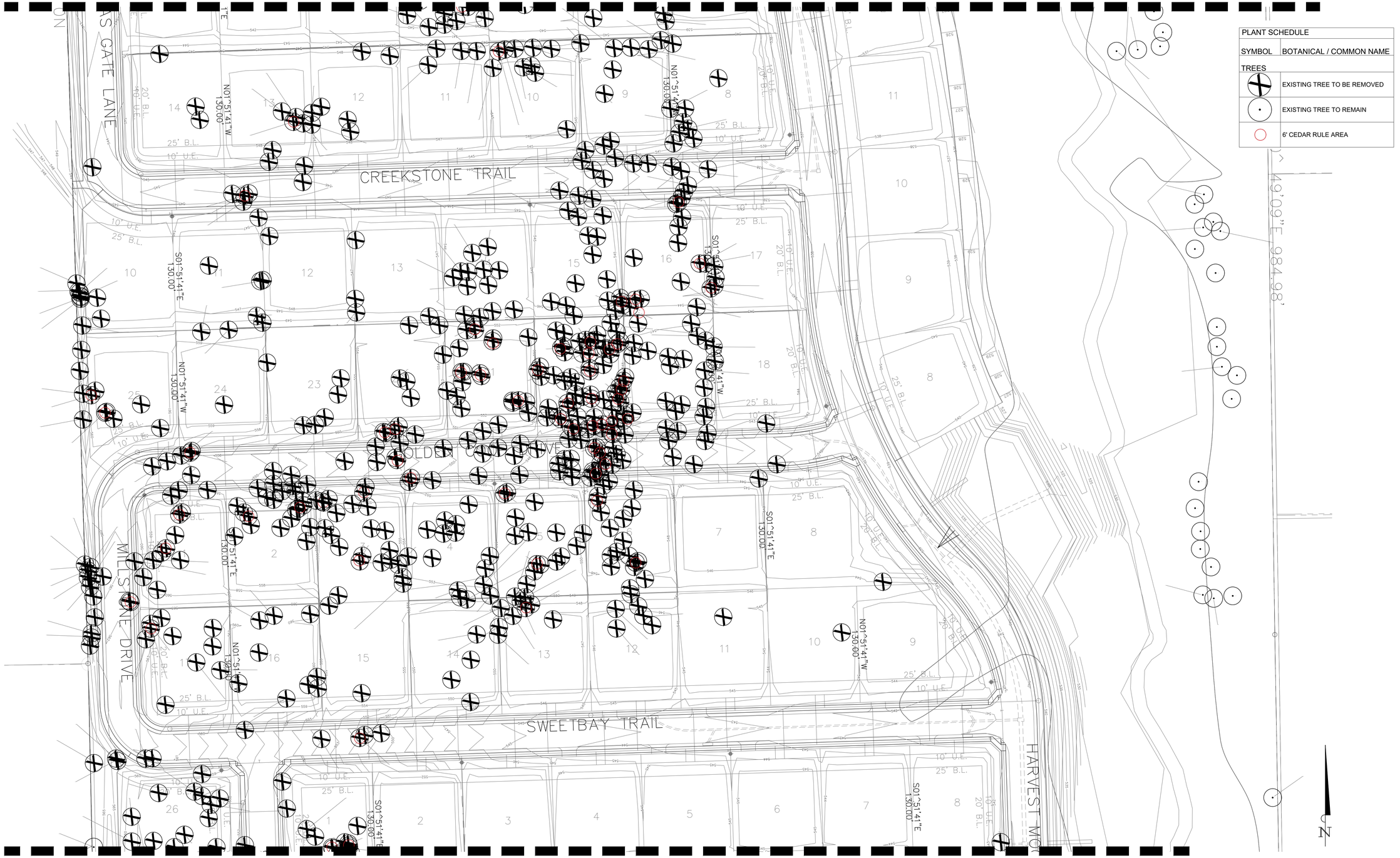
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SHEET NO.

L-1.0

MATCH LINE 'A' - SHEET L-1.1



MATCH LINE 'B' - SHEET L-1.3

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

GRAPHIC SCALE

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ROCKWALL, TEXAS

TREE PRESERVATION PLAN

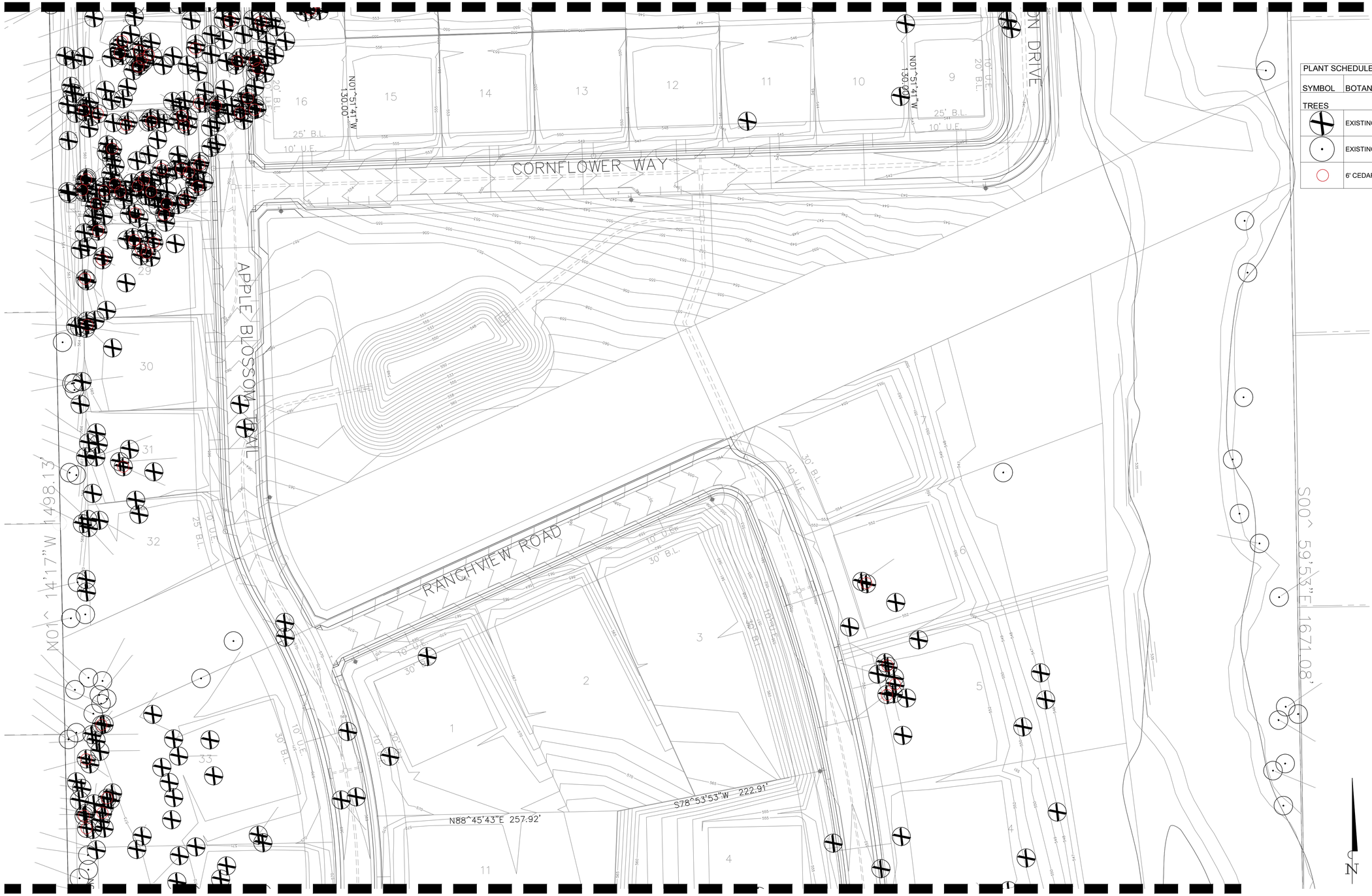
No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-1.2

MATCH LINE 'B' - SHEET L-1.3



MATCH LINE 'C' - SHEET L-1.4

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

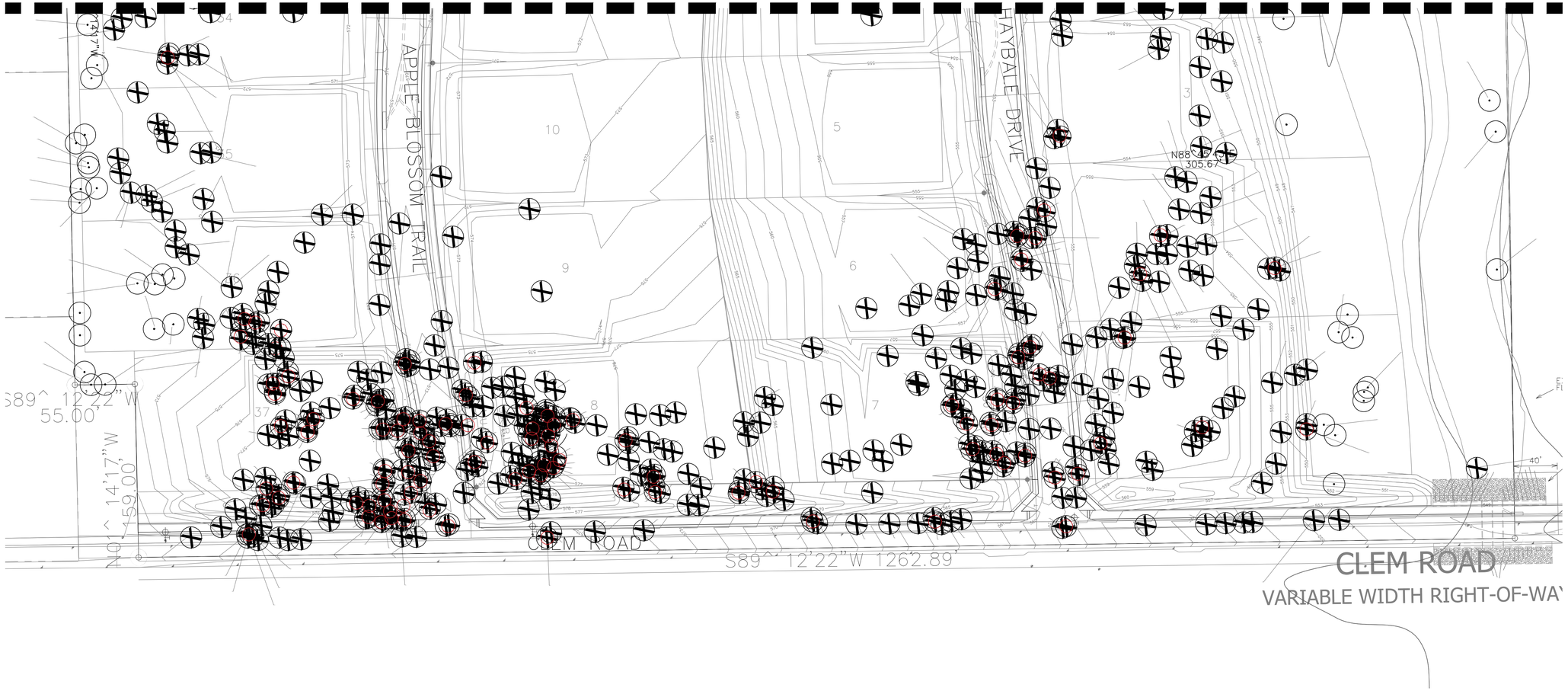
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03/05/2026

SHEET NO.
L-1.3

MATCH LINE 'C' - SHEET L-1.3



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6" CEDAR RULE AREA

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

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L.A.#3141
03/05/2026

SHEET NO.
L-1.4

NO.	CALIPER	SPECIES	REMAIN	REMOVE	REMARKS
5001	12	CEDAR		X	SECONDARY
5002	12	CEDAR		X	SECONDARY
5003	10	CEDAR		X	SECONDARY
5004	10	CEDAR		X	SECONDARY
5005	10	CEDAR		X	SECONDARY
5006	12	CEDAR		X	SECONDARY
5007	12	CEDAR		X	SECONDARY
5008	6	CEDAR		X	SECONDARY
5009	8	CEDAR		X	SECONDARY
5010	8	CEDAR		X	SECONDARY
5011	12	CEDAR		X	SECONDARY
5012	6	CEDAR		X	SECONDARY
5013	6	CEDAR		X	SECONDARY
5014	8	CEDAR		X	SECONDARY
5015	12	CEDAR		X	SECONDARY
5016	6	CEDAR		X	SECONDARY
5017	6	CEDAR		X	SECONDARY
5018	6	CEDAR		X	SECONDARY
5019	8	CEDAR		X	SECONDARY
5020	8	CEDAR		X	SECONDARY
5021	8	CEDAR	X		SECONDARY
5022	10	CEDAR	X		SECONDARY
5023	10	CEDAR		X	SECONDARY
5024	10	CEDAR		X	SECONDARY
5025	8	CEDAR	X		SECONDARY
5026	8	CEDAR	X		SECONDARY
5027	6	CEDAR	X		SECONDARY
5028	8	CEDAR	X		SECONDARY
5029	12	CEDAR		X	SECONDARY
5030	8	CEDAR		X	SECONDARY
5031	8	CEDAR		X	SECONDARY
5032	8	CEDAR		X	SECONDARY
5033	8	CEDAR		X	SECONDARY
5034	8	CEDAR		X	SECONDARY
5035	8	CEDAR		X	SECONDARY
5036	8	CEDAR		X	SECONDARY
5037	6	CEDAR		X	SECONDARY
5038	8	CEDAR		X	SECONDARY
5039	8	CEDAR		X	SECONDARY
5040	11	CEDAR		X	SECONDARY
5041	10	CEDAR		X	SECONDARY
5042	8	CEDAR		X	SECONDARY
5043	8	CEDAR		X	SECONDARY
5044	6	CEDAR		X	SECONDARY
5045	11	CEDAR		X	SECONDARY
5046	5	CEDAR		X	SECONDARY
5047	6	CEDAR		X	SECONDARY
5048	9	CEDAR		X	SECONDARY
5049	9	CEDAR		X	SECONDARY
5050	9	CEDAR		X	SECONDARY
5051	10	CEDAR		X	SECONDARY
5052	5	CEDAR		X	SECONDARY
5053	12	CEDAR		X	SECONDARY
5054	8	CEDAR		X	SECONDARY
5055	10	CEDAR		X	SECONDARY
5056	8	CEDAR		X	SECONDARY
5057	7	CEDAR		X	SECONDARY
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5059	7	CEDAR		X	SECONDARY
5060	7	CEDAR		X	SECONDARY
5061	7	CEDAR		X	SECONDARY
5062	7	CEDAR		X	SECONDARY
5063	12	CEDAR		X	SECONDARY
5064	12	CEDAR		X	SECONDARY
5065	9	CEDAR		X	SECONDARY
5066	7	CEDAR		X	SECONDARY
5067	9	CEDAR		X	SECONDARY
5068	7	CEDAR		X	SECONDARY
5069	8	CEDAR		X	SECONDARY
5070	4	CEDAR		X	SECONDARY
5071	6	CEDAR		X	SECONDARY
5072	4	CEDAR		X	SECONDARY
5073	8	CEDAR		X	SECONDARY
5074	6	CEDAR		X	SECONDARY
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5085	2	CEDAR		X	NON-PROTECTED
5086	3	CEDAR		X	NON-PROTECTED
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5094	6	CEDAR		X	SECONDARY
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5102	2	CEDAR		X	NON-PROTECTED
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5111	9	CEDAR		X	SECONDARY
5112	4	CEDAR		X	NON-PROTECTED
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5114	10	CEDAR		X	SECONDARY
5115	7	CEDAR		X	SECONDARY
5116	7	CEDAR		X	SECONDARY
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5144	3	CEDAR		X	NON-PROTECTED
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5155	3	CEDAR		X	NON-PROTECTED
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5157	6	CEDAR		X	SECONDARY
5158	6	CEDAR		X	SECONDARY
5159	9	CEDAR		X	SECONDARY
5160	8	CEDAR		X	SECONDARY
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5183	7	CEDAR		X	SECONDARY
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5252	6	CEDAR		X	SECONDARY
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5254	7	CEDAR		X	SECONDARY
5255	8	CEDAR		X	SECONDARY
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5257	7	CEDAR		X	SECONDARY
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5269	5	CEDAR		X	SECONDARY
5270	4	ELM		X	PRIMARY
5271	5	ELM		X	PRIMARY
5272	7	CEDAR		X	SECONDARY
5273	6	ELM		X	PRIMARY
5274	8	CEDAR		X	SECONDARY
5275	4	ELM		X	PRIMARY
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5277	6	CEDAR		X	SECONDARY
5278	11	CEDAR		X	SECONDARY
5279	8	CEDAR		X	SECONDARY
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5281	9	CEDAR		X	SECONDARY
5282	6	PEAR		X	PRIMARY
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5291	8	CEDAR		X	SECONDARY
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5294	5	CEDAR		X	SECONDARY
5295	8	CEDAR		X	SECONDARY
5296	13	CEDAR		X	SECONDARY
5297	10	CEDAR		X	SECONDARY
5298	6	CEDAR		X	SECONDARY
5299	6	CEDAR		X	SECONDARY
5300	6	CEDAR		X	SECONDARY
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5310	8	CEDAR	X		SECONDARY
5311	13	CEDAR	X		SECONDARY
5312	6	CEDAR	X		SECONDARY
5313	12	CEDAR	X		SECONDARY
5314	10	CEDAR	X		SECONDARY
5315	5	CEDAR	X		SECONDARY
5316	8	CEDAR	X		SECONDARY
5317	4	CEDAR		X	SECONDARY
5318	8	CEDAR	X		SECONDARY
5319	14	CEDAR	X		SECONDARY
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5322	6	CEDAR		X	SECONDARY
5323	7	CEDAR	X		SECONDARY
5324	11	CEDAR		X	SECONDARY
5325	10	CEDAR		X	SECONDARY
5326	4	CEDAR		X	SECONDARY
5327	2	CEDAR		X	NON-PROTECTED
5328	7	CEDAR		X	SECONDARY
5329	7	CEDAR		X	SECONDARY
5330	12	CEDAR		X	SECONDARY
5331	5	CEDAR		X	SECONDARY
5332	6	CEDAR		X	SECONDARY
5333	2	CEDAR		X	NON-PROTECTED
5334	8	CEDAR		X	SECONDARY
5335	6	CEDAR		X	SECONDARY
5336	3	CEDAR		X	NON-PROTECTED
5337	3	CEDAR		X	NON-PROTECTED
5338	6	CEDAR		X	SECONDARY
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5342	8	CEDAR		X	SECONDARY
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5348	3	CEDAR		X	NON-PROTECTED
5349	6	CEDAR		X	SECONDARY
5350	1	CEDAR		X	NON-PROTECTED
5351	8	CEDAR		X	SECONDARY
5352	6	CEDAR		X	SECONDARY
5353	6	CEDAR	X		SECONDARY
5354	6	CEDAR	X		SECONDARY
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5358	5	CEDAR		X	SECONDARY
5359	8	CEDAR		X	SECONDARY
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5361	4	CEDAR		X	SECONDARY
5362	4	CEDAR		X	SECONDARY
5363	3	CEDAR		X	NON-PROTECTED
5364	5	CEDAR		X	SECONDARY
5365	3	CEDAR		X	NON-PROTECTED
5366	7	CEDAR		X	SECONDARY
5367	4	CEDAR		X	NON-PROTECTED
5368	3	CEDAR		X	NON-PROTECTED
5369	2	CEDAR		X	NON-PROTECTED
5370	7	CEDAR		X	NON-PROTECTED
5371	3	CEDAR		X	NON-PROTECTED
5372	2	CEDAR		X	NON-PROTECTED
5373	4	ELM		X	PRIMARY
5374	7	ELM		X	PRIMARY
5375	4	ELM		X	PRIMARY
5376	5	ELM		X	PRIMARY
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5381	5	ELM		X	PRIMARY
5382	6	CEDAR		X	SECONDARY
5383	7	CEDAR		X	SECONDARY
5384	6	CEDAR		X	SECONDARY
5385	3	CEDAR		X	NON-PROTECTED
5386	2	CEDAR		X	NON-PROTECTED
5387	2	CEDAR		X	NON-PROTECTED
5388	4	CEDAR		X	SECONDARY
5389	5	CEDAR		X	SECONDARY
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5391	9	CEDAR		X	SECONDARY
5395	4	CEDAR		X	SECONDARY
5396	4	CEDAR		X	SECONDARY
5399	4	CEDAR		X	SECONDARY
5401	8	CEDAR		X	SECONDARY
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5403	4	CEDAR		X	SECONDARY
5404	8	CEDAR		X	SECONDARY
5405	8	CEDAR		X	SECONDARY
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5433	3	CEDAR		X	NON-PROTECTED
5434	3	CEDAR		X	NON-PROTECTED
5435	14	CEDAR		X	SECONDARY
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5592	7

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5995	8	CEDAR		X	SECONDARY
5996	3	CEDAR		X	NON-PROTECTED
5997	13	CEDAR		X	SECONDARY
5998	13	CEDAR		X	SECONDARY
5999	6	CEDAR	X		SECONDARY
6000	7	CEDAR		X	SECONDARY
6001	11	CEDAR		X	SECONDARY
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6005	12	CEDAR		X	SECONDARY
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6008	1	CEDAR		X	NON-PROTECTED
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6012	6	CEDAR		X	SECONDARY
6013	2	CEDAR		X	NON-PROTECTED
6014	2	CEDAR		X	NON-PROTECTED
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6584	4	CEDAR		X	SECONDARY
6585	10	CEDAR		X	SECONDARY
6586	8	CEDAR		X	SECONDARY
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6597	6	CEDAR		X	SECONDARY
6598	6	CEDAR		X	SECONDARY
6599	6	CEDAR		X	SECONDARY
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6667	6	CEDAR		X	SECONDARY
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6826	4	CEDAR	X		SECONDARY
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6828	8	ELM	X		PRIMARY
6829	4	CEDAR	X		SECONDARY
6830	3	CEDAR	X		SECONDARY
6831	6	CEDAR	X		SECONDARY
6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	891
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9653
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000
ADDITIONAL TREES TO BE REMOVED (41)	41 TREES ADDED

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

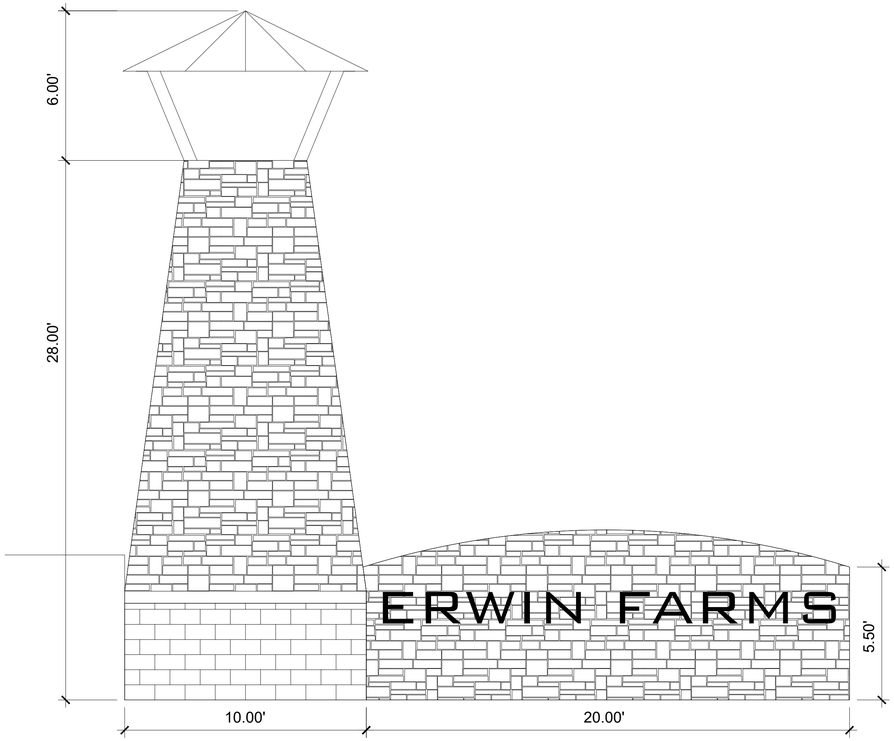
PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

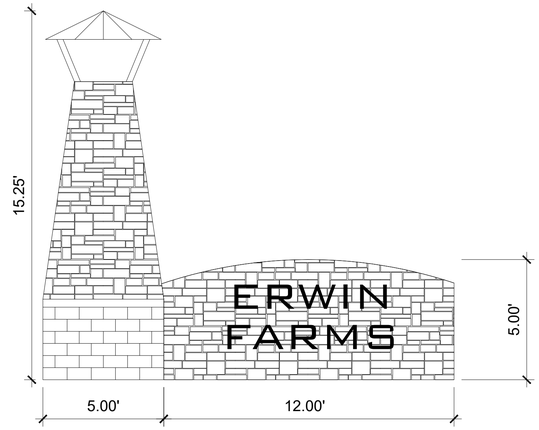
SHEET NO.
L-1.7

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

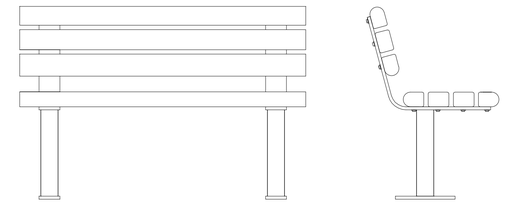
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



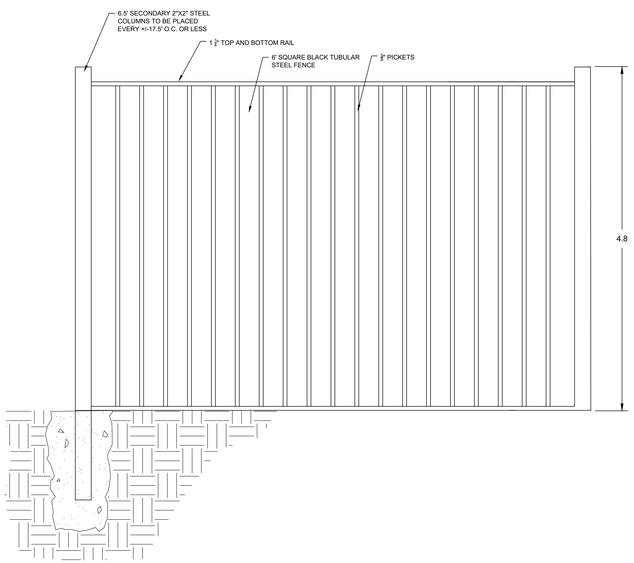
F PRIMARY MONUMENT SIGN DETAIL



G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

HARDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.6

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: SP2026-009
PROJECT NAME: Site Plan for Raising Cane's
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a Site Plan for an existing Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/26/2026	Approved w/ Comments

03/26/2026: SP2026-009; Site Plan for Raising Cane's [1114 E. IH-30]
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2026-009) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan) of the plans. (Subsection 03.04. A, of Article 11)

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

M.5 Site Plan.
(1) Indicate all drive/turning radii. (Subsection 03.04, of Article 11, UDC)
(2) Indicate all drive widths. The minimum driveway width is 24-feet. (Subsection 03.04. B, of Article 11, UDC)
(3) Please label all fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)

(4) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
(5) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. Are you proposing to add any pad mounted equipment? (Subsection 01.05.C, of Article 05, UDC)
(6) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)
(7) Trash enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. In this case, the proposed dumpster faces onto IH-30 this will need to be adjusted on the plans or will require a variance from the Planning and Zoning Commission. (Subsection 01.05. B, of Article 05, UDC)
(8) Please note that the required dumpster enclosure will need an oil/water separator to drain to storm system.

M.6 Landscape Plan.
(1) Provide the site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Large trees shall be provided in the required landscape buffer in numbers equal to one (1) tree per 50-feet of street frontage. (Subsection 05.01, of Article 08, UDC)
(3) Please note that trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03, of Article 08, UDC)
(4) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.7 Photometric Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property where this 0.2 FC requirement is exceeded. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(3) Indicate the location and type of all new exterior lighting, including pole mounted, wall-mounted, signage, etc. for the entirety of the property. Please also provide the pole heights to ensure they meet our requirements (maximum of 30-feet). (Subsection 03.03D, if Article 07, UDC)
(4) Please provide the cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.8 Building Elevations
(1) Please provide canopy elevations and show that canopy columns will be wrapped in the same materials as the building. (Subsection 04.01, of Article 05, UDC)
(2) Please indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
(3) Please note that projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05, UDC)
(4) Indicate any roof mounted or ground mechanical equipment. (Subsection 01.05C, of Article 05, UDC)
(5) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (Subsection 01.05. B, of Article 05, UDC)

I.9 Staff has identified the following variances associated with the proposed request: [1] Trash/Recycling Receptacles and Dumpster Enclosures. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case two (2) compensatory measures must be provided to offset the variance requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.10 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on April 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional

information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on March 31, 2026.
2) Planning & Zoning meeting/Public Hearing meeting will be held on April 14, 2026.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Extend
2. Dumpster may not directly face a roadway.
3. Will need oil/water separator to drain to storm system.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees (Public Improvements)
- Impact Fees (Water, Sewer & Roadway - If adding meter or increasing building size)
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls allowed.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.
- Dumpsters may not directly face a roadway.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
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- Check drive aisle width requirements for angled parking (depends on angle of parking). Existing angled parking was approved to be 60 degree.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)

- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- There is an existing 12" water main located in the back of the property available for use.
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- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
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Drainage Items:
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.

Landscaping:
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved w/ Comments

03/18/2026: Proposed Dumpster enclosure will be required to have a drain that will flow into a Oil/Water Separator before discharging into the storm water line

Back sides of parapet walls will be required to be finished with the same materials as the front

Building Permit will be required for the remodel

Moving of signs and any new signage will require a separate Sign Permit from the Building Inspection Dept

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

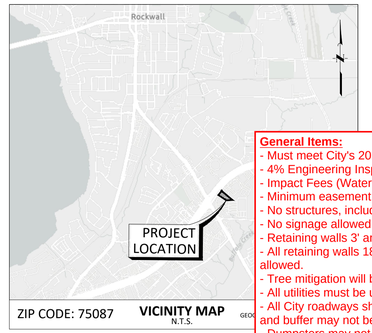
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: Informational only

Better varieties of turfgrass like Tif Tuff, Tahoma 31 and Latitude 36 that are more shade, drought, cold and wear tolerant

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
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BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
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PARKING PROVIDED:	42 SPACES
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LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
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TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%



BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

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ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

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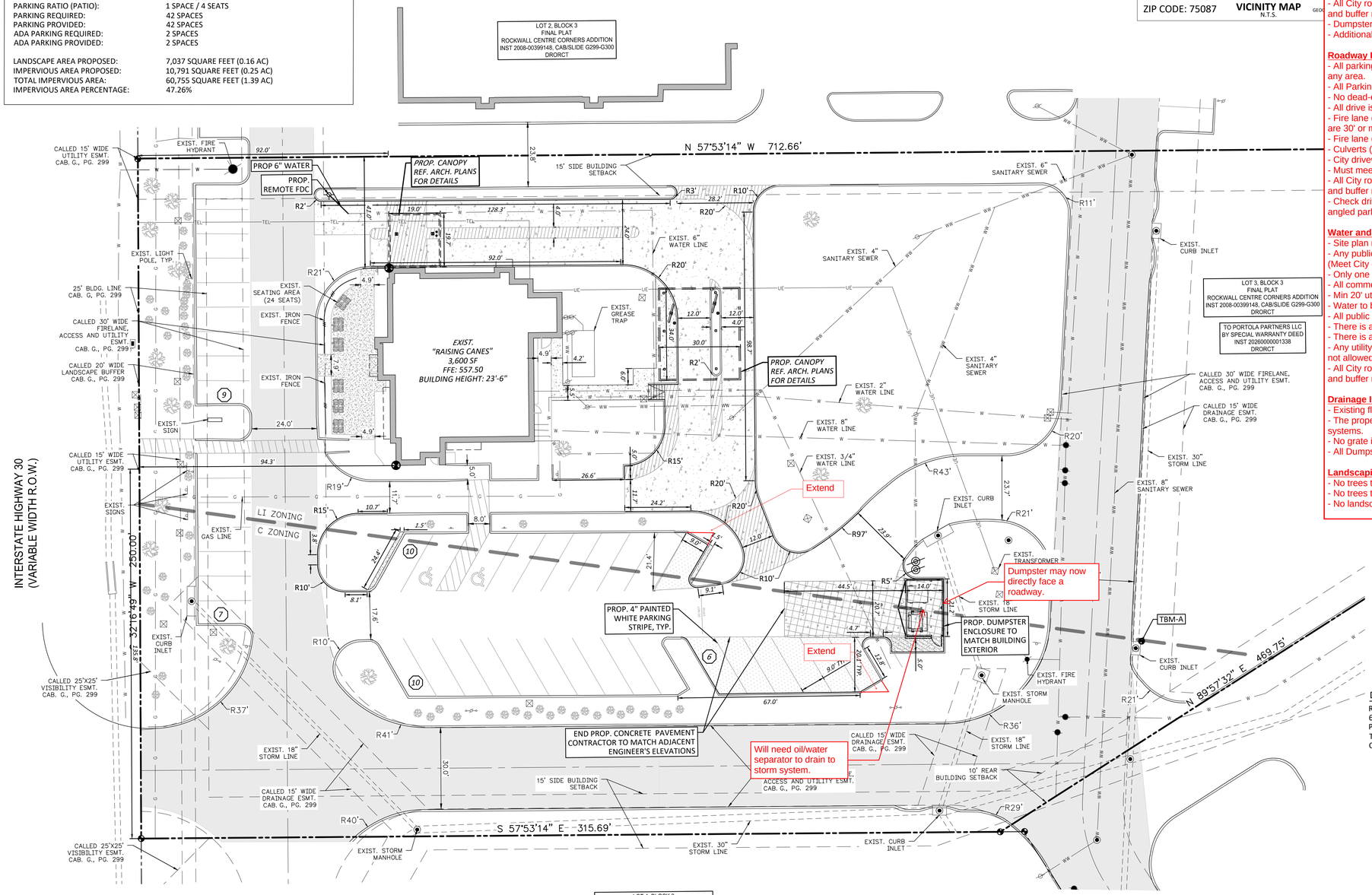
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5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER
RAISING CANES
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL (225) 279-0078
CONTACT: BEN HALBERT

OWNER
PORTOLA PARTNERS LLC (1108431)
311 BILTMORE WAY
LAFAYETTE LA 70508

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TEXAS 76137
TEL (682) 268-2207
CONTACT: AARON HAWKINS, PE

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

CASE NO. SP2026-XXX

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
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www.texas811.org
Texas811 or 1-800-545-6005

App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-17
C-6

© 2022 Quiddity

K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2026-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1114 East Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Rockwall Centre Corners Addition	LOT	3	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1	CURRENT USE	Full service restaurant		
PROPOSED ZONING	L1	PROPOSED USE	Full service restaurant		
ACREAGE	2.951	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER	Raising Cane's	☐ APPLICANT	Quiddity Engineering
CONTACT PERSON	Matt McCulloch	CONTACT PERSON	Aaron C. Hawkins
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 310.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

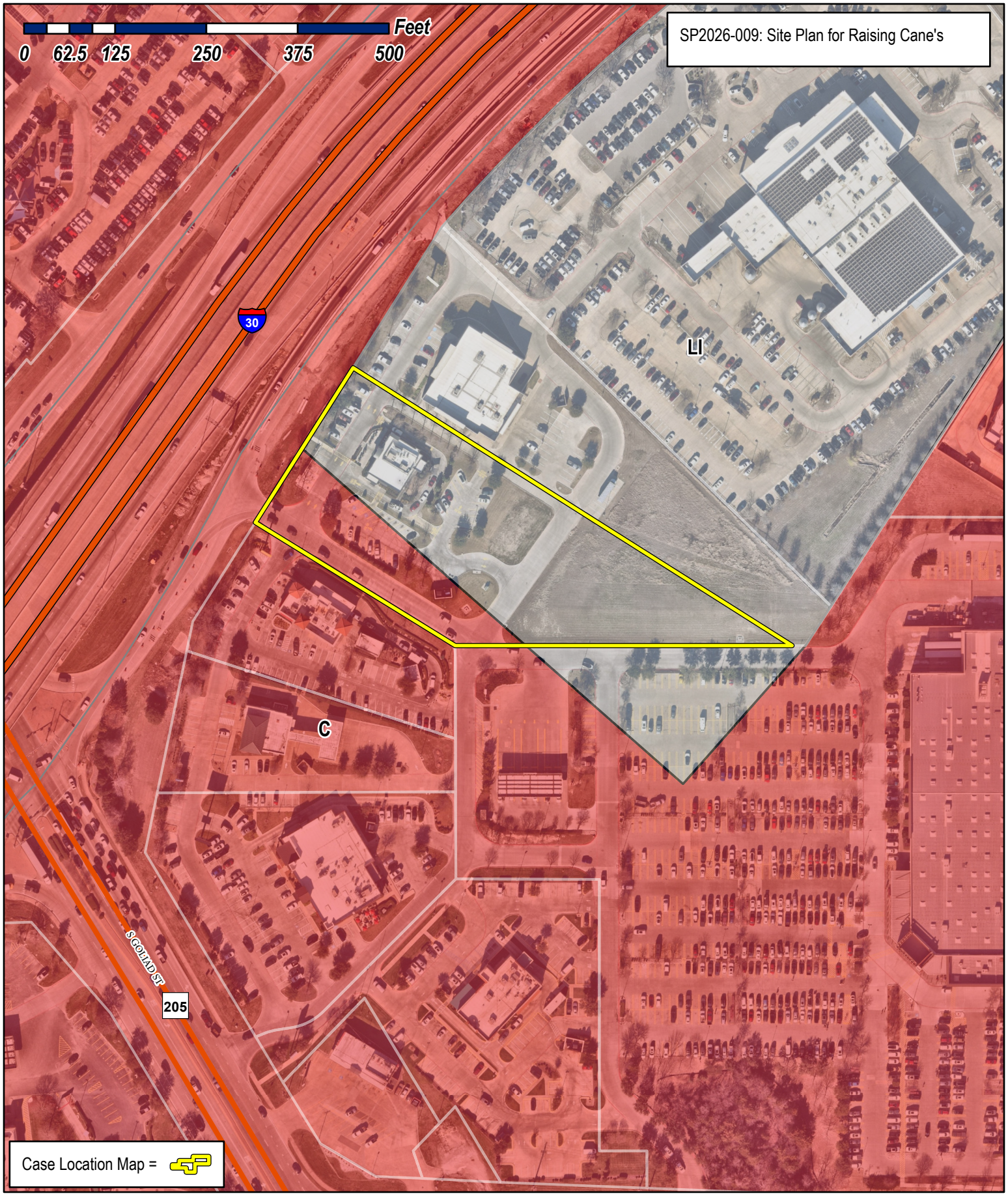
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kiley Priddy

KILEY PRIDDY
Notary Public, State of Texas
Comm. Expires 04-10-2029
Notary ID 126346900

MY COMMISSION EXPIRES

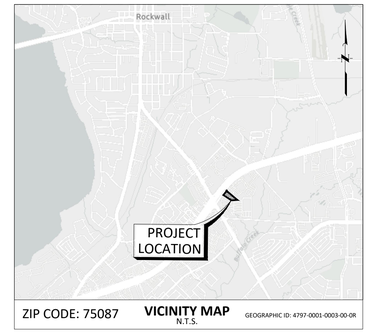


City of Rockwall

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

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

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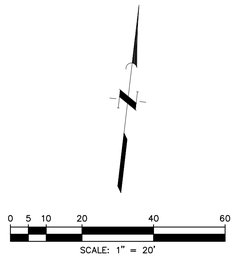


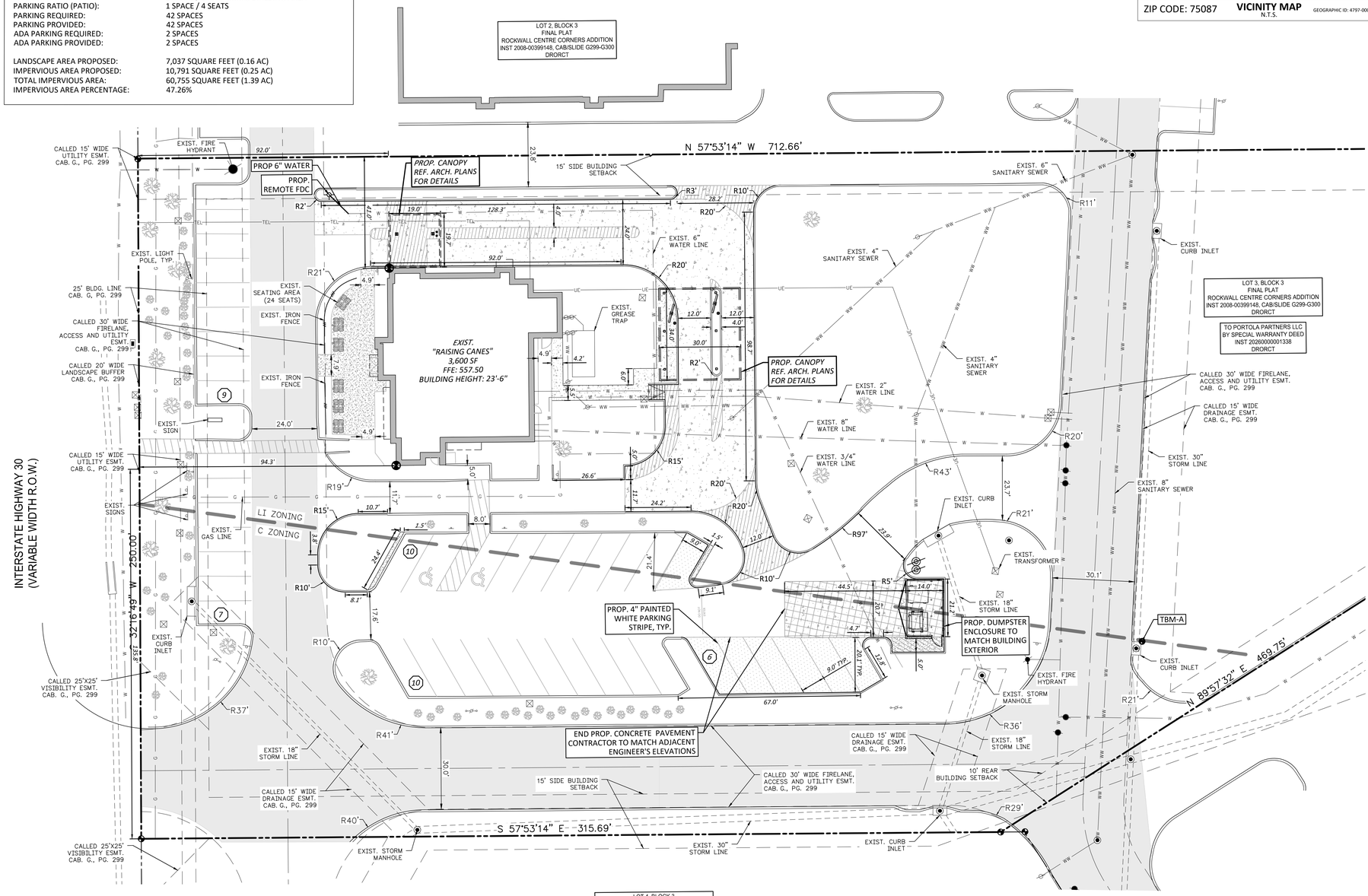
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ELEVATION 640.94 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.





LEGEND

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

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_____ DIRECTOR OF PLANNING AND ZONING

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No.	Date	REVISIONS	App.

QUIDDITY
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4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

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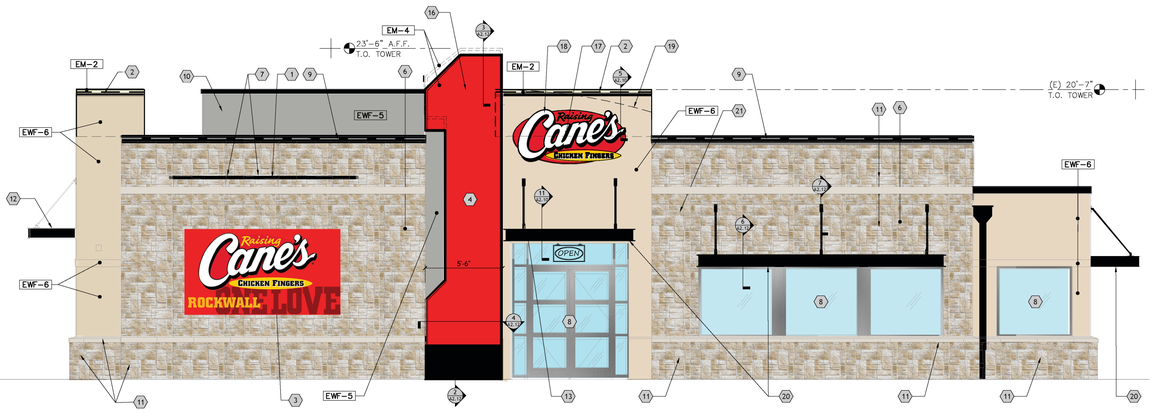
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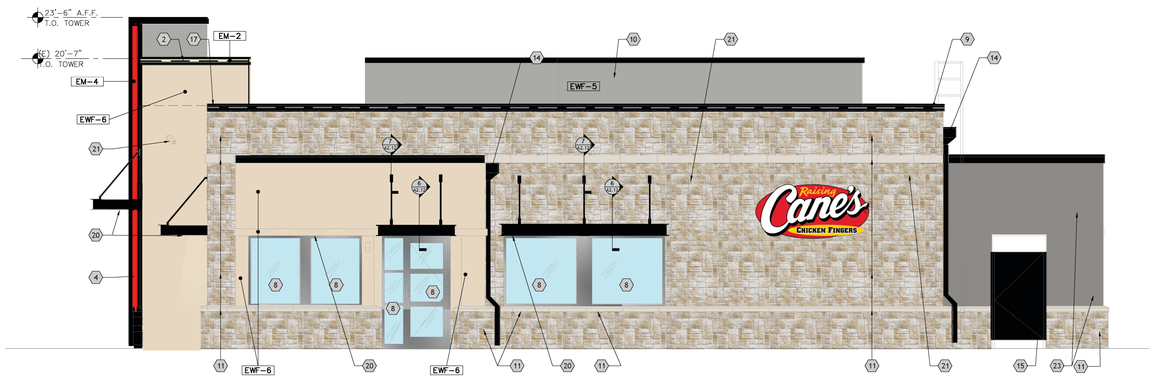
SHEET NO.
OF C-17
C-6

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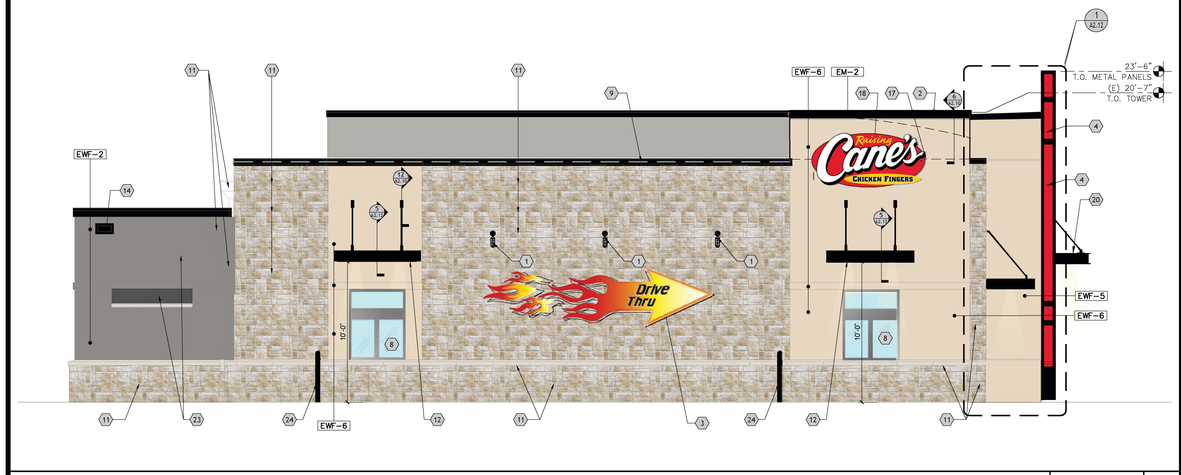
K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026



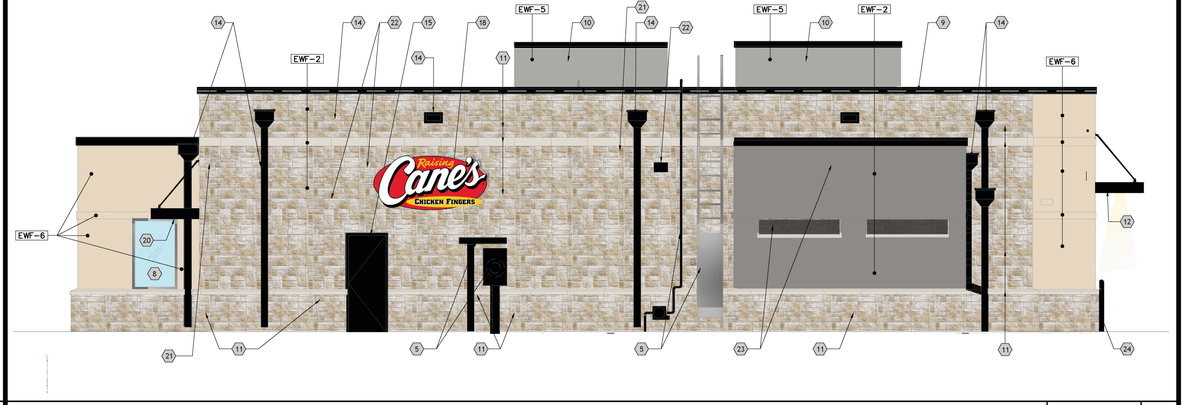
NORTH ELEVATION | 3/16" = 1'-0" | 1



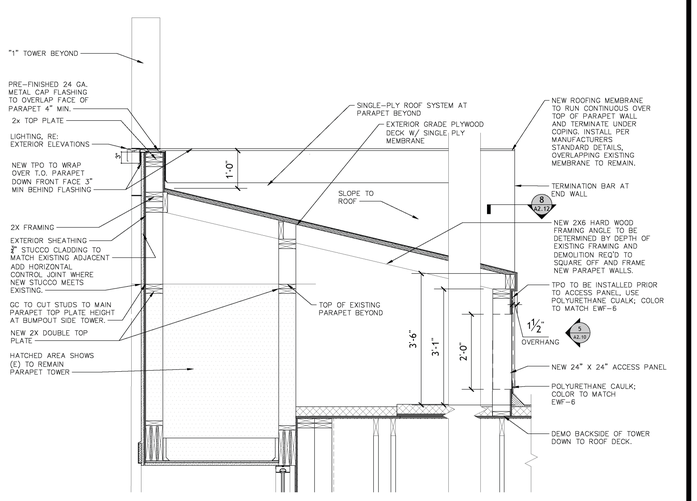
WEST ELEVATION | 3/16" = 1'-0" | 2



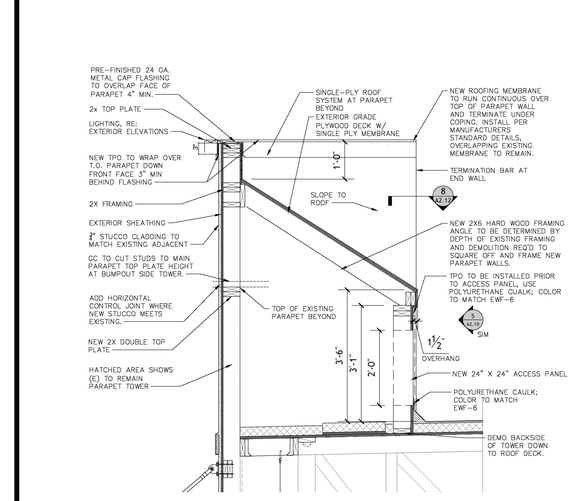
EAST ELEVATION | 3/16" = 1'-0" | 3



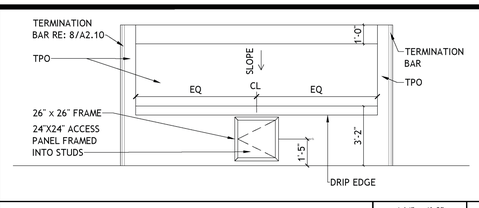
SOUTH ELEVATION | 3/16" = 1'-0" | 4



FRONT TOWER | 1/2" = 1'-0" | 5



DRIVE-THRU TOWER | 1/2" = 1'-0" | 6



REAR TOWER ELEVATION | 1/4" = 1'-0" | 7

MATERIAL LEGEND

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EWF-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EWF-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EWF-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

*FOR FINISH SCHEDULE RE: A6.30

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
2. LED COVE LIGHTING BY OTHERS.
3. EXISTING WALL ART TO REMAIN.
4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
7. NOT USED.
8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
10. EXISTING ROOF SCREEN.
11. EXISTING STONE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP.
12. NEW DRIVE THRU CANOPY.
13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
19. DASHED LINE INDICATES DEMOLISHED ARCH. NEW FRAMING AT SQUARE TOWER TO ALIGN BACK TO EXISTING HEIGHT.
20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
22. EXISTING LIGHT FIXTURE TO REMAIN.
23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
24. EXISTING BOLLARDS TO REMAIN, TYP.

SHEET NOTES

A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.

B. REFER SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.

D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.

E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.

F. REPAINT FIRE PANEL TO EXISTING COLORS.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

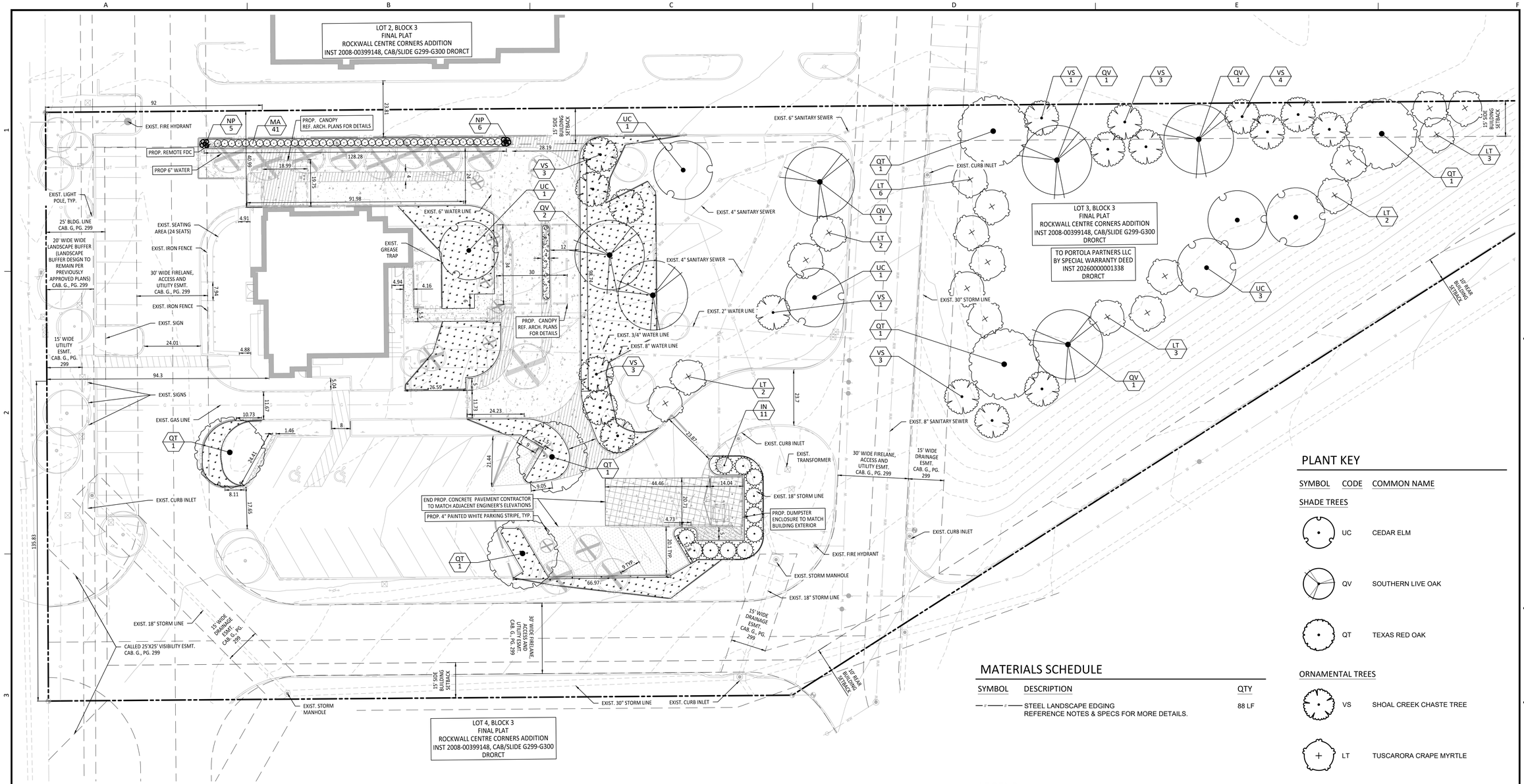
REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: JP
CHECKED BY: BP

ARCH. PROJECT NO.: C0152

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.10**



PLANT KEY

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
ORNAMENTAL TREES		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
SHRUBS		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
GROUND COVERS		
	RR	RIVER ROCK 'COLORADO'
	CD	TIF 419 BERMUDAGRASS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— # — # —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C. — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60

SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

LANDSCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-4 OF **L-3**

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LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
- A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS SPECIALIZING IN THEIR RESPECTIVE FIELD.

1.2 REFERENCE DOCUMENTS
- A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO THE TREE PRESERVATION PLAN, AS APPLICABLE.
- C. REFER TO THE IRRIGATION PLAN, AS APPLICABLE.

1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS.
- D. TEXAS SEED LAW & REGULATION, LATEST EDITION.

1.4 SCOPE OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, AS SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- C. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN SIZE, VARIETY, AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT AND LANDSCAPE MATERIALS IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION, AND INSTALLATION OF MATERIALS.
- E. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES, ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- F. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
- G. THE GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE OR NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS. THE LACK OF AVAILABLE TOPSOIL ON SITE WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
- H. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS DUE TO CONSTRUCTION, STAGING, OR ANY OTHER ACTIVITY RELATED TO THE OVERALL PROJECT SCOPE OF WORK.
- I. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPline OF EXISTING TREES. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING ACCEPTANCE.
- J. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- K. REFERENCES TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS AND REFER TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO THE SCOPE OF WORK, AS NEEDED.

1.5 SUBMITTALS
- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- B. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, ROCKS, GRAVELS, AND/OR CRUSHED STONE, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR LANDSCAPING AREAS AS MAY BE APPROPRIATE).
  1. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  2. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):
     - i. SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED.
     - ii. PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
     - iii. FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  5. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, LANDSCAPE FABRICS, ETC.
- D. CONTRACTOR TO CLEARLY INDICATE THE EXACT PROPOSED ITEMS WITH SPECIFICATIONS ON ALL SUBMITTALS.

1.6 JOB CONDITIONS, DELIVERY, HANDLING, AND STORAGE
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL, PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, SPECIFICATIONS, AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- D. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. COORDINATE WITH OWNER FOR ANY IRRIGATION SYSTEM REPAIRS NECESSARY DUE TO COMPONENTS BEING DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE.
- E. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT THE JOB SITE.
- F. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE. PREVENT PLANTS FROM DRYING OUT, PLANT IMMEDIATELY UPON ARRIVAL AT THE PROJECT SITE. IF IMMEDIATE PLANTING IS NOT POSSIBLE, UTILIZE BEST PRACTICES FOR PROTECTING PLANTINGS UNTIL INSTALLATION.
- G. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
- H. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- I. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- J. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 INSTALLATION SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.8 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
  2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
  3. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
  4. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
  5. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, FERTILIZING, EDGING, PRUNING OF TREES, MOWING OF GRASS, RESTAKING OF TREES, RESETTING OF SETTLED PLANTS, AERATION OF TURF AREAS, RESEEDING AND/OR RESODDING TURF AREAS THAT DID NOT ESTABLISH, TREATING FOR INSECTS AND DISEASES, MULCH REPLACEMENT, CLEANING UP, AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
  6. CONTRACTOR TO SUBMIT PROPOSED MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
  7. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
  8. REMOVE TREE GUYING AND STAKING MATERIALS AFTER ONE YEAR. REPAIR GUYING AND STAKING MATERIALS AS NEEDED UNTIL ONE YEAR AFTER INSTALLATION.
  9. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. THE IRRIGATION SYSTEM BEING TURNED OFF OR ALTERED BY OTHERS, RESULTING IN PLANT LOSS, SHALL BE AT THE CONTRACTOR'S EXPENSE FOR REPLACING DEAD PLANT MATERIAL, AS APPLICABLE.
  10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION AND PLANT HEALTH.
  11. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
      - iv. HYDROMULCHED AREAS SHALL ACHIEVE ONE HUNDRED (100) PERCENT COVERAGE.
- B. GUARANTEE:
  1. WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND IN A HEALTHY, VIGOROUS CONDITION FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT. ANNUAL PLANTINGS TO BE GUARANTEED FOR 90 DAYS ON UNTIL THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
  2. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  3. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT.
  4. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
  5. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12-MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
  6. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "SCOPE OF WORK" IN THIS SECTION.
  7. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
  8. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
  9. ANY NECESSARY REPAIRS UNDER THE GUARANTEE MUST BE MADE WITHIN TEN (10) BUSINESS DAYS AFTER RECEIVING NOTICE, WEATHER PERMITTING. IN THE EVENT THE LANDSCAPE CONTRACTOR DOES NOT MAKE REPAIRS ACCORDINGLY, THE OWNER, WITHOUT FURTHER NOTICE TO THE CONTRACTOR, MAY PROVIDE MATERIALS AND SERVICES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK WITH SUPERVISION BY A QUALIFIED FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. MEASURE TREES WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS SIX (6) INCHES ABOVE THE ROOT BALL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER TREES, AND TWELVE (12) INCHES ABOVE THE ROOT BALL FOR LARGER SIZES. MEASURE THE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS; DO NOT MEASURE FROM BRANCH OR ROOT TIP TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE MINIMUM SIZE REQUIREMENTS FOR ALL PLANTING MATERIAL AND INSTALL SUFFICIENTLY SIZED MATERIAL.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO THE LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT FOR REVIEW AND CONSIDERATION. THE LANDSCAPE ARCHITECT AND/OR OWNER IS NOT RESPONSIBLE FOR ANY LOSSES INCURRED BY THE CONTRACTOR DUE TO PURCHASED AND/OR INSTALLED SUBSTITUTIONS WITHOUT REQUIRED APPROVALS.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. CONTRACTOR SHALL PROVIDE THE BID PROPOSAL WITH LISTED UNIT PRICES FOR ALL MATERIAL TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- H. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, ENSURING REQUIREMENTS OF GENUS, SPECIES, VARIETY/CULTIVAR, SIZE, AND QUALITY ARE MET, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- I. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED WITHIN THE LIMITS OF WORK THROUGHOUT THE CONSTRUCTION PROCESS. DRAINAGE PATTERNS TO MATCH APPROVED GRADING PLANS FOR THE PROJECT.
- J. PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL DEVIATIONS FROM THE PLAN THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, AND/OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS
- A. TOPSOIL (SANDY LOAM):
  1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
     - i. CLAY - BETWEEN 7-27%
     - ii. SILT - BETWEEN 15-25%
     - iii. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
  4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS, CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY, VERIFYING THAT SOIL IS A SANDY LOAM MEETING THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. BEDDING SOIL: PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUALS.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. IF RIVER ROCK (1-3" IN SIZE) IS SPECIFIED IN LIEU OF HARDWOOD MULCH, CONTRACTOR TO EXERCISE CAUTION TO NOT DAMAGE PLANT MATERIAL DURING INSTALLATION.
- F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, GREEN SENSE, OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW-RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.2 PLANT MATERIALS
- A. GENERAL: WELL-FORMED NO. 1 GRADE, OR BETTER, NURSERY GROWN STOCK IS REQUIRED. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO THE NOMINAL OUTER WIDTH OF THE PLANT, NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL-SHAPED, FULL-BRANCHED, SYMMETRICAL IN APPEARANCE, AND WELL-ROOTED. PLANTS SHALL BE FREE FROM INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECTS AND/OR INSECT EGGS/LARVAE, AND ARE TO BE OF SPECIMEN QUALITY. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, IN LOCATIONS WITH SIMILAR CLIMATIC CONDITIONS.
  1. ANY USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
  2. RESPECTIVE TO PLANTS OF THE SAME SPECIES AND VARIETY, PLANTS ARE TO BE OF UNIFORM SIZE.
  3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING, AND FREE FROM ANY OTHER ROOT DEFECTS.
  4. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES MUST HAVE STRONG AND UNDAMAGED CENTRAL LEADERS.
  5. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  6. ROOT BALLS ARE TO BE WELL-FORMED, INTACT, AND WITH THE TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZES FOR CANOPY TREES ARE 32" DIAMETER FOR 3" CALIPER, 40" DIAMETER FOR 4" CALIPER, 55" DIAMETER FOR 5" CALIPER, AND 66" DIAMETER FOR 6" CALIPER.
- C. QUANTITIES: QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE SCHEDULE/LIST, THE QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY NUMBER OF PLANT SYMBOLS SHOWN AND SHALL MEASURE HATCHED BEDS FOR CHECKING LISTED PLANT QUANTITIES IN THE ALLOTTED AREAS AT THE GIVEN SPACING.
  1. SPACE SHRUBS, GRASSES, GROUNDCOVERS, ETC., IN ACCORDANCE WITH THE INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS.
- D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD. DO NOT STACK FOR MORE THAN FORTY-EIGHT (48) HOURS BETWEEN TIME OF CUTTING AND PLANTING; ANY SOD NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER RECEIPT ON SITE SHALL BE REMOVED AND NOT PLANTED.
- E. SEED: EXTRA FANCY, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER AND GERMINATION OF 85% OR BETTER, AND PER REQUIREMENTS OF TEXAS SEED LAW. WEED CONTENT LESS THAN 1/2% WITH NO NOXIOUS WEEDS.
- F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING: REFER TO DETAILS.
- C. FILTER FABRIC: MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTION.
- D. SAND: UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5". REFER TO DETAILS.
- F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE, NOT TO EXCEED 1/8" IN DIAMETER, COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE; REFER TO DETAILS AND SCHEDULE
- G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK; REFER TO DETAILS AND SCHEDULE.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL, OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS, AND CHEMICALLY TREAT FOR MINIMIZING TURF REGROWTH IN THE FUTURE.
  1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE; TILL EXISTING SOIL TO AN ADDITIONAL DEPTH OF SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE) PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER PER THE SOIL TEST RESULTS AND PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) BELOW FINAL GRADE.
     - i. THE FINAL THREE (3) INCHES ARE TO BE WEED BARRIER AND MULCH AS SPECIFIED ABOVE AND AS SHOWN IN THE CONSTRUCTION DETAILS.
- D. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING QUALITY TOPSOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE C

NOTES

SCOPE OF WORK NOTES

1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
   a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
   b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
   c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
   d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
7. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
8. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
9. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
10. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
11. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
12. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
13. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
14. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
15. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
17. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
18. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
SHADE TREES						
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QT	TEXAS RED OAK	QUERCUS TEXANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
ORNAMENTAL TREES						
	VS	SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 2' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
	LT	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 8' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
SHRUBS						
	MA	DWARF SOUTHERN WAX MYRTLE	MORELLA CERIFERA 'NANA'	41	5 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 36" ON CENTER (TYP)
	IN	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	11	7 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 96" ON CENTER (TYP)
	NP	PONY TAILS MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA 'PONY TAILS'	11	3 GAL.	CONTAINER FULL, 18" SPREAD, SPACED AT 24" ON CENTER (TYP)
GROUND COVERS						
	RR	RIVER ROCK 'COLORADO'		93 SF	2 - 3" DIA	4" DEPTH WITH WEED BARRIER FABRIC UNDERNEATH, FINAL COLOR SELECTION BY OWNER
	CD	TIF 419 BERMUDAGRASS	CYNODON DACTYLON 'TIF 419'	6,355 SF	SOD	SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— E — E —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
NON-RESIDENTIAL LANDSCAPE BUFFERS ABUTTING A PUBLIC RIGHT-OF-WAY	10' WIDE LANDSCAPE BUFFER WITH GROUND COVER, A BUILT-UP BERM, AND SHRUBBERY ALONG THE ENTIRE LENGTH OF FRONTAGE 1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE 1 ACCENT TREE PER 50 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
IH 30 OVERLAY STANDARDS	20' WIDE LANDSCAPE BUFFER 2 CANOPY TREE PER 100 LINEAR FEET OF FRONTAGE 4 ACCENT TREE PER 100 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
LANDSCAPE REQUIREMENTS COMMERCIAL / LIGHT INDUSTRIAL DISTRICT	20% / 15% REQUIRED LANDSCAPE 10,791 SF IMPERVIOUS AREA PROPOSED 10,791 * 0.2 = 2,159 SF (COMMERCIAL) 10791 * 0.15 = 1,619 SF (LIGHT INDUSTRIAL)	7,037 SF
DETENTION BASINS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.	N/A
PARKING LOT LANDSCAPE	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. 7 PARKING SPACES PROPOSED = 1 TREE	(2) CANOPY TREES (REFERENCE LANDSCAPE PLANS)

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISIONS	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: CLA
DATE: MARCH 2026 | CHECKED BY: CMK
JOB NO.: 30315-0001-01 | DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

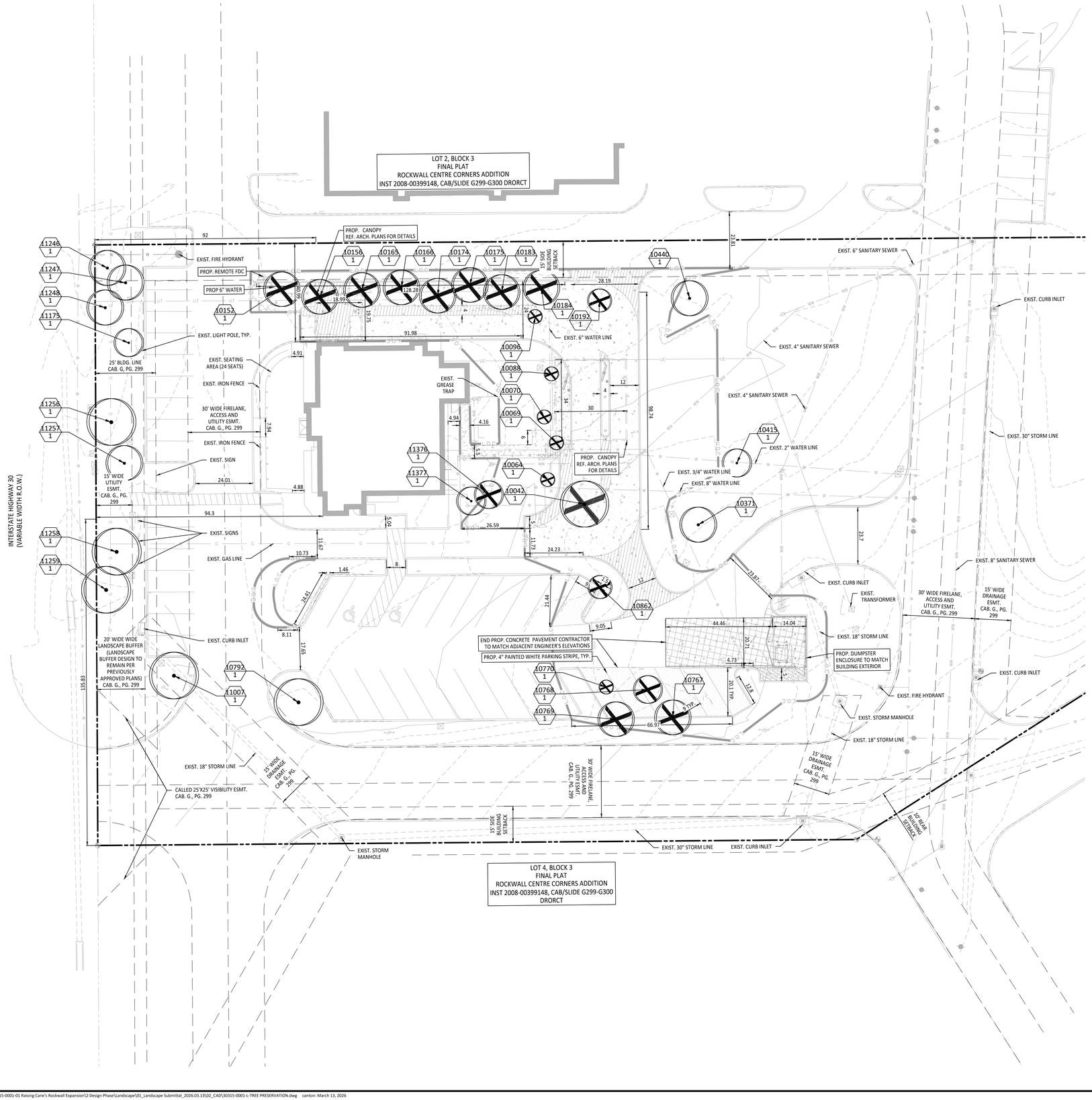
GENERAL LANDSCAPE NOTES & SCHEDULE

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-1
OF L-4

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TREE INVENTORY

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES TO BE PRESERVED			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
TREES TO BE REMOVED			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215" SECONDARY PROTECTED TREES (8' OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0" FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60
SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

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CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

No.	Date	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
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SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

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Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
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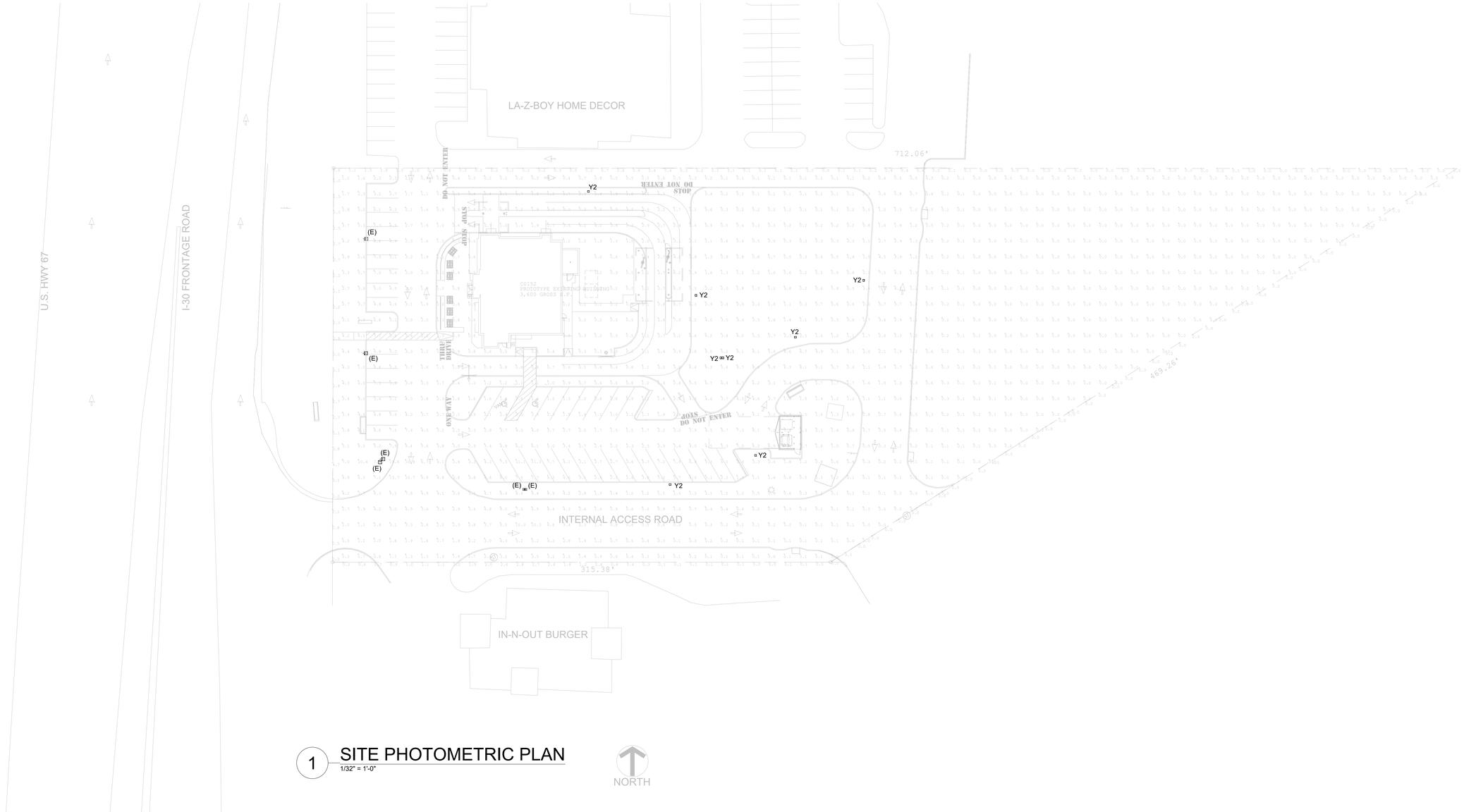
TREESCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. OF L-4 **L-2**

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1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Description	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	Existing Site Light	Single	GSM-XX-350-MP-XX-3F-FG-XX-X	(E)	1.000	24853	330	1980
	8	New Site Light	Single	DSX1 LED P3 35K 80CRI AFR	Y2	1.000	13211	102.17	817.36

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.59	4.7	0.0	N.A.	N.A.
SITE PLAN	Illuminance	Fc	1.73	15.8	0.0	N.A.	N.A.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's Chicken Fingers

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	03/12/2026	PHOTOMETRICS SKETCH

DRAWN BY: TRM
CHECKED BY: SCO
ARCH. PROJECT NO.: C0152
SHEET NAME: SITE PHOTOMETRIC PLAN
SHEET NUMBER: E1.01

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/27/2026

PROJECT NUMBER: SP2026-010
PROJECT NAME: Site Plan for Creekside Commons Strip Center
SITE ADDRESS/LOCATIONS: 4805 South Goliad Street, Rockwall, TX 75032

CASE CAPTION: Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a General Retail Building on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/18/2026	Needs Review

03/27/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a General Retail Building on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2026-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The plat P2026-004 will need to be filed before the building permit is released. In addition, if any easements or lot lines change a new plat will have be completed.

M.5 Site Plan.
(1) Any patio seating must be accounted for in the parking calculations. Please verify if there will be any patio seating. (Subsection 05.01, of Article 06, UDC)
(2) All signage is handled through a separate permitting process. Please remove it from the plans. (Subsection 06.02. F, of Article 05, UDC)
(3) Please indicate if there is any proposed fencing. If so, please indicate the height and the material. (Subsection 08.02. F, of Article 08, UDC)
(4) All ground mounted utility equipment must be screened with five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
(5) The dumpster enclosure must be a minimum of eight (8) feet in height. The elevations of the enclosure are correct, but the callout on the site plan is not. (Subsection 01.05. B, of Article 05, UDC)

M.6 Landscape Plan.
(1) All shrubs shall be a minimum of five (5) gallon. (Subsection 05.03, of Article 08, UDC)
(2) The landscape buffer along S. Goliad Street must include four (4) accent trees per 100 linear feet. In this case, ten (10) accent trees are required.
(3) The berm within the landscape buffer along S. Goliad Street must be generally continuous across the entire frontage. (Subsection 05.01, of Article 08, UDC)
(4) Please include evergreen shrubs adjacent to and in front of the drive through for headlight screening. (Subsection 05.03, of Article 08, UDC)

M.7 Building Elevations.
(1) Cementitious material shall not be located within the first four (4) feet of a building façade. If not corrected, this will be a variance. (Subsection 06.02, of Article 05, UDC)
(2) Each building façade is required to be constructed of 90% masonry materials. In this case, the front and side elevations exceed this requirement. This will be a variance. (Subsection 06.02, of Article 05, UDC)
(3) Newtech is not an approved material and will require a variance. (Subsection 06.02, of Article 05, UDC)
(4) Please provide a note that the back side of the parapets will be finished in the same material as the exterior facing façade. (Subsection 04.01, of Article 05, UDC)
(5) Please delineate the RTUs on each side of the building elevations. (Subsection 01.05, C. of Article 05, UDC)
(6) Please dash the roof height on all sides of the plans. (Subsection 07.03, of Article 05, UDC)
(7) Please provide a roof plan in order to confirm the parapet return into the building far enough to meet the articulation requirements. (Subsection 04.01. C, of Article 05, UDC)
(8) The subject property is located within the SH-205 Overlay District. Given this, the proposed building is required to have four (4) sided architecture. In this case, the proposed building elevations fail to provide four (4) sided architecture. This will require a variance. (Subsection 06.02, of Article 05, UDC)
(9) Please review Figure 7, Commercial Building Articulation Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC). Given that the subject property is located within the SH-205 Overlay District, each side of the building must meet the primary articulation standards. Based on this, articulation elements 3-7 are not in conformance. This will be a variance. (Subsection 04.01, of Article 05, UDC)

M.8 At this time, based on the materials submitted, staff has identified several changes to the site, landscape, photometric, and building design that require changes. Any required changes that are not made will be an exception/variance. These exceptions/variances must be approved by the Planning and Zoning Commission.

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on April 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on March 31, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 14, 2026.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. with a testable backflow device
2. add "testable"

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and taller must be engineered.

- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences allowed within easements.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:
- Existing flow patterns must be maintained. The entire site must continue to drain to the existing detention pond in the back of the site.
- Detention is already provided for this site.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use directly north of the site within the private drive aisle. - There is also an existing 12" water main located directly south of the site available for use.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved w/ Comments

03/18/2026: Sheet C3.0 calls out a RPZ backflow device after the domestic water meter - needs to be revised to call out Double Check Backflow device

Dumpster enclosure must be a 8 feet in height since the property is located within an Overlay District - plans indicate minimum of 6 feet which is not allowed

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved w/ Comments

03/18/2026: The fire department connection (FDC) for the automatic fire sprinkler system shall be facing and visible from the fire lane.
The FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved w/ Comments

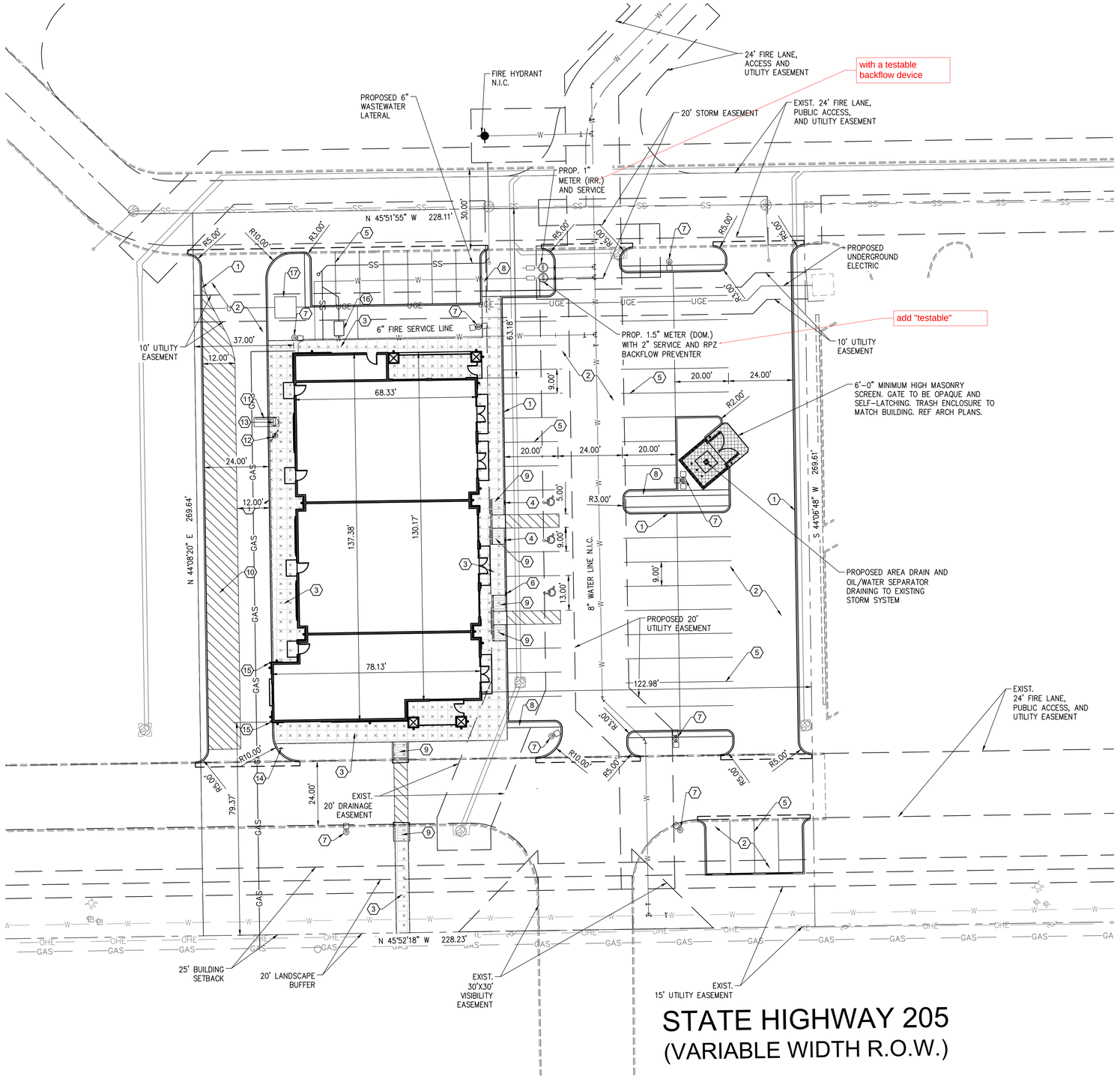
03/16/2026: Assigned address will be 4805 S GOLIAD ST, ROCKWALL, TX 75032
For suite addressing guidelines see https://www.rockwall.com/pz/GIS/AddressingStandards.pdf
or these can be assigned at the tenant build out permit stage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments



STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SEC
3. INSTALL SIDEWALK PAVEMENT
4. INSTALL HANDICAP CAR SIGN
5. 4" WHITE PAVEMENT SOLID PARKING STRIP
6. HANDICAP VAN PARKING
7. STANDARD AREA LIGHT POLE
8. 2' WIDE CRUSHED GRANITE (TYP.)
9. NEW BARRIER FREE RAMPS
10. PROPOSED ESCAPE LANE
11. CLEARANCE BAR
12. MENU BOARD
13. ORDER SPEAKER
14. "ONE WAY DO NOT ENTER" SIGN
15. PROPOSED 4' BOLLARD
16. PROPOSED GREASE INTERCEPTOR
17. PROPOSED TRANSFORMER

GENERAL NOTES

1. The contractor shall assume sole and complete responsibility including safety of all persons and property. This requiremer protect, indemnify defend and hold harmless the owner, the performance of any work on this project. The contractor shal policies.
2. Existing above ground utilities have been shown based on in recorded data and may not be complete or exact. The contra underground utilities prior to construction. The contractor sh those not shown on the plans. The contractor is advised to c hours prior to beginning excavation in the vicinity of any und
3. The contractor shall comply with all building codes and regul
4. The contractor shall provide dust protection during construct debris/solid waste hauler permit required.
5. There will be no outside storage or above ground storage ta
6. Per the Engineering Standards of Design and Construction,

USE	COMME
LOT AREA	61,520 S
BUILDING SQUARE FOOTAGE	8,580 S.
FAR	0.06:1
BUILDING HEIGHT	27'-0"
TOTAL PERVIOUS COVER	11,468 S.F. OR 19%
TOTAL IMPERVIOUS COVER	50,052 S.F. OR 81%
RESTAURANT PARKING REQUIRED	26 SPACES (2520 S.F. - 1/100 G.F.A.)
PERSONAL SERVICE PARKING REQUIRED	14 SPACES (3300 S.F. - 1/250 G.F.A.)
MEDICAL PARKING REQUIRED	18 SPACES (3410 S.F. - 1/200 G.F.A.)
TOTAL PARKING REQUIRED	58 SPACES
TOTAL PARKING PROVIDED	60 SPACES
HANDICAP PARKING REQUIRED	3 SPACES
HANDICAP PARKING PROVIDED	3 SPACES

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and taller must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences allowed within easements.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:
- Existing flow patterns must be maintained. The entire site must continue to drain to the existing detention pond in the back of the site.
- Detention is already provided for this site.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

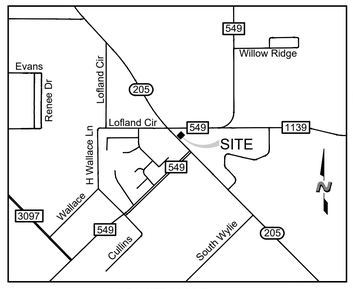
Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use directly north of the site within the private drive aisle.
- There is also an existing 12" water main located directly south of the site available for use.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

PAVING LEGEND

	PARKING AREA	5" THICK 4000 P.S.I. MIN. 6.5 SACK MIX #3 REBAR AT 18" O.C.E.W.
	DUMPSTER PAD	7" THICK 4000 P.S.I. MIN. 6.5 SACK MIX #3 REBAR AT 18" O.C.E.W.
	SIDEWALK	4" THICK 3000 P.S.I. MIN. 5.5 SACK MIX #3 REBAR AT 24" O.C.E.W.



VICINITY MAP
N.T.S.

SITE PLAN
LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 10, 2026

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CITY OF ROCKWALL MONUMENTS
COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

OWNER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

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 _____, 2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	DATE	REVISION DESCRIPTION

project no. 250-284
date 3/12/2026 – 9:32 pm
dwg C3.0 SITE PLAN-km.dwg

SITE PLAN

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
C3.0

[24x36Tbs.dwg] [V-BASE.dwg] [V-BASE.dwg] [C-BASE-PRUDENT.dwg]
Drawing name: L:\PRUDENT DEVELOPMENT\2025\250-284 - Rockwall, TX - Creekside Commons (Strip Center)\02 Civil\C3D\Sheet (Strip Center)\C3.0 SITE PLAN-km.dwg Mar 12, 2026 - 9:32pm

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1] $278.24
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	19	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Multi-use strip center	
ACREAGE	1.412	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Creekside Commons Crossing LP	☐ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

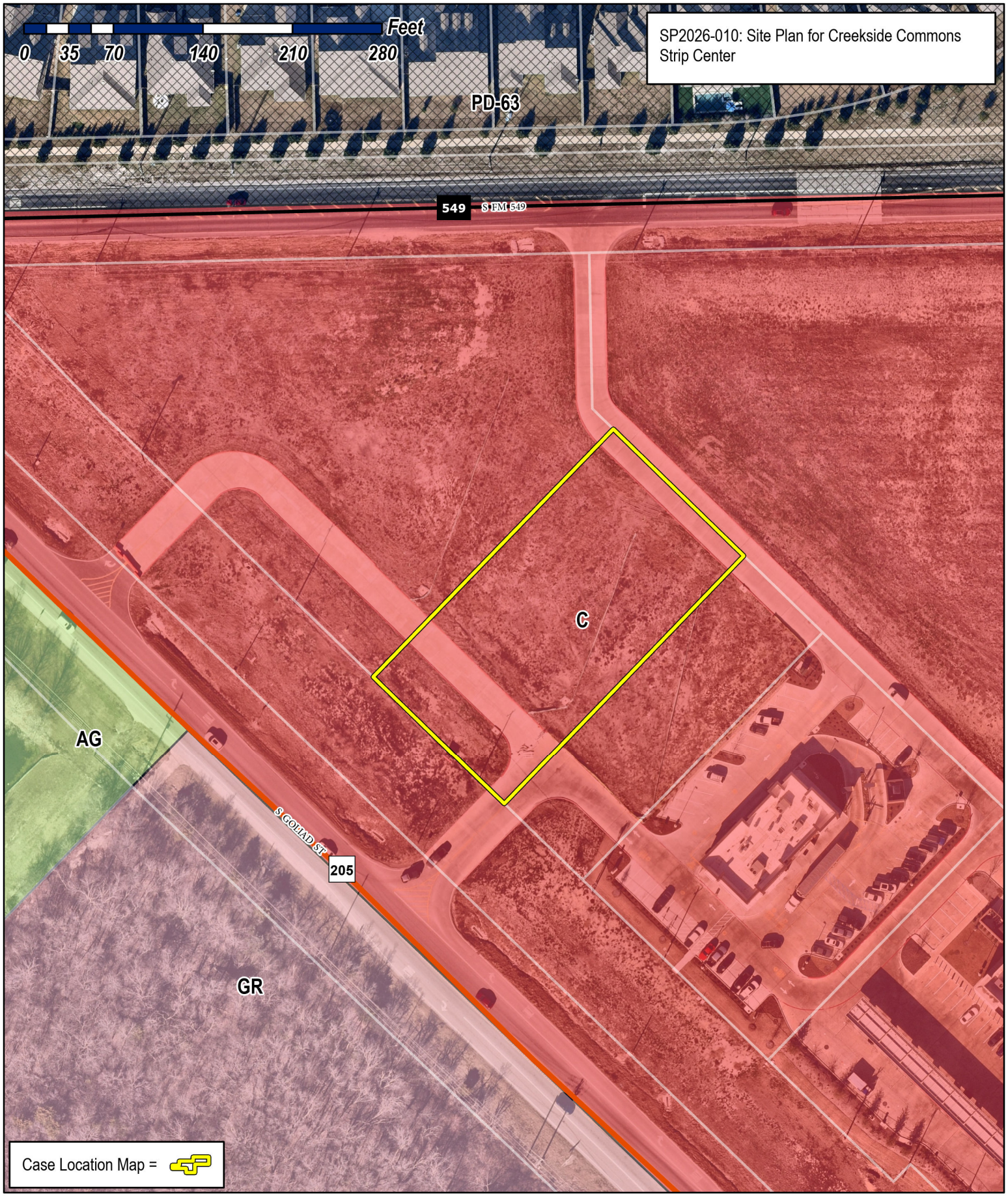
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 278.24 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March *, 20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* March *, 20* 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathy Bowen

KATHY BOWEN
My Notary ID # 10331063
MY COMMISSION EXPIRES Expires October 23, 2027



City of Rockwall

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

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

March 13, 2026

City of Rockwall
Attn: Planning Department
385 S Goliad
Rockwall, TX 75087

RE: Variance Request Letter for Proposed 8,500-sf (+/-) multi-tenant retail building at Creekside Commons (Lot 19)

To Whom it May Concern:

Prudent Development / Creekside Commons Crossing, LP is pleased to present its initial plans for a proposed multi-tenant retail building to be located on Lot 19 (former Lots 15-16) of Creekside Commons Addition, just north of the existing McDonalds and west of the recently approved Taco Bell. In connection with the upcoming Planning and Zoning Commission and Architectural Review Board meetings on March 31, 2026, please find enclosed the following:

- Site Plan
- Landscape Plan
- Photometric Plan
- Lighting Cut Sheets
- Building Elevations
- Material Sample Board

We are proposing a high quality and versatile building on this site, that will include a drive-thru end cap on the southwest side. No leases have been finalized as of this time, but we expect a restaurant/beverage user (over 2,000-sf) in this space and a combination of personal service/medical/general retail for the remaining space, and have parked the building with this mix of tenants in mind. We intend to meet all City ordinances and Overlay district requirements. Per the desires of the City and Commission on prior projects, we also are proposing the continued use of many of the same building materials, colors, lighting and plantings that tie-in with those approved projects in the development. We believe the building is highly articulated on all four sides, but recognize that the proposed elevations show some slight exceedances to the 10% allowance for "secondary materials". Specifically, we are proposing a combination of composite wood material and metal coping that exceed the 10% allowance on the south-facing "front" elevation (16.4%) and west-facing "Side" elevation (17.3%). We would note that similar composite wood material were approved and utilized on both the 7-Eleven and McDonalds projects, and this same exact material was previously approved on an HTeaO project in late 2024, which did not move forward. While we certainly could modify and reduce the materials on this project to fully comply, it is our opinion the use of this material on the upper portions of each end of the building results in a better looking, interesting and balanced finished-product. With the variance in mind, we are offering several compensatory measures on this project including:

Prudent Development
10755 Sandhill Road Dallas, Texas 75238
Phone 214.271.4630 Fax 214.271.4631

Prudent
DEVELOPMENT

1) Increased landscape buffer width of 40-ft (vs minimum 25-ft) and removal of parking along the majority of the SH 205 buffer, ensuring no berm/plantings on utility easements.
2) Incorporated recessed patio areas/common areas at each front corner of the building.
3) Roof ladder and hatch will be located internally and invisible from public view.
4) All but one elevation exceed the minimum 20% stone requirement, up to 34% on the west/205-facing elevation.

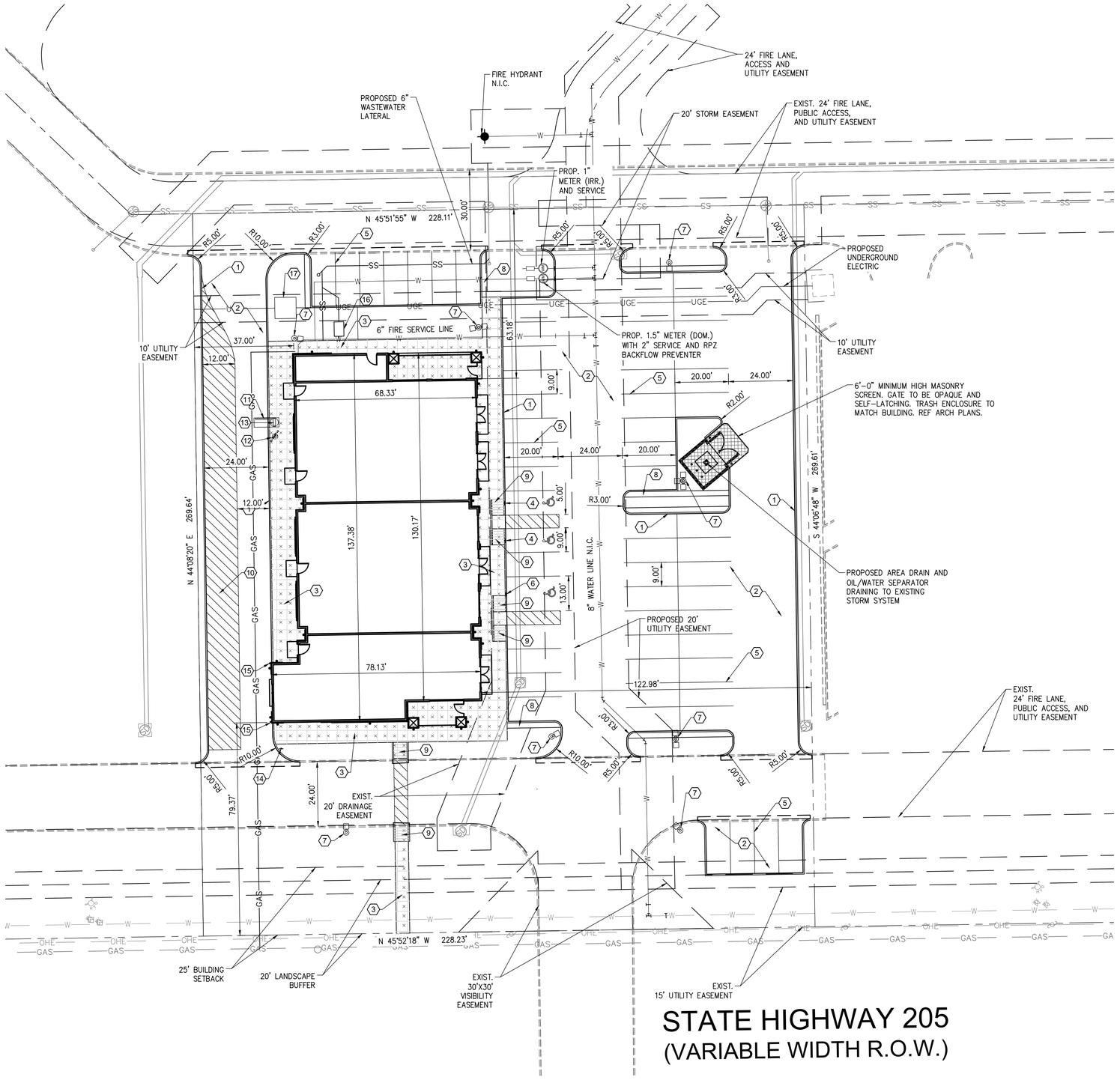
Thank you for the consideration and we look forward to discussing the project further at the upcoming hearings.

Best regards,

Michael Hampton, AICP
Vice President
Prudent Development

Enclosures

Prudent Development
10755 Sandhill Road Dallas, Texas 75238
Phone 214 271 4630 Fax 214 271 4631



STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

SITE PLAN KEYNOTES:

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION
3. INSTALL SIDEWALK PAVEMENT
4. INSTALL HANDICAP CAR SIGN
5. 4" WHITE PAVEMENT SOLID PARKING STRIPES
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GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

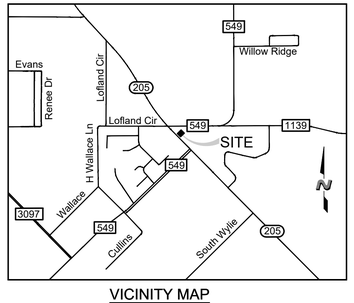
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3. The contractor shall comply with all building codes and regulations, federal, state, county, and city safety codes and inspection requirements.
4. The contractor shall provide dust protection during construction. All trash and debris shall be picked up at all times. Commercial construction debris/solid waste hauler permit required.
5. There will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
6. Per the Engineering Standards of Design and Construction, dumpster areas will need to drain to oil/water separator and then to storm lines.

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VICINITY MAP
N.T.S.

SITE PLAN
LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 10, 2026

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DEVELOPER
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DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

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 _____, 2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 www.dimensiongroup.com

TBPE FIRM REGISTRATION #F-8306

STATE OF TEXAS
KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 3/12/2026 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND ARE NOT TO BE USED, IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

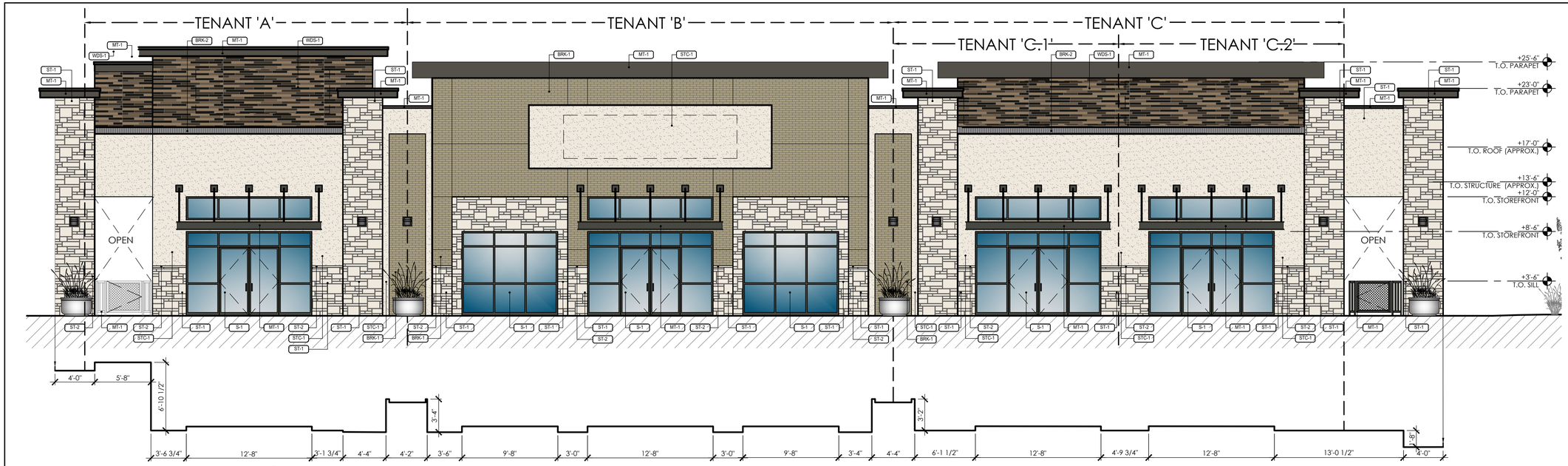
project no. 250-284
date 3/12/2026 – 9:32 pm
dwg. C3.0 SITE PLAN-km.dwg

SITE PLAN

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
C3.0

[24x36TBs.dwg] [V-BASE.dwg] [C-BASE.dwg] [C-BASE-PRUDENT.dwg]
drawing name: L:\PRUDENT DEVELOPMENT\2025\250-284 - Rockwall, TX - Creekside Commons (Strip Center)\02 Civil\C3D\Sheet (Strip Center)\C03.0 SITE PLAN-km.dwg Mar 12, 2026 - 9:32pm

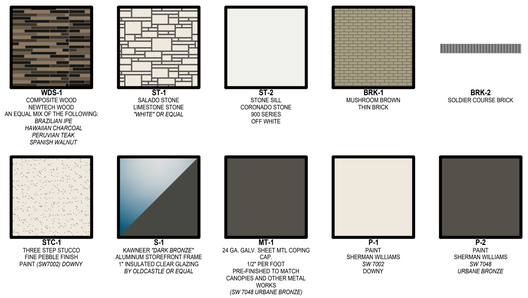


01 FRONT ELEVATION

3/16" = 1'=0"

S

FINISH SCHEDULE



WDS-1
COMPOSITE WOOD
NEWTECH WOOD
AN EQUAL MIX OF THE FOLLOWING:
BRAZILIAN IPE
HAWAIIAN CHARCOAL
PERUVIAN TEAK
SPANISH WALNUT

ST-1
SALADO STONE
LIMESTONE STONE
"WHITE" OR EQUAL

ST-2
STONE SILL
CORONADO STONE
900 SERIES
OFF WHITE

BRK-1
MUSHROOM BROWN
THIN BRICK

BRK-2
SOLDIER COURSE BRICK

STC-1
THREE STEP STUCCO
FINE PEBBLE FINISH
PAINT (SW7002) DOWNY

S-1
KAWNEER "DARK BRONZE"
ALUMINUM STOREFRONT FRAME
1" INSULATED CLEAR GLAZING
BY OLDCASTLE OR EQUAL

MT-1
24 GA. GALV. SHEET MTL COPING CAP
1/2" PER FOOT
PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS
(SW 7048 URBANE BRONZE)

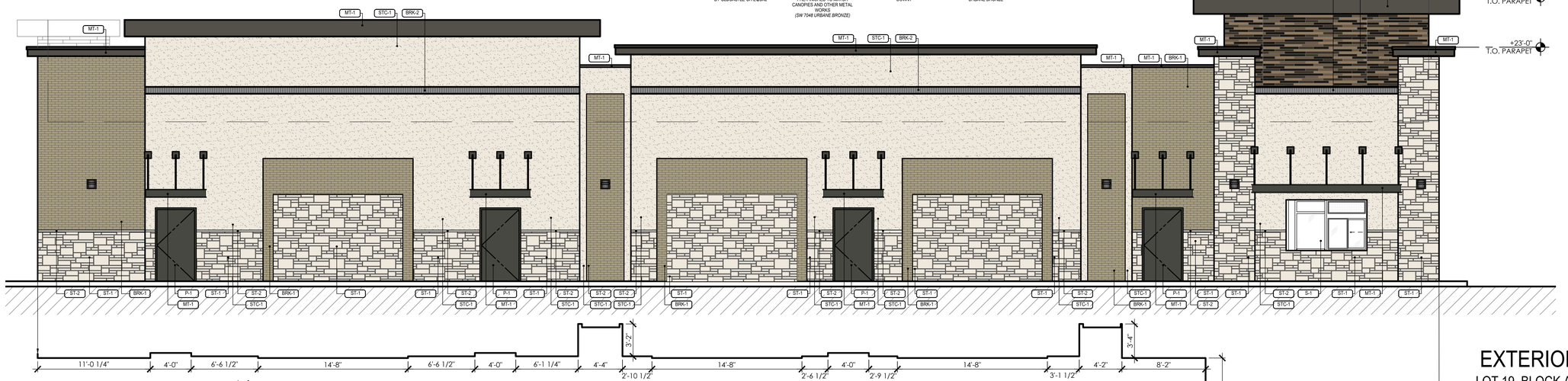
P-1
PAINT
SHERMAN WILLIAMS
SW 7002
DOWNY

P-2
PAINT
SHERMAN WILLIAMS
SW 7048
URBANE BRONZE

SOUTH ELEVATION MATERIALS	SQ. FT.	PERCENT
WDS-1	352 SF	11.0%
ST-1	675 SF	20.0%
ST-2	4 SF	<1.0%
BRK-1	574 SF	17.0%
BRK-2	40 SF	1.0%
STC-1	819 SF	24.0%
S-1	716 SF	21.0%
MT-1	203 SF	6.0%
TOTAL	**3,384 SF**	**100%**

MATERIAL BREAKDOWN	SQ. FT.	PERCENT
PRIMARY MATERIALITY	2,828 SF	83.6%
SECONDARY MATERIALITY	555 SF	16.4%

SECONDARY FACADE ARTICULATION	
1. WALL HEIGHT:	25.5'
2. WALL LENGTH:	76.5'
3. SECONDARY ENTRY/ARCH. ELEMENT LENGTH:	11.475'
4. SECONDARY ENTRY/ ARCH. ELEMENT WIDTH:	3.825'
5. PROJECTION HEIGHT:	3.825'



02 REAR ELEVATION

3/16" = 1'=0"

N

NORTH ELEVATION MATERIALS	SQ. FT.	PERCENT
WDS-1	118 SF	4.0%
ST-1	770 SF	24.0%
ST-2	9 SF	<1.0%
BRK-1	636 SF	20.0%
BRK-2	66 SF	2.0%
STC-1	1,405 SF	43.0%
S-1	40 SF	1.0%
MT-1	188 SF	6.0%
TOTAL	**3,239 SF**	**100%**

MATERIAL BREAKDOWN	SQ. FT.	PERCENT
PRIMARY MATERIALITY	2,926 SF	90.3%
SECONDARY MATERIALITY	306 SF	9.7%

SECONDARY FACADE ARTICULATION	
1. WALL HEIGHT:	25.5'
2. WALL LENGTH:	76.5'
3. SECONDARY ENTRY/ARCH. ELEMENT LENGTH:	11.475'
4. SECONDARY ENTRY/ ARCH. ELEMENT WIDTH:	3.825'
5. PROJECTION HEIGHT:	3.825'

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 _____, 2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

EXTERIOR ELEVATIONS

LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 13, 2026

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.4040 www.dimensiongroup.com

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#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

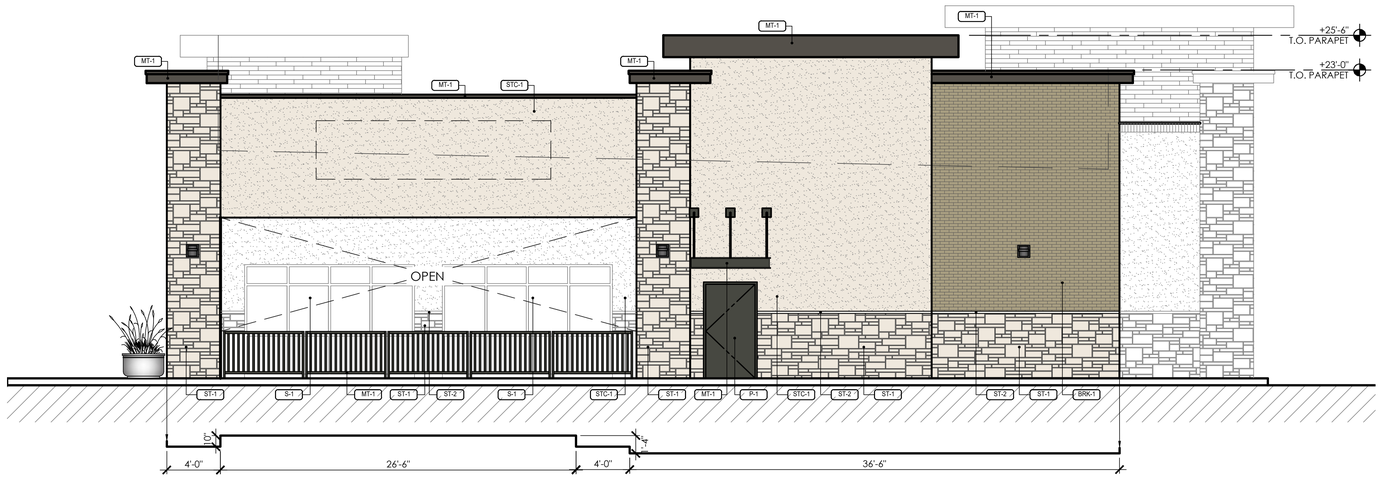
project no. 250-284
date 3/13/2026 - 8:58 am
dwg xelevation.dwg

EXTERIOR ELEVATIONS

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
A2.0

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03 SIDE ELEVATION E

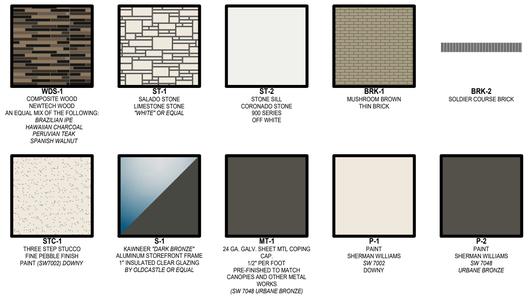
3/16" = 1'=0"

WEST ELEVATION MATERIALS	SQ. FT.	PERCENT
WDS-1	250 SF	12.0%
ST-1	690 SF	34.0%
ST-2	12 SF	<1.0%
BRK-1	446 SF	22.0%
BRK-2	23 SF	1.0%
STC-1	513 SF	26.0%
S-1	0 SF	0.0%
MT-1	103 SF	5.0%
TOTAL	2,037 SF	100%

MATERIAL BREAKDOWN	SQ. FT.	PERCENT
PRIMARY MATERIALITY	1,684 SF	82.7%
SECONDARY MATERIALITY	353 SF	17.3%

PRIMARY FACADE ARTICULATION	
1. WALL HEIGHT:	25.5'
2. WALL LENGTH:	76.5'
3. SECONDARY ENTRY/ARCH. ELEMENT LENGTH:	19.125'
4. WALL PROJECTION:	6.375'
5. PRIMARY ENTRY/ARCH. ELEMENT LENGTH:	38.25'
6. PROJECTION HEIGHT:	6.375'
7. PRIMARY ENTRY/ARCH. ELEMENT LENGTH	38.25'

FINISH SCHEDULE



WDS-1
COMPOSITE WOOD
NEWTECH WOOD
AN EQUAL MIX OF THE FOLLOWING:
BRAZILIAN IPE
HAWAIIAN CHARCOAL
PERUVIAN TEAK
SPANISH WALNUT

ST-1
SALADO STONE
LIMESTONE STONE
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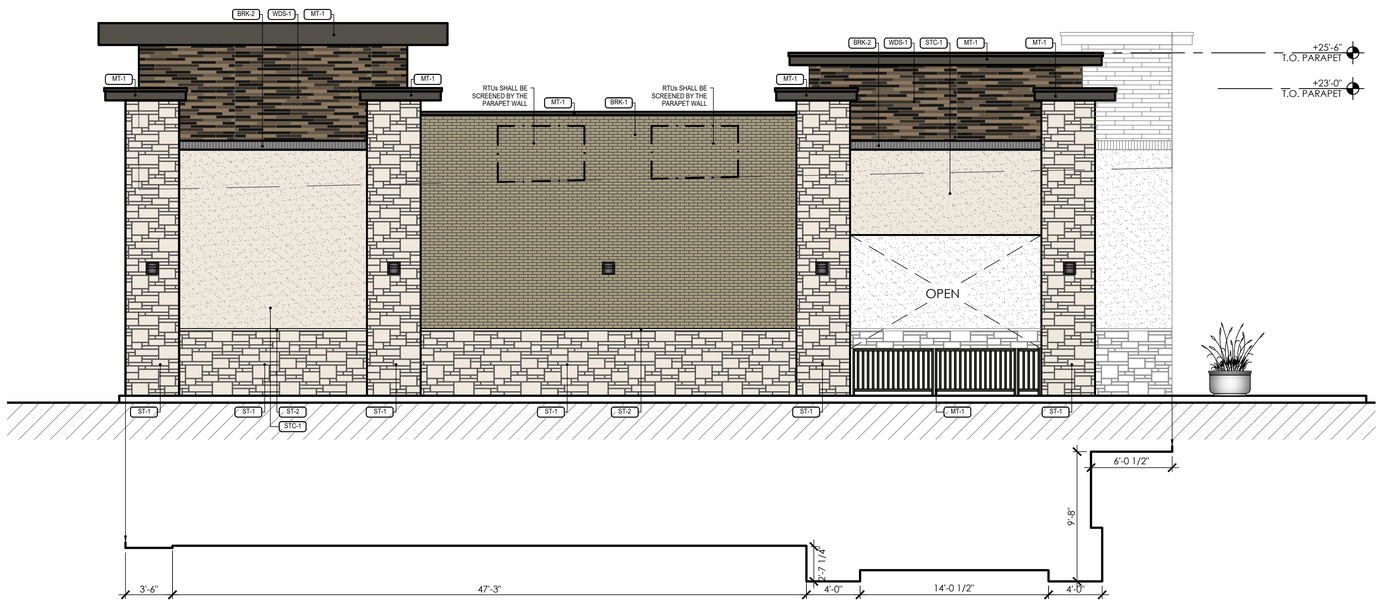
STC-1
THREE STEP STUCCO
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PAINT *(SW7002) DOWNY*

S-1
KAWNEER "DARK BRONZE"
ALUMINUM STOREFRONT FRAME
1" INSULATED CLEAR GLAZING
BY GLOCASTLE OR EQUAL

MT-1
24 GA. GALV. SHEET MTL COPING CAP
1/2" PER FOOT
PRE-FINISHED TO MATCH
CANOPIES AND OTHER METAL
WORKS
(SW 7048 URBANE BRONZE)

P-1
PAINT
SHERMAN WILLIAMS
SW 7002
DOWNY

P-2
PAINT
SHERMAN WILLIAMS
SW 7048
URBANE BRONZE



04 SIDE ELEVATION W

3/16" = 1'=0"

WEST ELEVATION MATERIALS	SQ. FT.	PERCENT
WDS-1	250 SF	12.0%
ST-1	690 SF	34.0%
ST-2	12 SF	<1.0%
BRK-1	446 SF	22.0%
BRK-2	23 SF	1.0%
STC-1	513 SF	26.0%
S-1	0 SF	0.0%
MT-1	103 SF	5.0%
TOTAL	2,037 SF	100%

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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 _____, 2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

EXTERIOR ELEVATIONS

LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 13, 2026

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
13755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.4040 · www.dimensiongroup.com

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designed by
approved by

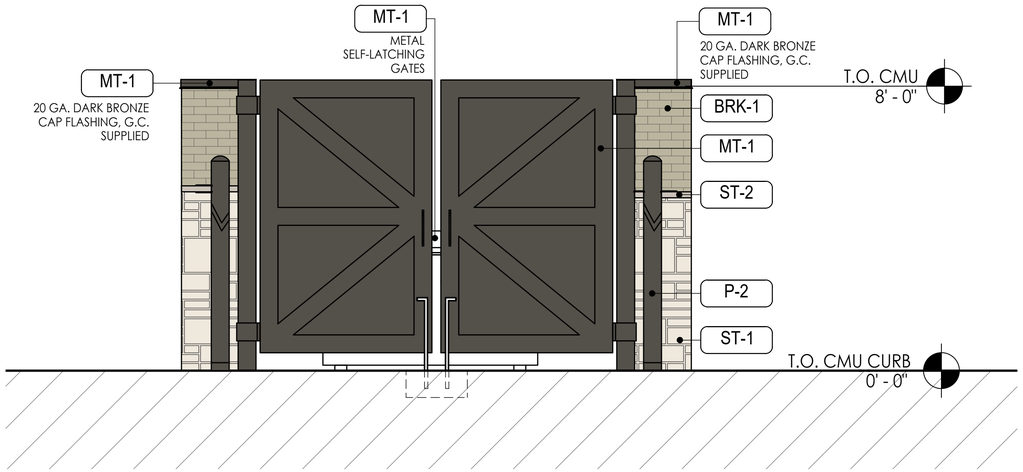
project no. 250-284
date 3/13/2026 - 8:58 am
dwg xelevation.dwg

EXTERIOR ELEVATIONS

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
A2.1

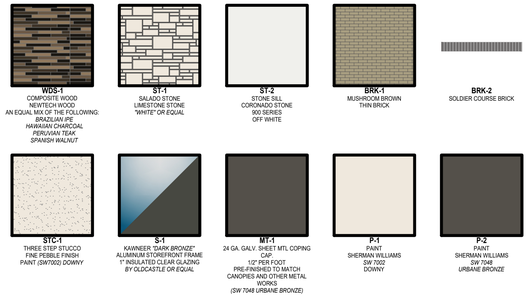
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01 FRONT ELEVATION
1/2" = 1'=0"

N

FINISH SCHEDULE



WDS-1
COMPOSITE WOOD
NEWTECH WOOD
AN EQUAL MIX OF THE FOLLOWING:
BRAZILIAN IPE
HAWAIIAN CHARCOAL
PERUVIAN TEAK
SPANISH WALNUT

ST-1
SALADO STONE
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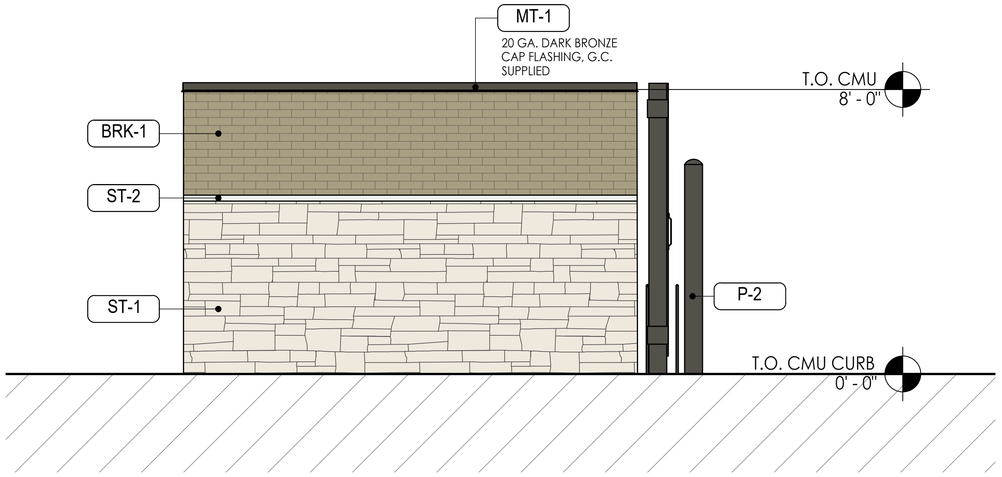
STC-1
THREE STEP STUCCO
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S-1
KAWNEER *"DARK BRONZE"*
ALUMINUM STOREFRONT FRAME
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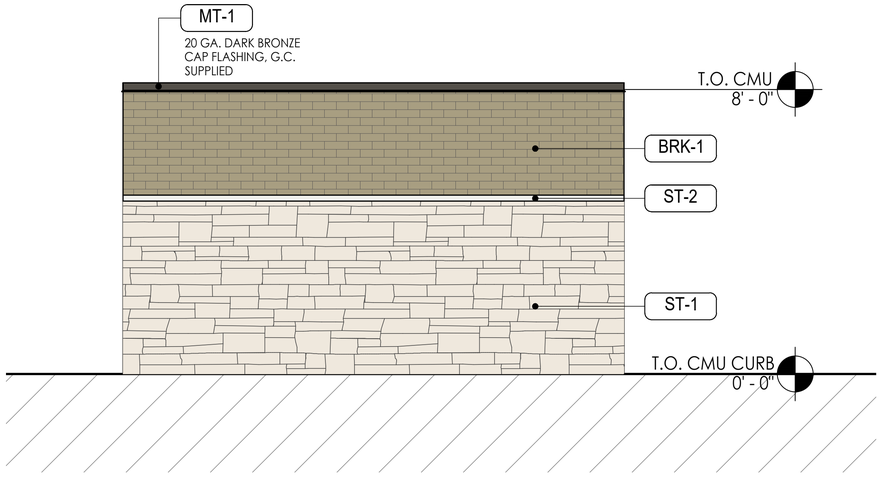
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P-1
PAINT
SHERWIN WILLIAMS
SW 7002
DOWNY

P-2
PAINT
SHERWIN WILLIAMS
SW 7048
URBANE BRONZE



02 SIDE ELEVATION
1/2" = 1'=0"



03 REAR ELEVATION
1/2" = 1'=0"

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_____ Director of Planning and Zoning

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NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 13, 2026

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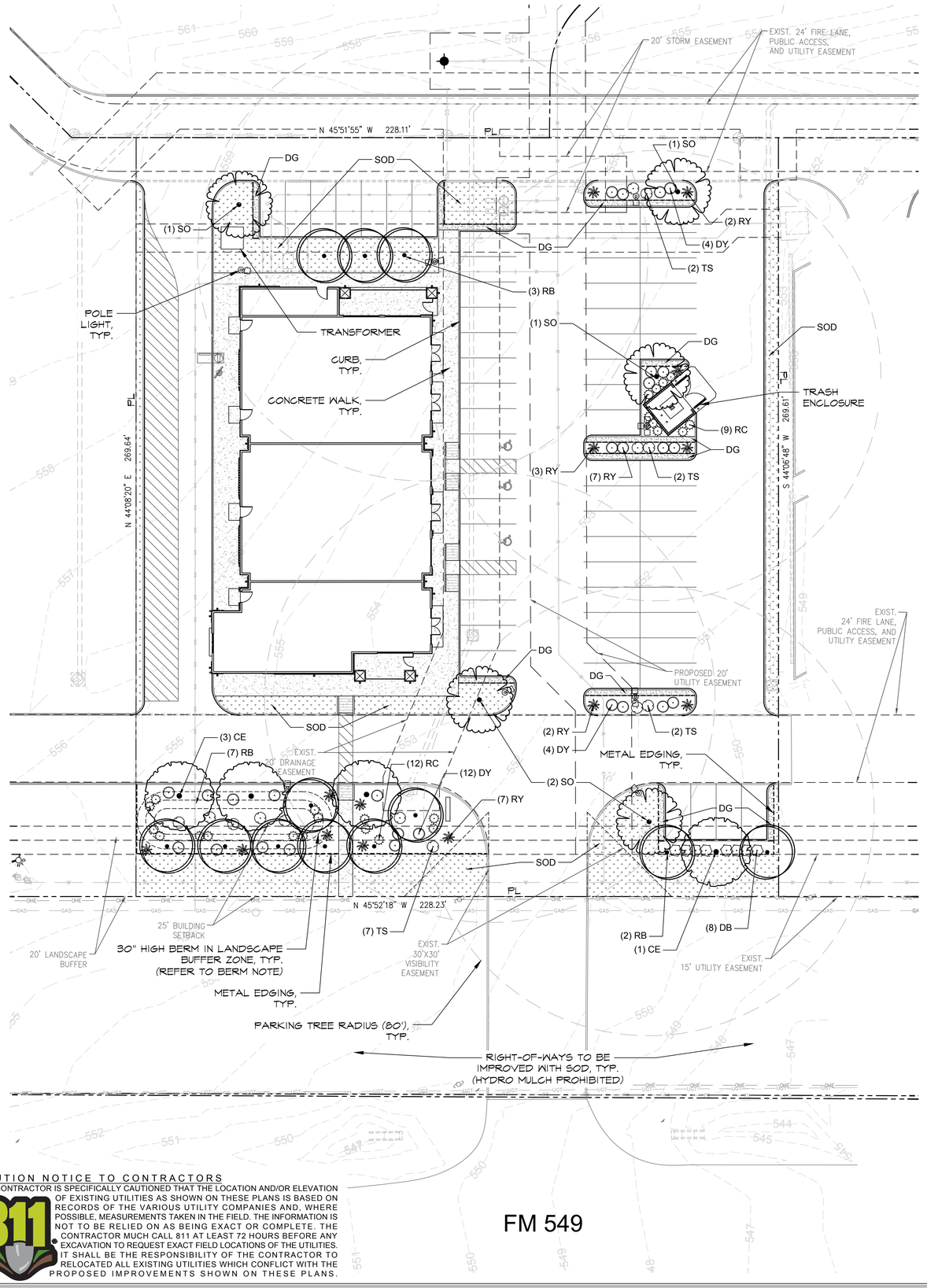
project no. 250-284
date 3/13/2026 – 8:59 am
dwg. xelevation.dwg

EXTERIOR ELEVATIONS *(TRASH ENCLOSURE)*

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
A2.3

[24x36TBs.dwg]
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.
CANOPY TREES				
	SO	5	Quercus shumardii Shumard Red Oak	4" Cal.
	CE	4	Ulmus crassifolia Cedar Elm	4" Cal.
ACCENT TREES				
	RB	12	Cercis canadensis texensis Texas Redbud	Min. 6' Ht.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
SHRUBS					
	RY	14	Hesperaloe parviflora Red Yucca	3 GAL	36" OC
	DB	8	Ilex cornuta `Burfordii Nana` Dwarf Burford Holly	3 GAL	36" OC
	DY	27	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL	36" OC
	RC	24	Abelia x grandiflora 'Rose Creek' Rose Creek Abelia	3 GAL	36" OC
	TS	13	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL	36" OC
GROUNDCOVER					
	DG	570 sf	Decomposed Granite		
SOD/SEED					
	SOD	7,025 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		

LANDSCAPE CALCULATIONS

OVERALL SITE:	61,520 SF (1.41 ACRES)
PERMITTING AUTHORITY:	CITY OF ROCKWALL, TX
ZONING:	(C) COMMERCIAL
IMPERVIOUS AREA:	50,094 SF
LANDSCAPE AREA:	11,426 SF
LANDSCAPE REQUIREMENTS:	
SITE LANDSCAPE SF REQUIRED (20% OF TOTAL SITE):	12,304 SF (20%)
PROVIDED:	**11,426 SF (18.6%)**
POTENTIAL XERISCAPE / SMARTSCAPE CREDIT = 2.5% (18.6% + 2.5%) =	**21%**
LANDSCAPE BUFFER - FM 549:	228 LF
FRONTAGE TREES REQUIRED (228 / 100 = 2.28):	5 CANOPY / 9 ACCENT
(2 CANOPY TREES AND 4 ACCENT TREES / 100 LF OF FRONTAGE)	
PROVIDED:	**5 CANOPY / 9 ACCENT**
PARKING LOT LANDSCAPE:	60 PARKING SPACES
1 CANOPY TREE / 10 PARKING SPACES	
REQUIRED TREES (60 / 10 = 6):	6 TREES
PROVIDED:	**6 TREES**

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUTS (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

BERM IN BUFFER ZONE

30" HIGH BERM IN LANDSCAPE BUFFER ZONE - GRADED W/ 3:1 SLOPES, USE CLEAN FILL AS BASE. ADD 8"-10" OF GARDEN SOIL TO TOP OF BERM AND BLEND INTO THE TOP 4"-6" OF FILL TO AVOID CREATING A HARDPAN LAYER. GARDEN SOIL SHALL BE A MIX OF CLEAN TOPSOIL, MANURE COMPOST, SAND, AND AGED SAW DUST. TOP WITH 3" LAYER SHREDDED WOOD MULCH.

BERM SHALL BE INSTALLED OUTSIDE OF THE EASEMENT. NO FILL SHALL OCCUR IN THE UTILITY EASEMENT.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

SITE PLAN

LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 10, 2026

ENGINEER/APPLICANT
THE DIMENSION GROUP
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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 _____, 2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

NORTH

0' 10' 20' 40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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800.680.6930
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LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
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REGISTERED LANDSCAPE ARCHITECT · GAVIN W. LOBSTED · 3428 · STATE OF TEXAS
03/12/2026

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#	DATE	REVISION DESCRIPTION	BY

project no. 250-284
date 3/13/2026 – 8:32 am
dwg Prudent Retail Strip_Rockwall TX_LP.dwg
drawn by
designed by
approved by

LANDSCAPE PLAN

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
LP-1

[TBlock.dwg] [v-base.dwg] [C-BASE.dwg] [C-BASE-PRUDENT.dwg]
Drawing name: /Users/owner/Library/CloudStorage/Egnyte-edgoffice/Shared/Projects/2026/Prudent Retail Strip – Rockwall TX – FM 549/Prudent Retail Strip_Rockwall TX_LP.dwg Mar 13, 2026 – 8:32am

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z80.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

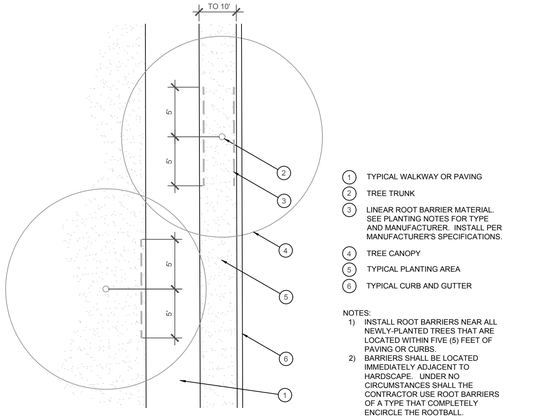
I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH,REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY), ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

OPEN LANDSCAPE

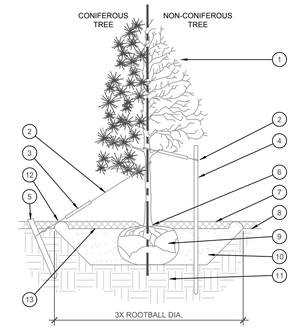
PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

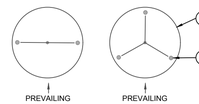
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



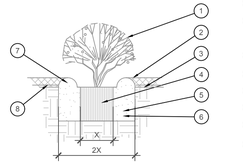
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



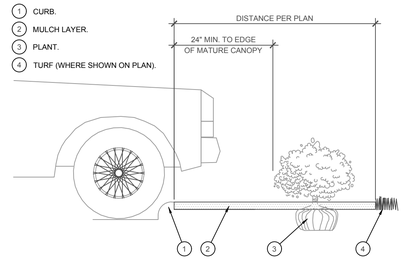
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE

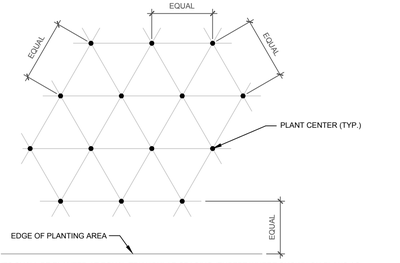


1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

E SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS



B PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

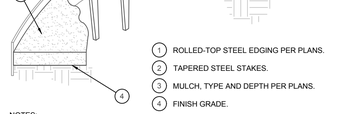
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

SITE PLAN

LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
March 10, 2026

ENGINEER/APPLICANT
THE DIMENSION GROUP
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DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

OWNER
PRUDENT DEVELOPMENT
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DALLAS, TEXAS 75238
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CONTACT: MICHAEL HAMPTON

DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

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 ____, 2026.

WITNESS OUR HANDS, this ___ day of ____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

THE DIMENSION GROUP
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 · www.dimensiongroup.com

REGISTERED LANDSCAPE ARCHITECT · GAVIN W. LOFSTED · 3428 · STATE OF TEXAS
03/12/2026

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS OF THE DIMENSION GROUP. THEY SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	LAMP	LUMENS	LLF	VOLTS/PHASE	WATTS	MOUNTING HEIGHT	QTY
	SP-1	CREE LIGHTING	OSQM-C-9L-57K7-4M-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	8550	0.81	120-277V, 1	55	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SP-2	CREE LIGHTING	OSQM-C-22L-57K7-4B-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	13175	0.81	120-277V, 1	131	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SP-3	CREE LIGHTING	OSQM-C-11L-57K7-4B-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	6600	0.81	120-277V, 1	204	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SP-4	CREE LIGHTING	OSQM-C-16L-57K7-4B-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	9575	0.81	120-277V, 1	97	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	2
	SP-5	CREE LIGHTING	OSQM-C-16L-57K7-4B-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	9575	0.81	120-277V, 1	194	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SP-6	CREE LIGHTING	OSQM-C-30L-57K7-4M-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	28500	0.81	120-277V, 1	175	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SP-7	CREE LIGHTING	OSQM-C-9L-57K7-4B-UL-BZ SSS-4-11-CW-BS-OT-C-BZ (15'X4"X11ga. STEEL SQUARE POLE)	LED-57K7-70-CRI	8550	0.81	120-277V, 1	101	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	1
	SW	MODERN FORMS	PANDORA: WD-W30511	LED	418	0.81	120V,1	27.1	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	21
	DL	LITHONIA LIGHTING	LDN6-50/10-L06-BR-LD-TRBL-MVOLT-GZ10-EL	LED-5000K-80-CRI	759	0.81	120V,1	10.44	BASE: 3'-0" POLE: 15'-0" TOTAL: 18'-0"	4

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
SITE LEVELS	+	1.8 FC	13.9 FC	0.0 FC	N/A	N/A
PROPERTY LINE LEVELS	+	0.1 FC	0.2 FC	0.0 FC	N/A	N/A



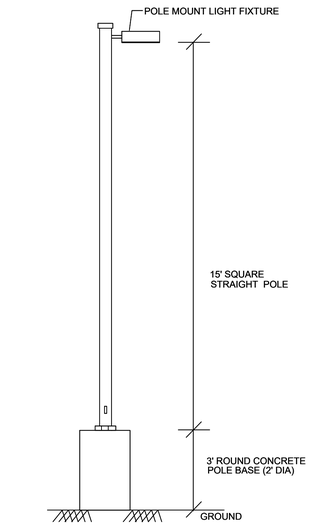
LITHONIA LIGHTING:
TYPE: DL



CREE LIGHTING:
TYPE: SP-1 - SP-7



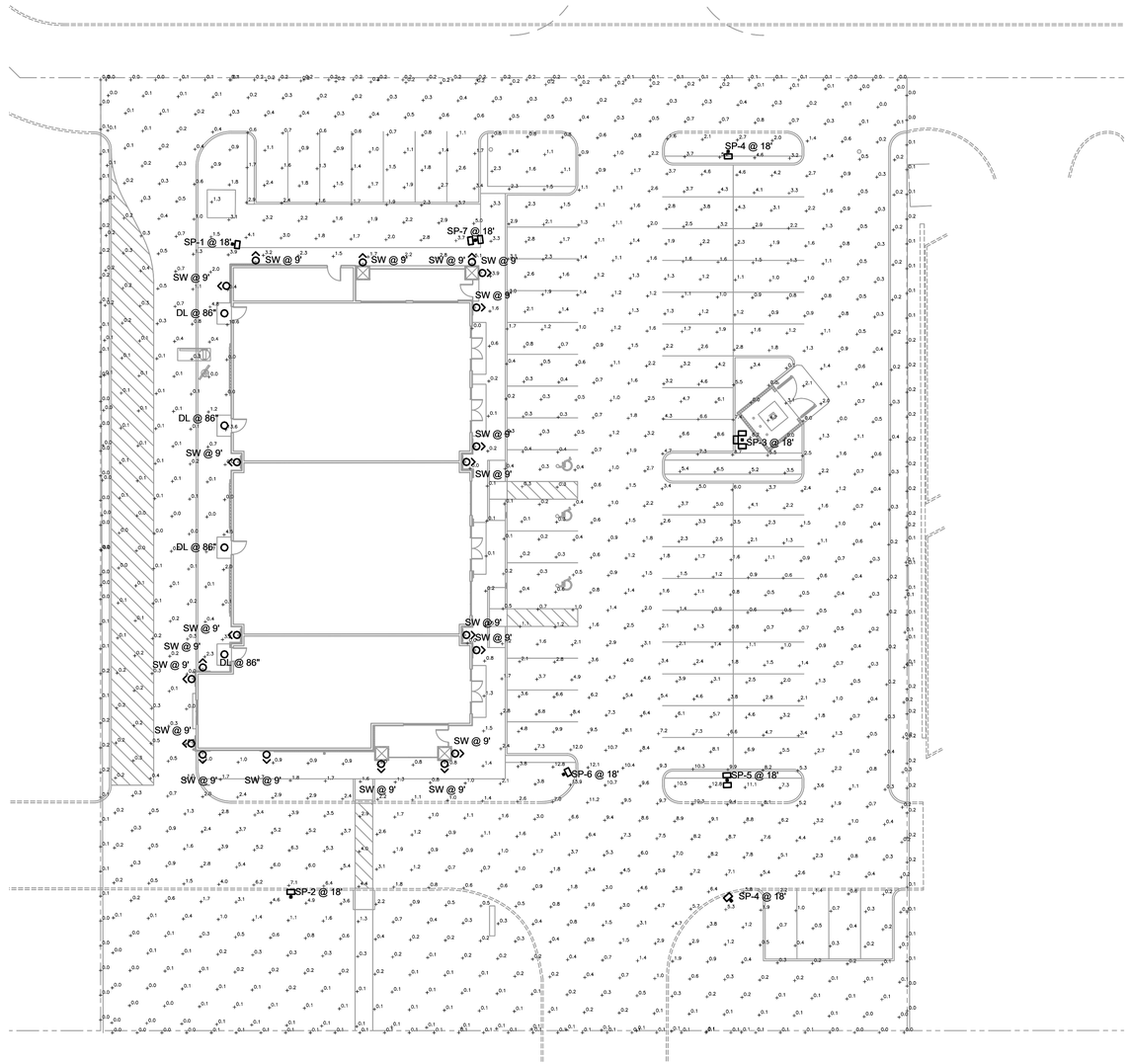
MODERN FORMS:
TYPE: SW



POLE MOUNT LIGHT FIXTURE DETAIL

CAUTION NOTICE TO CONTRACTORS

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A PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"

USE	COMMERCIAL (STRIP CENTER)
LOT AREA	61,520 S.F. (1.412 ACRES)
BUILDING SQUARE FOOTAGE	8,580 S.F.
FAR	0.06:1
BUILDING HEIGHT	27'-0"
TOTAL PERVIOUS COVER	11,468 S.F. OR 19%
TOTAL IMPERVIOUS COVER	50,052 S.F. OR 81%
RESTAURANT PARKING REQUIRED	25 SPACES (1/100 G.F.A.)
PERSONAL SERVICE PARKING REQUIRED	14 SPACES (1/250 G.F.A.)
MEDICAL PARKING REQUIRED	16 SPACES (1/200 G.F.A.)
TOTAL PARKING REQUIRED	55 SPACES
PARKING PROVIDED	60 SPACES
HANDICAP PARKING REQUIRED	3 SPACE
HANDICAP PARKING PROVIDED	3 SPACE

PHOTOMETRIC PLAN

LOT 19, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.412 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2026-XXX
MARCH 13, 2026

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 _____, 2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
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#	DATE	REVISION DESCRIPTION	BY

drawn by DW
designed by DW
approved by AH
project no. 250-284
date
dwg

PHOTOMETRIC SITE PLAN

CREEKSIDE COMMONS STRIP CENTER
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS 75032

SHEET
E002

OSQ Series

OSQ® LED Area/Flood Luminaire featuring Patented NanoComfort® Technology – Version C

Rev. Date: V17 08/13/2025

Product Description

The OSQ® Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

Input Power: 13 - 499W

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K); 50 CRI (1900K)

CCT: 1900K, 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories and replacement kits

† See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information+

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts
- **OSQ-ML-C-AA** Adjustable Arm
- **OSQ-ML-C-DA** Direct Arm
- **OSQ-MLX-C-OU** Universal Direct Arm w/Adjustable Bolt Spacing
- **OSQ-MLX-C-HU** Universal Direct Arm w/4-Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/ EHO-UNV Mount)**
- **OSQ-ML-C-TM** Trunnion Mount

Extra Large Mounts
- **OSQ-X-C-AA** Adjustable Arm
- **OSQ-X-C-DA** Direct Arm
- **OSQ-MLX-C-OU** Universal Direct Arm w/Adjustable Bolt Spacing
- **OSQ-MLX-C-HU** Universal Direct Arm w/4-Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/EHO-UNV mount)**

Color Options: **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

+ Please refer to page 30 for DarkSky Compliant Ordering Information table.
* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 13.
** Not for use with THE EDGE® High Output luminaires w/DM Mount.

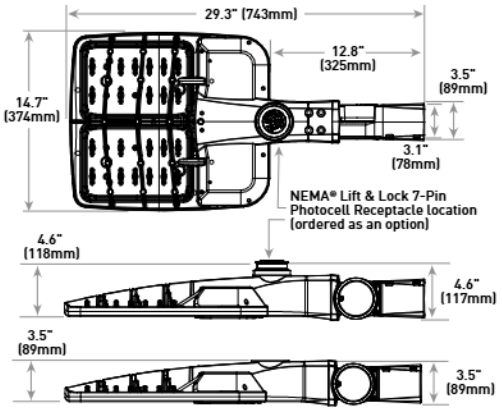
Luminaire (Mount must be ordered separately)

OSQ		C								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls***	**Options**
OSQ	**M** Medium **L** Large **X** Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**19K5** 1900K, 50 CRI - Available only with 16L, 30L & 65L lumen packages **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**2M** Type II Mid **2B**** Type II Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M** Type III Mid **3B**** Type III Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Mid **4B**** Type IV Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **5L** Type V Long **5M** Type V Mid **5N** Type V Narrow **AF** Automotive FrontlineOptic™ **AB**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L or 85L lumen packages **UE** Universal 277-480V - Available only with 40L, 75L and 85L lumen packages when ordered with 0-10V dimming, BML, NS/NS2, Q9 Field Adjustable or X8 Locked Lumen controls - Available only with 16L-40L lumen packages when ordered with DLI or Z1 controls	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with other controls or Synapse TLT-HVG accessory **DLI** **DALI® Compatible** - Utilizes DALI 2® and D4i® driver that dims to 10% - Available only with 6L-40L lumen packages [UL] and 16L-40L lumen packages [UE] - Not available with other controls **NS** **Network Sensor, 20-40' Mounting Height** **NS2** **Network Sensor, 10-30' Mounting Height** - Utilizes a multifunction sensor - Refer to PML/NS spec sheet for details - Intended for downlight applications at 0° tilt - NS for use only with OSQL & OSQX - NS2 for use only with OSQM & OSQL - Not for use with other controls - Requires TLT-HVG Synapse Control Accessory [see page 2] and either N or R option - XA-SENSREM Hand-held Remote Accessory [see page 2] required only for changing sensitivity or time delay settings. Dimming changes handled through the TLT-HVG **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 16-27 for power and lumen values - Not available with other controls or Synapse TLT-HVG accessory **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with other controls - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 16-27 for power and lumen values **Z1 Zhaga® Book 18 Socket, bottom of luminaire** - Utilizes DALI 2® or D4i® driver that dims to 10% - Includes cap. Zhaga sensor is available as an accessory [see Accessory table on page 2] or by others - Intended for downlight applications at 0° tilt - Available only with 6L-40L lumen packages [UL] and 16L-40L lumen packages [UE] - Not available with other controls	**20KV** **20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection - Not available with NS/NS2 options **F** **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N** **Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **R** **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL** **Rosaee Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory-installed backlight shield optics [2B, 3B, 4B, AB] - Not for use with 5L, 5M, 5N, 33, 44, 55, 66 or 75 optics **RR** **Rosaee Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory-installed backlight shield optics [2B, 3B, 4B, AB] - Not for use with 5L, 5M, 5N, 33, 44, 55, 66 or 75 optics

+ Please refer to page 30 for DarkSky Compliant Ordering Information table.
† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming.
** Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

OSQM - AA Mount





Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 28.

Cree TrueWhite® Technology

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY

Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package. Refer to page 29 for details
- Direct arm mounts feature a convenient interlocking mounting method. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole. Refer to page 15 for fixture mounting drill patterns
- OSQ-ML-C-DA secures with two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- OSQ-X-C-DA secures with two 7/16-14 UNC bolts spaced on 2" (51mm) centers
- OSQ-MLX-C-OU features adjustable bolt spacing ranging from 2" - 5" on-center and secures with two 3/8-16 UNC bolts
- OSQ-MLX-C-HU utilizes a four-bolt drill pattern specifically designed for use with poles previously drilled for THE EDGE® High Output luminaires with EHO-UNV mount. Four 5/16-18 UNC bolts secure the luminaire to the pole. This mount is not compatible with THE EDGE® High Output luminaires with DM mount
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180° in 2.5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180° in 5.0° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing Size		
	Medium	Large	Extra Large
DA	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
OU	20.6 lbs. (9.4kg)	29.7 lbs. (13.5kg)	45.7 lbs. (20.8kg)
HU	20.3 lbs. (9.2kg)	29.4 lbs. (13.3kg)	45.4 lbs. (20.6kg)
AA	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
TM	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

- Includes QR code on the inside of the driver cover which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed inside pole bases, next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V dimming per ANSI C137.1-2019 (8-Volt or 9-Volt per power level/options selected)
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Requires minimum 90ºC supply conductors
- Luminaire meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Some configurations meet requirements of BAA and/or BABA. Consult factory when needed for a project: www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 19K and 30K CCTs and direct arm mount only. Please refer to page 30 for DarkSky Compliant Ordering Information and https://darksky.org/what-we-do/darksky-approved/products-companies/#!/~/search/keyword=cree for most current information
- DLC and DLC Premium qualified SKUs available. Exceptions apply when 2B, 3B, 4B & AB optics or 19K5 CCT is selected. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Luna qualified when ordered with 4L-40L lumen packages with direct arm mount and 30K7 CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas (Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93
85L	499	N/A	4.16	2.40	2.08	1.80	1.44	1.04

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	CRI/CCT	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C (41°F)	19K5	1.02	0.96	0.91	0.86	0.82
	30K7/40K7/50K9/57K7	1.02	0.99	0.93	0.88	0.83
10°C (50°F)	19K5	1.01	0.96	0.91	0.86	0.81
	30K7/40K7/50K9/57K7	1.02	0.98	0.93	0.87	0.82
15°C (59°F)	19K5	1.01	0.95	0.90	0.86	0.81
	30K7/40K7/50K9/57K7	1.01	0.98	0.92	0.87	0.82
20°C (68°F)	19K5	1.00	0.95	0.90	0.85	0.81
	30K7/40K7/50K9/57K7	1.01	0.97	0.92	0.86	0.81
25°C (77°F)	19K5	1.00	0.95	0.90	0.85	0.80
	30K7/40K7/50K9/57K7	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

External Backlight Shield
OSQ-M-C-BLSF (Medium)
OSQ-L-C-BLSF (Large)
OSQ-X-C-BLSF (Extra Large)
- Not for use with rotated optics
- Provides 1 mounting height backlight cutoff
- 18 ga. steel construction w/black finish

Bird Spikes
OSQ-M-C-BRDSPK (Medium)
OSQ-L-C-BRDSPK (Large)
OSQ-X-C-BRDSPK (Extra Large)
- Includes bird spikes (three rows for M/L; four rows for X) and screws to attach to housing

Shorting Cap
XA-XSLSHRT

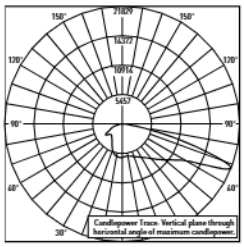
Hand-Held Remote
XA-SENSREM
- Required only for changing sensitivity or time delay with the NS or NS2 options, a minimum of one hand-held remote is required

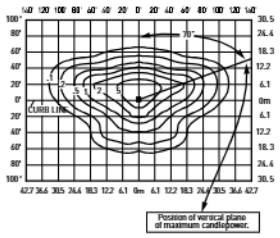
Sensor for Zhaga® Socket (Round Detection Area)
Z2S
- For use only with luminaires with Z1 option
- Refer to Zhaga Sensor spec sheet for details

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M





RESTL Test Report #: PL17910-001A
Configured
OSQL-C-xxL-30K7-2M-UL-xx-xx-xx
Initial Delivered Lumens: 27,400

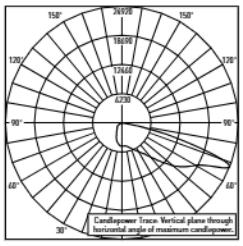
OSQL-C-30L-30K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,400
Initial FC at grade

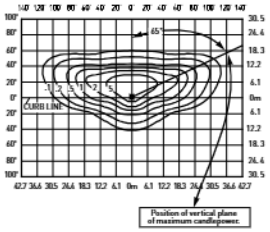
Type II Mid Distribution

Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	N/A	N/A	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	N/A	N/A	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B2 U0 G2	8,550	B2 U0 G2
11L	N/A	N/A	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	12,000	B2 U0 G2	14,650	B3 U0 G3	15,200	B3 U0 G3	11,275	B2 U0 G2	15,200	B3 U0 G3
22L	N/A	N/A	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G3	20,900	B3 U0 G3
30L	22,500	B3 U0 G3	27,400	B3 U0 G3	28,500	B3 U0 G3	21,100	B3 U0 G3	28,500	B3 U0 G3
40L	N/A	N/A	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G3	38,000	B4 U0 G4
50L	N/A	N/A	45,600	B4 U0 G4	47,500	B4 U0 G4	35,200	B4 U0 G4	47,500	B4 U0 G4
65L	48,500	B4 U0 G4	59,300	B4 U0 G5	61,800	B4 U0 G5	45,700	B4 U0 G4	61,800	B4 U0 G5
75L	N/A	N/A	68,400	B5 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G4	71,300	B5 U0 G5
85L	N/A	N/A	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B4 U0 G5	80,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

2B





RESTL Test Report #: PL17977-001A
OSQL-C-40L-30K7-2B-UL-xx-xx-xx
Initial Delivered Lumens: 25,560

OSQL-C-40L-30K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 25,100
Initial FC at grade

Type II Mid w/BLS Distribution (factory-installed)

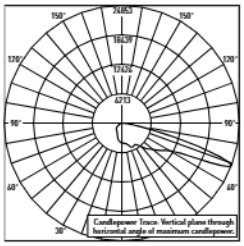
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,510	B1 U0 G1	2,620	B1 U0 G1	1,940	B0 U0 G1	2,620	B1 U0 G1
6L	N/A	N/A	3,760	B1 U0 G1	3,920	B1 U0 G1	2,900	B1 U0 G1	3,920	B1 U0 G1
9L	N/A	N/A	5,650	B1 U0 G1	5,875	B1 U0 G1	4,350	B1 U0 G1	5,875	B1 U0 G1
11L	N/A	N/A	6,900	B1 U0 G1	7,200	B1 U0 G2	5,325	B1 U0 G1	7,200	B1 U0 G2
16L	8,250	B1 U0 G2	10,075	B1 U0 G2	10,450	B2 U0 G2	7,750	B1 U0 G2	10,450	B2 U0 G2
22L	N/A	N/A	13,800	B2 U0 G2	14,375	B2 U0 G2	10,650	B2 U0 G2	14,375	B2 U0 G2
30L	15,500	B2 U0 G2	18,800	B2 U0 G2	19,600	B2 U0 G3	14,525	B2 U0 G2	19,600	B2 U0 G3
40L	N/A	N/A	25,100	B3 U0 G3	26,200	B3 U0 G3	19,400	B2 U0 G2	26,200	B3 U0 G3
50L	N/A	N/A	31,400	B3 U0 G4	32,700	B3 U0 G4	24,200	B3 U0 G3	32,700	B3 U0 G4
65L	33,400	B3 U0 G4	40,800	B3 U0 G4	42,500	B3 U0 G4	31,500	B3 U0 G4	42,500	B3 U0 G4
75L	N/A	N/A	47,100	B3 U0 G5	49,000	B3 U0 G5	36,300	B3 U0 G4	49,000	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

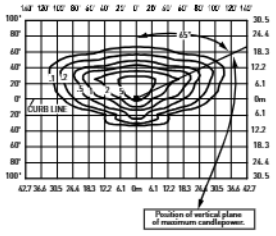
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M W/OSQ-*-C-BLSF



RESTL Test Report#: PL17978-001B
OSQL-C-40L-30K7-2M-UL-xx-xx-xx w/ OSQ-L-C-BLSF
Initial Delivered Lumens: 21,978



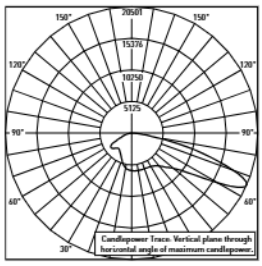
OSQL-C-40L-30K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,000
Initial FC at grade

Type II Mid Distribution w/OSQ-*-C-BLSF (field-installed)

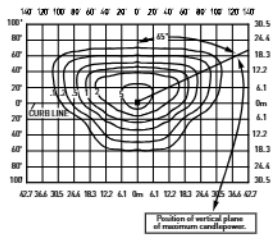
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	N/A	N/A	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	N/A	N/A	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	N/A	N/A	5,750	B1 U0 G1	6,000	B1 U0 G1	4,450	B1 U0 G1	6,000	B1 U0 G1
16L	6,900	B1 U0 G2	8,400	B1 U0 G2	8,725	B1 U0 G2	6,475	B1 U0 G2	8,725	B1 U0 G2
22L	N/A	N/A	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B1 U0 G2	12,000	B2 U0 G2
30L	12,925	B2 U0 G2	15,700	B2 U0 G3	16,400	B2 U0 G3	12,100	B2 U0 G2	16,400	B2 U0 G3
40L	N/A	N/A	21,000	B3 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G3	21,800	B3 U0 G3
50L	N/A	N/A	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B3 U0 G3	27,300	B3 U0 G4
65L	27,800	B3 U0 G4	34,000	B3 U0 G4	35,500	B3 U0 G4	26,200	B3 U0 G4	35,500	B3 U0 G4
75L	N/A	N/A	39,300	B3 U0 G4	40,900	B3 U0 G4	30,300	B3 U0 G4	40,900	B3 U0 G4
85L	N/A	N/A	44,500	B3 U0 G5	46,400	B3 U0 G5	34,300	B3 U0 G4	46,400	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M



RESTL Test Report #: PL17882-001A
Configured
OSQL-C-xxL-30K7-3M-UL-xx-xx-xx
Initial Delivered Lumens: 27,400



OSQL-C-30L-30K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,400
Initial FC at grade

Type III Mid Distribution

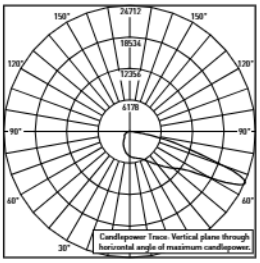
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	N/A	N/A	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	N/A	N/A	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B1 U0 G1	8,550	B2 U0 G2
11L	N/A	N/A	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	12,000	B2 U0 G2	14,650	B3 U0 G3	15,200	B3 U0 G3	11,275	B2 U0 G2	15,200	B3 U0 G3
22L	N/A	N/A	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G3	20,900	B3 U0 G3
30L	22,500	B3 U0 G3	27,400	B3 U0 G4	28,500	B3 U0 G4	21,100	B3 U0 G3	28,500	B3 U0 G4
40L	N/A	N/A	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G4	38,000	B4 U0 G4
50L	N/A	N/A	45,600	B4 U0 G5	47,500	B4 U0 G5	35,200	B3 U0 G4	47,500	B4 U0 G5
65L	48,500	B4 U0 G5	59,300	B4 U0 G5	61,800	B4 U0 G5	45,700	B4 U0 G5	61,800	B4 U0 G5
75L	N/A	N/A	68,400	B4 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G5	71,300	B5 U0 G5
85L	N/A	N/A	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B4 U0 G5	80,800	B5 U0 G5

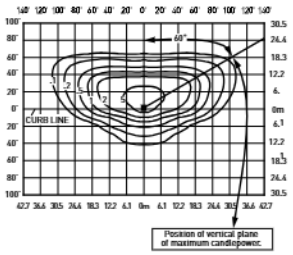
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

3B





RESTL Test Report #: PL17975-001A
OSQL-C-40L-30K7-3B-UL-xx-xx-xx
Initial Delivered Lumens: 25,199

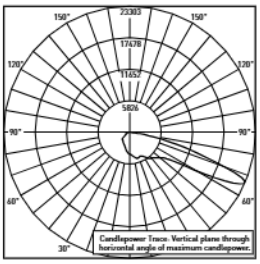
OSQL-C-40L-30K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 25,100
Initial FC at grade

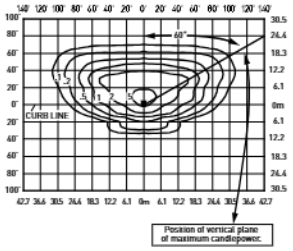
Type III Mid w/BLS Distribution (factory-installed)

Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,510	B1 U0 G1	2,620	B1 U0 G1	1,940	B0 U0 G1	2,620	B1 U0 G1
6L	N/A	N/A	3,760	B1 U0 G1	3,920	B1 U0 G1	2,900	B1 U0 G1	3,920	B1 U0 G1
9L	N/A	N/A	5,650	B1 U0 G1	5,875	B1 U0 G2	4,350	B1 U0 G1	5,875	B1 U0 G2
11L	N/A	N/A	6,900	B1 U0 G2	7,200	B1 U0 G2	5,325	B1 U0 G1	7,200	B1 U0 G2
16L	8,250	B1 U0 G2	10,075	B1 U0 G2	10,450	B2 U0 G2	7,750	B1 U0 G2	10,450	B2 U0 G2
22L	N/A	N/A	13,800	B2 U0 G2	14,375	B2 U0 G2	10,650	B2 U0 G2	14,375	B2 U0 G2
30L	15,500	B2 U0 G2	18,800	B2 U0 G3	19,600	B2 U0 G3	14,525	B2 U0 G2	19,600	B2 U0 G3
40L	N/A	N/A	25,100	B3 U0 G4	26,200	B3 U0 G4	19,400	B2 U0 G3	26,200	B3 U0 G4
50L	N/A	N/A	31,400	B3 U0 G4	32,700	B3 U0 G4	24,200	B3 U0 G3	32,700	B3 U0 G4
65L	33,400	B3 U0 G4	40,800	B3 U0 G5	42,500	B3 U0 G5	31,500	B3 U0 G4	42,500	B3 U0 G5
75L	N/A	N/A	47,100	B3 U0 G5	49,000	B3 U0 G5	36,300	B3 U0 G4	49,000	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3M W/OSQ-*-C-BLSF





RESTL Test Report#: PL17976-001A
OSQL-C-40L-30K7-3M-UL-xx-xx-xx w/ OSQ-L-C-BLSF
Initial Delivered Lumens: 22,081

OSQL-C-40L-30K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,000
Initial FC at grade

Type III Mid Distribution w/OSQ-*-C-BLSF (field-installed)

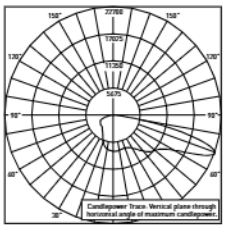
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	N/A	N/A	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	N/A	N/A	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	N/A	N/A	5,750	B1 U0 G2	6,000	B1 U0 G2	4,450	B1 U0 G1	6,000	B1 U0 G2
16L	6,900	B1 U0 G2	8,400	B1 U0 G2	8,725	B1 U0 G2	6,475	B1 U0 G2	8,725	B1 U0 G2
22L	N/A	N/A	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B1 U0 G2	12,000	B2 U0 G2
30L	12,925	B2 U0 G2	15,700	B2 U0 G3	16,400	B2 U0 G3	12,100	B2 U0 G2	16,400	B2 U0 G3
40L	N/A	N/A	21,000	B2 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G3	21,800	B3 U0 G3
50L	N/A	N/A	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B2 U0 G3	27,300	B3 U0 G4
65L	27,800	B3 U0 G4	34,000	B3 U0 G4	35,500	B3 U0 G5	26,200	B3 U0 G4	35,500	B3 U0 G5
75L	N/A	N/A	39,300	B3 U0 G5	40,900	B3 U0 G5	30,300	B3 U0 G4	40,900	B3 U0 G5
85L	N/A	N/A	44,500	B3 U0 G5	46,400	B3 U0 G5	34,300	B3 U0 G4	46,400	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

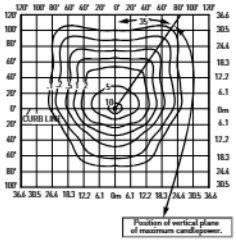
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

4M



RESTL Test Report #: PL18130-001A
Configured
OSQL-C-xxL-40K7-4M-UL-xx-xx-xx
Initial Delivered Lumens: 38,000



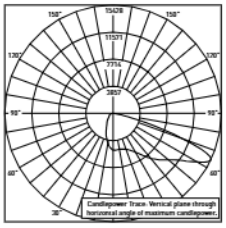
OSQL-C-40L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type IV Mid Distribution

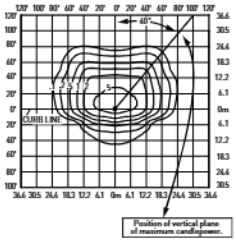
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G1	3,800	B1 U0 G1
6L	N/A	N/A	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	N/A	N/A	8,225	B2 U0 G2	8,550	B2 U0 G2	6,325	B1 U0 G1	8,550	B2 U0 G2
11L	N/A	N/A	10,025	B2 U0 G2	10,450	B2 U0 G2	7,750	B2 U0 G2	10,450	B2 U0 G2
16L	12,000	B2 U0 G2	14,650	B3 U0 G2	15,200	B3 U0 G2	11,275	B2 U0 G2	15,200	B3 U0 G2
22L	N/A	N/A	20,100	B3 U0 G3	20,900	B3 U0 G3	15,500	B3 U0 G2	20,900	B3 U0 G3
30L	22,500	B3 U0 G3	27,400	B3 U0 G4	28,500	B3 U0 G4	21,100	B3 U0 G3	28,500	B3 U0 G4
40L	N/A	N/A	36,500	B4 U0 G4	38,000	B4 U0 G4	28,100	B3 U0 G4	38,000	B4 U0 G4
50L	N/A	N/A	45,600	B4 U0 G5	47,500	B4 U0 G5	35,200	B4 U0 G4	47,500	B4 U0 G5
65L	48,500	B4 U0 G5	59,300	B5 U0 G5	61,800	B5 U0 G5	45,700	B4 U0 G5	61,800	B5 U0 G5
75L	N/A	N/A	68,400	B5 U0 G5	71,300	B5 U0 G5	52,800	B4 U0 G5	71,300	B5 U0 G5
85L	N/A	N/A	77,600	B5 U0 G5	80,800	B5 U0 G5	59,800	B5 U0 G5	80,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

4B



RESTL Test Report #: PL18145-001A
Configured
OSQL-C-xxL-40K7-4B-UL-xx-xx-xx
Initial Delivered Lumens: 24,000



OSQL-C-40L-40K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

Type IV Mid w/BLS Distribution (factory-installed)

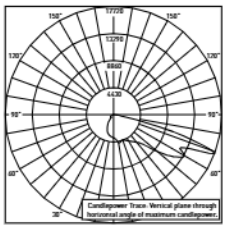
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,300	B1 U0 G0	2,400	B1 U0 G0	1,770	B0 U0 G0	2,400	B1 U0 G0
6L	N/A	N/A	3,440	B1 U0 G1	3,590	B1 U0 G1	2,660	B1 U0 G0	3,590	B1 U0 G1
9L	N/A	N/A	5,175	B1 U0 G1	5,400	B1 U0 G1	3,980	B1 U0 G1	5,400	B1 U0 G1
11L	N/A	N/A	6,325	B1 U0 G1	6,600	B1 U0 G1	4,880	B1 U0 G1	6,600	B1 U0 G1
16L	7,550	B1 U0 G1	9,225	B2 U0 G2	9,575	B2 U0 G2	7,100	B1 U0 G1	9,575	B2 U0 G2
22L	N/A	N/A	12,625	B2 U0 G2	13,175	B2 U0 G2	9,750	B2 U0 G2	13,175	B2 U0 G2
30L	14,175	B2 U0 G2	17,200	B3 U0 G2	18,000	B3 U0 G2	13,300	B2 U0 G2	18,000	B3 U0 G2
40L	N/A	N/A	23,000	B3 U0 G3	24,000	B3 U0 G3	17,700	B3 U0 G2	24,000	B3 U0 G3
50L	N/A	N/A	28,700	B3 U0 G3	29,900	B3 U0 G3	22,200	B3 U0 G3	29,900	B3 U0 G3
65L	30,600	B3 U0 G3	37,400	B3 U0 G4	38,900	B3 U0 G4	28,800	B3 U0 G3	38,900	B3 U0 G4
75L	N/A	N/A	43,100	B4 U0 G4	44,900	B4 U0 G4	33,200	B3 U0 G4	44,900	B4 U0 G4

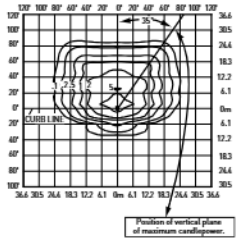
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M W/OSQ-*-C-BLSF





RESTL Test Report #: PL18146-001A Configured OSQL-C-xxL-40K7-4M-UL-xx-xx-xx w/ OSQ-L-C-BLSF
Initial Delivered Lumens: 21,800

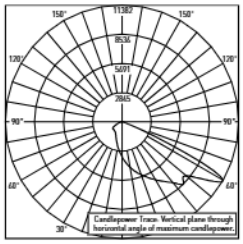
OSQL-C-40L-40K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,800
Initial FC at grade

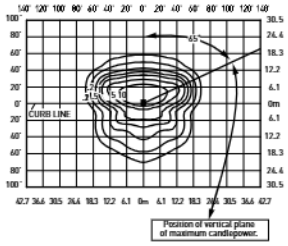
Type IV Mid Distribution w/OSQ-*-C-BLSF (field-installed)

Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,100	B1 U0 G1	2,180	B1 U0 G1	1,610	B0 U0 G1	2,180	B1 U0 G1
6L	N/A	N/A	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B1 U0 G1	3,270	B1 U0 G1
9L	N/A	N/A	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	N/A	N/A	5,750	B1 U0 G2	6,000	B1 U0 G2	4,450	B1 U0 G1	6,000	B1 U0 G2
16L	6,900	B1 U0 G2	8,400	B1 U0 G2	8,725	B2 U0 G2	6,475	B1 U0 G2	8,725	B2 U0 G2
22L	N/A	N/A	11,550	B2 U0 G2	12,000	B2 U0 G2	8,900	B2 U0 G2	12,000	B2 U0 G2
30L	12,925	B2 U0 G2	15,700	B2 U0 G3	16,400	B2 U0 G3	12,100	B2 U0 G2	16,400	B2 U0 G3
40L	N/A	N/A	21,000	B3 U0 G3	21,800	B3 U0 G3	16,100	B2 U0 G3	21,800	B3 U0 G3
50L	N/A	N/A	26,200	B3 U0 G4	27,300	B3 U0 G4	20,200	B3 U0 G3	27,300	B3 U0 G4
65L	27,800	B3 U0 G4	34,000	B3 U0 G4	35,500	B3 U0 G4	26,200	B3 U0 G4	35,500	B3 U0 G4
75L	N/A	N/A	39,300	B3 U0 G5	40,900	B3 U0 G5	30,300	B3 U0 G4	40,900	B3 U0 G5
85L	N/A	N/A	44,500	B4 U0 G5	46,400	B4 U0 G5	34,300	B3 U0 G4	46,400	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF





RESTL Test Report #: PL18039-001A
OSQM-C-16L-50K9-AF-UL-xx-xx-xx
Initial Delivered Lumens: 12,361

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Automotive FrontLineOptic™ Distribution

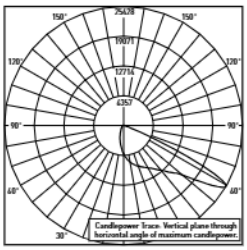
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,650	B1 U0 G1	3,800	B1 U0 G1	2,810	B1 U0 G0	3,800	B1 U0 G1
6L	N/A	N/A	5,475	B1 U0 G1	5,700	B1 U0 G1	4,220	B1 U0 G1	5,700	B1 U0 G1
9L	N/A	N/A	8,225	B1 U0 G1	8,550	B1 U0 G1	6,325	B1 U0 G1	8,550	B1 U0 G1
11L	N/A	N/A	10,025	B2 U0 G1	10,450	B2 U0 G1	7,750	B1 U0 G1	10,450	B2 U0 G1
16L	12,000	B2 U0 G1	14,650	B2 U0 G2	15,200	B2 U0 G2	11,275	B2 U0 G1	15,200	B2 U0 G2
22L	N/A	N/A	20,100	B3 U0 G2	20,900	B3 U0 G2	15,500	B2 U0 G2	20,900	B3 U0 G2
30L	22,500	B3 U0 G2	27,400	B3 U0 G3	28,500	B3 U0 G3	21,100	B3 U0 G2	28,500	B3 U0 G3
40L	N/A	N/A	36,500	B3 U0 G3	38,000	B3 U0 G3	28,100	B3 U0 G3	38,000	B3 U0 G3
50L	N/A	N/A	45,600	B4 U0 G3	47,500	B4 U0 G3	35,200	B3 U0 G3	47,500	B4 U0 G3
65L	48,500	B4 U0 G3	59,300	B4 U0 G3	61,800	B4 U0 G3	45,700	B4 U0 G3	61,800	B4 U0 G3
75L	N/A	N/A	68,400	B4 U0 G4	71,300	B4 U0 G4	52,800	B4 U0 G3	71,300	B4 U0 G4
85L	N/A	N/A	77,600	B4 U0 G4	80,800	B5 U0 G4	59,800	B4 U0 G3	80,800	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

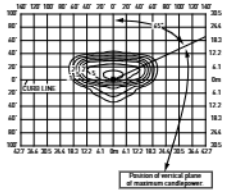
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

AB



RESTL Test Report #: PL18107-001A
Configured
OSQL-C-30L-xxL-AB-UL-xx-xx-xx
Initial Delivered Lumens: 19,600



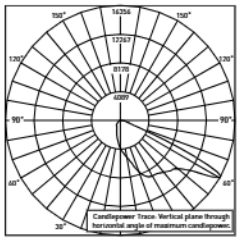
OSQL-C-30L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 19,600
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution (factory-installed)

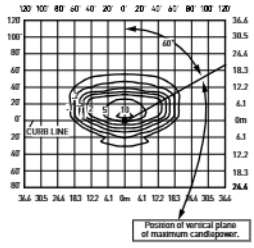
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,510	B0 U0 G0	2,620	B0 U0 G0	1,940	B0 U0 G0	2,620	B0 U0 G0
6L	N/A	N/A	3,760	B1 U0 G0	3,920	B1 U0 G0	2,900	B1 U0 G0	3,920	B1 U0 G0
9L	N/A	N/A	5,650	B1 U0 G0	5,875	B1 U0 G0	4,350	B1 U0 G0	5,875	B1 U0 G0
11L	N/A	N/A	6,900	B1 U0 G1	7,200	B1 U0 G1	5,325	B1 U0 G0	7,200	B1 U0 G1
16L	8,250	B1 U0 G1	10,075	B1 U0 G1	10,450	B1 U0 G1	7,750	B1 U0 G1	10,450	B1 U0 G1
22L	N/A	N/A	13,800	B2 U0 G1	14,375	B2 U0 G1	10,650	B1 U0 G1	14,375	B2 U0 G1
30L	15,500	B2 U0 G1	18,800	B2 U0 G2	19,600	B2 U0 G2	14,525	B2 U0 G1	19,600	B2 U0 G2
40L	N/A	N/A	25,100	B3 U0 G2	26,200	B3 U0 G2	19,400	B2 U0 G2	26,200	B3 U0 G2
50L	N/A	N/A	31,400	B3 U0 G2	32,700	B3 U0 G2	24,200	B3 U0 G2	32,700	B3 U0 G2
65L	33,400	B3 U0 G2	40,800	B3 U0 G2	42,500	B3 U0 G2	31,500	B3 U0 G2	42,500	B3 U0 G2
75L	N/A	N/A	47,100	B3 U0 G3	49,000	B3 U0 G3	36,300	B3 U0 G2	49,000	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

AF W/OSQ-*-C-BLSF



RESTL Test Report #: PL18108-001A
Configured
OSQL-C-xxL-40K7-AF-UL-xx-xx-xx w/OSQ-L-C-BLSF
Initial Delivered Lumens: 16,400



OSQL-C-30L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,400
Initial FC at grade

Automotive FrontLineOptic™ w/OSQ-*-C-BLSF (field-installed)

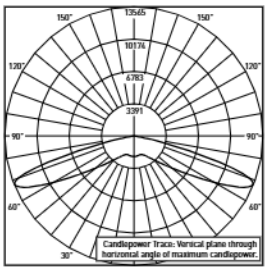
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	2,100	B0 U0 G1	2,180	B0 U0 G1	1,610	B0 U0 G1	2,180	B0 U0 G1
6L	N/A	N/A	3,140	B1 U0 G1	3,270	B1 U0 G1	2,420	B0 U0 G1	3,270	B1 U0 G1
9L	N/A	N/A	4,720	B1 U0 G1	4,910	B1 U0 G1	3,630	B1 U0 G1	4,910	B1 U0 G1
11L	N/A	N/A	5,750	B1 U0 G1	6,000	B1 U0 G1	4,450	B1 U0 G1	6,000	B1 U0 G1
16L	6,900	B1 U0 G1	8,400	B1 U0 G1	8,725	B1 U0 G1	6,475	B1 U0 G1	8,725	B1 U0 G1
22L	N/A	N/A	11,550	B1 U0 G1	12,000	B1 U0 G1	8,900	B1 U0 G1	12,000	B1 U0 G1
30L	12,925	B2 U0 G1	15,700	B2 U0 G2	16,400	B2 U0 G2	12,100	B1 U0 G1	16,400	B2 U0 G2
40L	N/A	N/A	21,000	B2 U0 G2	21,800	B2 U0 G2	16,100	B2 U0 G2	21,800	B2 U0 G2
50L	N/A	N/A	26,200	B3 U0 G2	27,300	B3 U0 G2	20,200	B2 U0 G2	27,300	B3 U0 G2
65L	27,800	B3 U0 G2	34,000	B3 U0 G2	35,500	B3 U0 G3	26,200	B3 U0 G2	35,500	B3 U0 G3
75L	N/A	N/A	39,300	B3 U0 G3	40,900	B3 U0 G3	30,300	B3 U0 G2	40,900	B3 U0 G3
85L	N/A	N/A	44,500	B3 U0 G3	46,400	B3 U0 G3	34,300	B3 U0 G2	46,400	B3 U0 G3

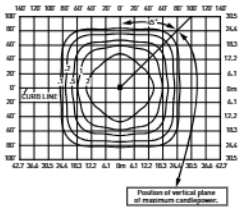
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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5L





RESTL Test Report #: PL18074-001A Configured
OSQL-C-xxL-40K7-5L-UL-xx-xx-xx
Initial Delivered Lumens: 30,000

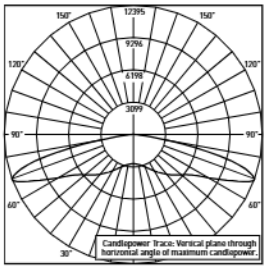
OSQL-C-30L-40K7-5L-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 30,000
Initial FC at grade

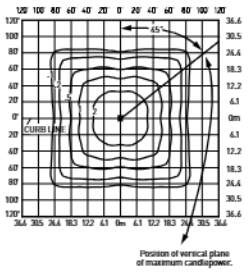
Type V Long Distribution

Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,840	B2 U0 G1	4,000	B3 U0 G1	2,960	B2 U0 G1	4,000	B3 U0 G1
6L	N/A	N/A	5,750	B3 U0 G1	6,000	B3 U0 G1	4,440	B3 U0 G1	6,000	B3 U0 G1
9L	N/A	N/A	8,650	B3 U0 G2	9,000	B3 U0 G2	6,650	B3 U0 G1	9,000	B3 U0 G2
11L	N/A	N/A	10,550	B4 U0 G2	11,000	B4 U0 G2	8,150	B3 U0 G2	11,000	B4 U0 G2
16L	12,625	B4 U0 G2	15,400	B4 U0 G2	16,000	B4 U0 G2	11,850	B4 U0 G2	16,000	B4 U0 G2
22L	N/A	N/A	21,100	B5 U0 G3	22,000	B5 U0 G3	16,300	B4 U0 G2	22,000	B5 U0 G3
30L	23,700	B5 U0 G3	28,800	B5 U0 G3	30,000	B5 U0 G4	22,200	B5 U0 G3	30,000	B5 U0 G4
40L	N/A	N/A	38,400	B5 U0 G4	40,000	B5 U0 G4	29,600	B5 U0 G3	40,000	B5 U0 G4
50L	N/A	N/A	48,000	B5 U0 G5	50,000	B5 U0 G5	37,000	B5 U0 G3	50,000	B5 U0 G5
65L	51,000	B5 U0 G5	62,400	B5 U0 G5	65,000	B5 U0 G5	48,100	B5 U0 G5	65,000	B5 U0 G5
75L	N/A	N/A	72,000	B5 U0 G5	75,000	B5 U0 G5	55,500	B5 U0 G5	75,000	B5 U0 G5
85L	N/A	N/A	81,600	B5 U0 G5	85,000	B5 U0 G5	62,900	B5 U0 G5	85,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5M





RESTL Test Report #: PL17909-001A
Configured
OSQL-C-xxL-30K7-5M-UL-xx-xx-xx
Initial Delivered Lumens: 28,800

OSQL-C-30L-30K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 28,800
Initial FC at grade

Type V Mid Distribution

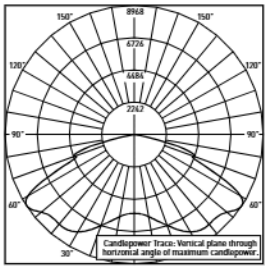
Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,840	B2 U0 G1	4,000	B2 U0 G1	2,960	B2 U0 G1	4,000	B2 U0 G1
6L	N/A	N/A	5,750	B3 U0 G1	6,000	B3 U0 G1	4,440	B2 U0 G1	6,000	B3 U0 G1
9L	N/A	N/A	8,650	B3 U0 G2	9,000	B3 U0 G2	6,650	B3 U0 G1	9,000	B3 U0 G2
11L	N/A	N/A	10,550	B3 U0 G2	11,000	B3 U0 G2	8,150	B3 U0 G1	11,000	B3 U0 G2
16L	12,625	B4 U0 G2	15,400	B4 U0 G2	16,000	B4 U0 G2	11,850	B4 U0 G2	16,000	B4 U0 G2
22L	N/A	N/A	21,100	B4 U0 G2	22,000	B4 U0 G2	16,300	B4 U0 G2	22,000	B4 U0 G2
30L	23,700	B5 U0 G3	28,800	B5 U0 G3	30,000	B5 U0 G3	22,200	B4 U0 G2	30,000	B5 U0 G3
40L	N/A	N/A	38,400	B5 U0 G4	40,000	B5 U0 G4	29,600	B5 U0 G3	40,000	B5 U0 G4
50L	N/A	N/A	48,000	B5 U0 G4	50,000	B5 U0 G4	37,000	B5 U0 G4	50,000	B5 U0 G4
65L	51,000	B5 U0 G4	62,400	B5 U0 G5	65,000	B5 U0 G5	48,100	B5 U0 G4	65,000	B5 U0 G5
75L	N/A	N/A	72,000	B5 U0 G5	75,000	B5 U0 G5	55,500	B5 U0 G4	75,000	B5 U0 G5
85L	N/A	N/A	81,600	B5 U0 G5	85,000	B5 U0 G5	62,900	B5 U0 G5	85,000	B5 U0 G5

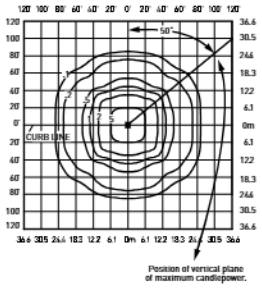
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5N





RESTL Test Report #: PL17911-001A
Configured
OSQL-C-xxL-30K7-5N-UL-xx-xx-xx
Initial Delivered Lumens: 28,800

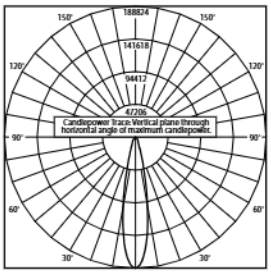
OSQL-C-30L-30K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 28,800
Initial FC at grade

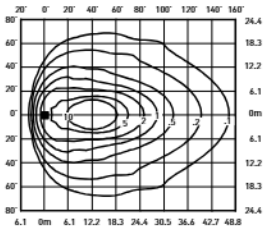
Type V Narrow Distribution

Lumen Package	1900K (50 CRI)		3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	N/A	N/A	3,840	B2 U0 G0	4,000	B2 U0 G0	2,960	B1 U0 G0	4,000	B2 U0 G0
6L	N/A	N/A	5,750	B2 U0 G1	6,000	B2 U0 G1	4,440	B2 U0 G0	6,000	B2 U0 G1
9L	N/A	N/A	8,650	B3 U0 G1	9,000	B3 U0 G1	6,650	B2 U0 G1	9,000	B3 U0 G1
11L	N/A	N/A	10,550	B3 U0 G1	11,000	B3 U0 G1	8,150	B2 U0 G1	11,000	B3 U0 G1
16L	12,625	B3 U0 G1	15,400	B3 U0 G2	16,000	B3 U0 G2	11,850	B3 U0 G1	16,000	B3 U0 G2
22L	N/A	N/A	21,100	B4 U0 G2	22,000	B4 U0 G2	16,300	B3 U0 G2	22,000	B4 U0 G2
30L	23,700	B4 U0 G2	28,800	B4 U0 G2	30,000	B4 U0 G2	22,200	B4 U0 G2	30,000	B4 U0 G2
40L	N/A	N/A	38,400	B5 U0 G2	40,000	B5 U0 G2	29,600	B4 U0 G2	40,000	B5 U0 G2
50L	N/A	N/A	48,000	B5 U0 G3	50,000	B5 U0 G3	37,000	B5 U0 G2	50,000	B5 U0 G3
65L	51,000	B5 U0 G3	62,400	B5 U0 G4	65,000	B5 U0 G4	48,100	B5 U0 G3	65,000	B5 U0 G4
75L	N/A	N/A	72,000	B5 U0 G4	75,000	B5 U0 G4	55,500	B5 U0 G3	75,000	B5 U0 G4
85L	N/A	N/A	81,600	B5 U0 G4	85,000	B5 U0 G4	62,900	B5 U0 G4	85,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

33





RESTL Test Report #: PL17450-001A
OSQL-C-40L-30K7-33-UL-xx-xx-xx
Initial Delivered Lumens: 36,102

OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 3x3 Distribution

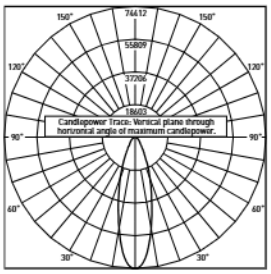
Lumen Package	1900K (50 CRI)	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	N/A	3,840	4,000	2,960	4,000
6L	N/A	5,750	6,000	4,440	6,000
9L	N/A	8,650	9,000	6,650	9,000
11L	N/A	10,550	11,000	8,150	11,000
16L	12,625	15,400	16,000	11,850	16,000
22L	N/A	21,100	22,000	16,300	22,000
30L	23,700	28,800	30,000	22,200	30,000
40L	N/A	38,400	40,000	29,600	40,000
50L	N/A	48,000	50,000	37,000	50,000
65L	51,000	62,400	65,000	48,100	65,000
75L	N/A	72,000	75,000	55,500	75,000
85L	N/A	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

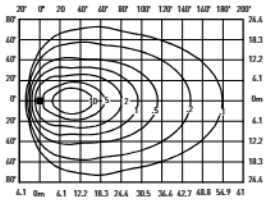
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

44



RESTL Test Report #: PL17748-001A
OSQL-C-40L-30K7-44-UL-xx-xx-xx
Initial Delivered Lumens: 35,349



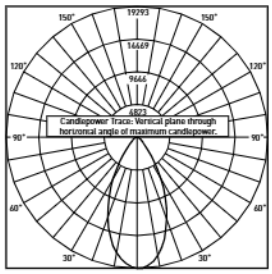
OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 4x4 Distribution

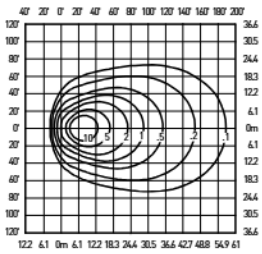
Lumen Package	1900K (50 CRI)	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	N/A	3,840	4,000	2,960	4,000
6L	N/A	5,750	6,000	4,440	6,000
9L	N/A	8,650	9,000	6,650	9,000
11L	N/A	10,550	11,000	8,150	11,000
16L	12,625	15,400	16,000	11,850	16,000
22L	N/A	21,100	22,000	16,300	22,000
30L	23,700	28,800	30,000	22,200	30,000
40L	N/A	38,400	40,000	29,600	40,000
50L	N/A	48,000	50,000	37,000	50,000
65L	51,000	62,400	65,000	48,100	65,000
75L	N/A	72,000	75,000	55,500	75,000
85L	N/A	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

55



RESTL Test Report #: PL17771-001A
OSQL-C-40L-30K7-55-UL-xx-xx-xx
Initial Delivered Lumens: 37,424



OSQL-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 5x5 Distribution

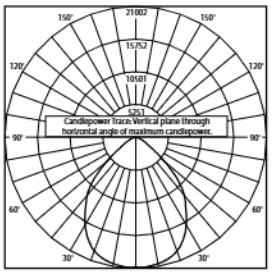
Lumen Package	1900K (50 CRI)	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	N/A	3,840	4,000	2,960	4,000
6L	N/A	5,750	6,000	4,440	6,000
9L	N/A	8,650	9,000	6,650	9,000
11L	N/A	10,550	11,000	8,150	11,000
16L	12,625	15,400	16,000	11,850	16,000
22L	N/A	21,100	22,000	16,300	22,000
30L	23,700	28,800	30,000	22,200	30,000
40L	N/A	38,400	40,000	29,600	40,000
50L	N/A	48,000	50,000	37,000	50,000
65L	51,000	62,400	65,000	48,100	65,000
75L	N/A	72,000	75,000	55,500	75,000
85L	N/A	81,600	85,000	62,900	85,000

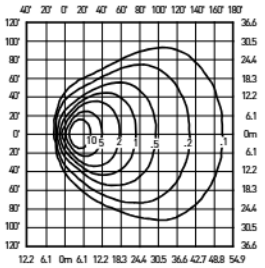
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

66





RESTL Test Report #: PL17439-001A
OSQL-C-40L-30K7-66-UL-xx-xx-xx
Initial Delivered Lumens: 37,525

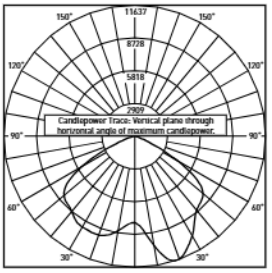
OSQL-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

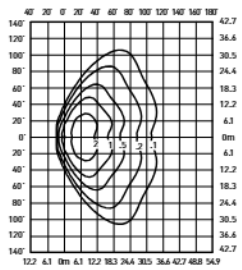
NEMA® 6x6 Distribution

Lumen Package	1900K (50 CRI)	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	N/A	3,840	4,000	2,960	4,000
6L	N/A	5,750	6,000	4,440	6,000
9L	N/A	8,650	9,000	6,650	9,000
11L	N/A	10,550	11,000	8,150	11,000
16L	12,625	15,400	16,000	11,850	16,000
22L	N/A	21,100	22,000	16,300	22,000
30L	23,700	28,800	30,000	22,200	30,000
40L	N/A	38,400	40,000	29,600	40,000
50L	N/A	48,000	50,000	37,000	50,000
65L	51,000	62,400	65,000	48,100	65,000
75L	N/A	72,000	75,000	55,500	75,000
85L	N/A	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

75





RESTL Test Report #: PL17921-001A
OSQM-C-16L-40K7-75-UL-xx-xx-xx
Initial Delivered Lumens: 16,933

OSQL-C-16L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 16,000
Initial FC at grade

NEMA® 7x5 Distribution

Lumen Package	1900K (50 CRI)	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	N/A	3,840	4,000	2,960	4,000
6L	N/A	5,750	6,000	4,440	6,000
9L	N/A	8,650	9,000	6,650	9,000
11L	N/A	10,550	11,000	8,150	11,000
16L	12,625	15,400	16,000	11,850	16,000
22L	N/A	21,100	22,000	16,300	22,000
30L	23,700	28,800	30,000	22,200	30,000
40L	N/A	38,400	40,000	29,600	40,000
50L	N/A	48,000	50,000	37,000	50,000
65L	51,000	62,400	65,000	48,100	65,000
75L	N/A	72,000	75,000	55,500	75,000
85L	N/A	81,600	85,000	62,900	85,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. (8.8kg); Large - 28.4 lbs. (12.9kg); **OSQ-X-C-AA** Weight: Extra Large - 48.6 lbs. (22kg)								
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
	Tenon Configuration (0°-90° Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1*; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180)*; PT-2(180)*; PW-2A3**	 PB-2A*; PB-2R2.375; PD-2A4(90)*; PT-2(90)*; PW-2A3**	 PB-3A*; PB-3R2.375; PD-3A4(90)*; PT-3(90)*	 PB-3A*; PB-3R2.375; PT-3(120)*	 PB-3A*; PB-3R2.375	 PB-4A*(180); PB-4R2.375	 PB-4A*(90); PB-4R2.375; PD-4A4(90)*; PT-4(90)*
	0° Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45° Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90° Tilt* **							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")
*** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
+ PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None
XA-TMDA8	0.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180° Twin
PB-3A* – 180° Triple
PB-4A*(90) – 90° Quad
PB-4A*(180) – 180° Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- Not for use with OSQX luminaires

PD-2A4(90) – 90° Twin
PD-2A4(180) – 180° Twin
PD-3A4(90) – 90° Triple
PD-4A4(90) – 90° Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts
WM-DM – Plate for OSQ-ML-C-DA mount

Direct Arm Pole Adapter Bracket
- Mounts to 3-6" (76-152mm) round or square aluminum or steel poles
- May be used with OSQX luminaires in 1.5G applications only

XA-TMDA8

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon
- Not for use with OSQX luminaires

PT-1 – Single (Vertical)
PT-2(90) – 90° Twin
PT-2(180) – 180° Twin
PT-3(90) – 90° Triple
PT-3(120) – 120° Triple
PT-4(90) – 90° Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts

‡ Refer to the Bracket and Tenons spec sheet for more details
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** Specify pole size: (3) for 3", (4) for 4", (5) for 5", or (6) for 6"

Luminaire EPA

Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); **OSQ-X-C-DA** Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
						
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

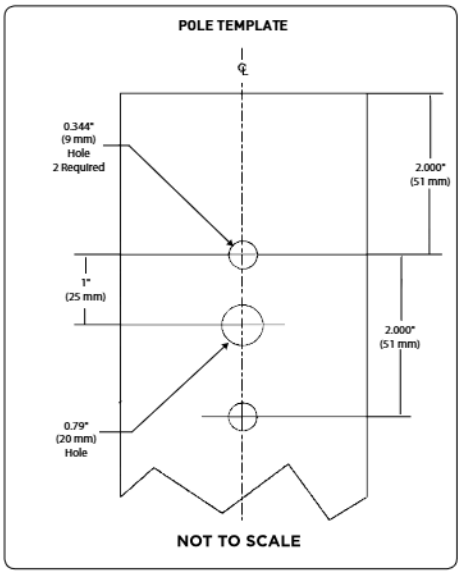
Universal Direct Arm Mount w/Adjustable Bolt Spacing – OSQ-MLX-C-OU Weight: Medium - 20.6 lbs. (9.4kg); Large - 29.7 lbs. (13.5kg); Extra Large - 45.7 lbs. (20.8kg) **Universal Direct Arm Mount w/Four-Bolt Drill Pattern for THE EDGE® High Output Luminaire w/EHO-UNV Mount – OSQ-MLX-C-HU** Weight: Medium - 20.3 lbs. (9.2kg); Large - 29.4 lbs. (13.3kg); Extra Large - 45.4 lbs. (20.6kg)						
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
						
OSQM-C	0.73	1.45	1.19	1.91	1.98	2.38
OSQL-C	0.82	1.65	1.39	2.21	2.29	2.77
OSQX-C	0.95	1.89	1.60	2.55	2.61	3.21

Direct Mount/Universal Direct Mount Configurations (DA/OU/HU Mounts)

Compatibility with Direct Mount Brackets					
Size	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

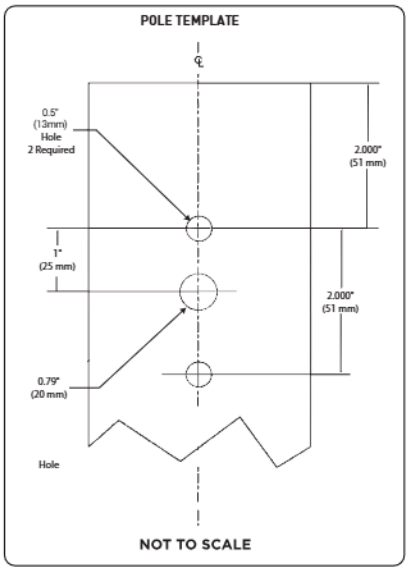
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK (LPI Poles) or C (SSS/SRS Poles) Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.

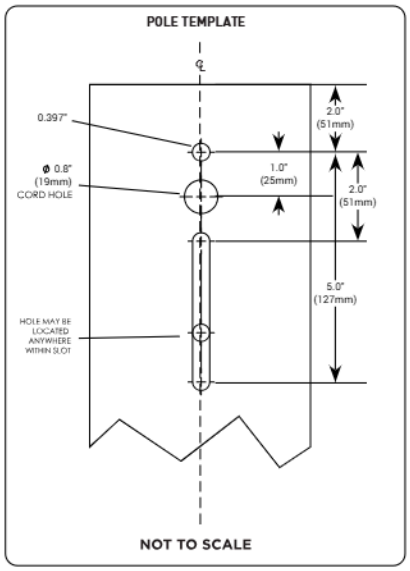


Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight: Medium - 23.2 lbs. (10.5kg); Large - 32.3 lbs. (14.7kg)	
Single	
Medium	**Large**
0° Tilt	
0.69	0.78
45° Tilt	
1.41	2.62
90° Tilt	
1.89	3.52

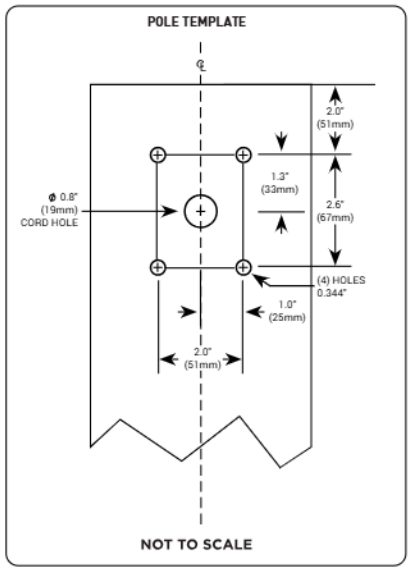
Fixture Mounting Drill Pattern for OSQ-MLX-C-OU Mount

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-MLX-C-HU Mount

Note: For use with poles with the existing 4-bolt drill pattern shown below.



Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	2,100	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400	2,180		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,810	2,960	1,940	1,770	1,610		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400	2,180		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	2,000	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290	2,080		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,680	2,820	1,840	1,690	1,540		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290	2,080		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	1,920	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	1,850	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120	1,930		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,490	2,620	1,710	1,570	1,430		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120	1,930		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,270	2,390	1,560	1,430	1,300		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	1,540	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760	1,600		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,060	2,170	1,420	1,300	1,180		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760	1,600		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	1,420	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,910	2,010	1,310	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	1,270	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460	1,330		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,720	1,810	1,180	1,080	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460	1,330		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	1,130	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290	1,180		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,520	1,600	1,050	960	870		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290	1,180		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/ External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	3,140	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590	3,270		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,220	4,440	2,900	2,660	2,420		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590	3,270		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	36	5,200	5,475	3,580	3,280	2,980	40	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430	3,130		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		4,030	4,240	2,770	2,540	2,310		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430	3,130		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	34	4,990	5,250	3,430	3,140	2,860	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280	2,980		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,860	4,060	2,650	2,430	2,220		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280	2,980		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	32	4,820	5,075	3,320	3,040	2,770	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,730	3,920	2,560	2,350	2,140		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	29	4,420	4,650	3,040	2,780	2,540	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,410	3,590	2,350	2,150	1,960		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	27	4,010	4,220	2,760	2,530	2,300	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640	2,400		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		3,100	3,260	2,130	1,950	1,780		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640	2,400		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	24	3,710	3,900	2,550	2,340	2,130	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440	2,220		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,860	3,010	1,970	1,800	1,640		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440	2,220		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	21	3,340	3,510	2,300	2,100	1,920	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,580	2,710	1,770	1,620	1,480		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190	2,000		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	19	2,950	3,100	2,030	1,860	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,270	2,390	1,560	1,430	1,300		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930	1,760		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/ External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	4,720	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400	4,910		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,325	6,650	4,350	3,980	3,630		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400	4,910		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	4,510	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125	4,680		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,025	6,350	4,150	3,800	3,460		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125	4,680		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	4,310	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930	4,490		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,775	6,075	3,970	3,640	3,310		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930	4,490		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	4,180	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760	4,330		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,575	5,875	3,840	3,520	3,200		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760	4,330		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	3,820	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360	3,980		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		5,100	5,375	3,510	3,220	2,930		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360	3,980		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	3,460	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950	3,600		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,640	4,880	3,190	2,920	2,660		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950	3,600		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	3,200	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650	3,330		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,290	4,510	2,950	2,700	2,460		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650	3,330		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	2,880	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290	3,000		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,860	4,060	2,650	2,430	2,220		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290	3,000		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	2,540	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,400	3,580	2,340	2,140	1,950		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900	2,650		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	5,750	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600	6,000		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,750	8,150	5,325	4,880	4,450		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600	5,750		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	5,500	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300	5,725		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		7,400	7,775	5,075	4,660	4,250		7000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300	5,725		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	5,275	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025	5,475		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025	5,475		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	5,100	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825	5,300		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,850	7,200	4,710	4,310	3,930		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825	5,300		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	4,650	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325	4,850		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,250	6,575	4,300	3,940	3,590		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325	4,850		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	4,230	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840	4,410		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,675	5,975	3,910	3,580	3,260		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840	4,410		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	3,900	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		5,250	5,525	3,610	3,310	3,010		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460	4,060		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	3,500	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010	3,660		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,720	4,970	3,250	2,980	2,710		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010	3,660		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	3,100	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550	3,230		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		4,170	4,390	2,870	2,630	2,390		4000 L	4000 L	3000 L	3000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550	3,230		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/ External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	19K (50 CRI)	97	12,000	12,625	8,250	7,550	6,900	100	12000 L	13000 L	8000 L	8000 L
	30K (70 CRI)		14,650	15,400	10,075	9,225	8,400		15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
Q8/X8	19K (50 CRI)	93	11,450	12,050	7,875	7,225	6,575	90	11000 L	12000 L	8000 L	7000 L
	30K (70 CRI)		13,975	14,700	9,600	8,800	8,025		14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175	8,350		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,750	11,300	7,400	6,775	6,175		11000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175	8,350		15000 L	15000 L	10000 L	9000 L
Q7/X7	19K (50 CRI)	87	10,975	11,550	7,550	6,925	6,300	90	11000 L	12000 L	8000 L	7000 L
	30K (70 CRI)		13,375	14,075	9,200	8,425	7,675		13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750	7,975		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,300	10,825	7,075	6,475	5,900		10000 L	11000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750	7,975		14000 L	15000 L	10000 L	9000 L
Q6/X6	19K (50 CRI)	84	10,600	11,150	7,300	6,675	6,075	80	11000 L	11000 L	7000 L	7000 L
	30K (70 CRI)		12,950	13,625	8,900	8,150	7,425		13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475	7,725		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,950	10,475	6,850	6,275	5,700		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475	7,725		13000 L	14000 L	9000 L	8000 L
Q5/X5	19K (50 CRI)	76	9,700	10,200	6,675	6,100	5,575	80	10000 L	10000 L	7000 L	6000 L
	30K (70 CRI)		11,825	12,450	8,150	7,450	6,800		12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750	7,050		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		9,100	9,575	6,250	5,725	5,225		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750	7,050		12000 L	13000 L	8000 L	8000 L
Q4/X4	19K (50 CRI)	70	8,800	9,250	6,050	5,550	5,050	70	9000 L	9000 L	6000 L	6000 L
	30K (70 CRI)		10,750	11,300	7,400	6,775	6,175		11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025	6,425		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		8,275	8,700	5,700	5,200	4,750		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025	6,425		11000 L	12000 L	8000 L	7000 L
Q3/X3	19K (50 CRI)	62	8,125	8,550	5,600	5,125	4,660	60	8000 L	9000 L	6000 L	5000 L
	30K (70 CRI)		9,925	10,450	6,825	6,250	5,700		10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500	5,925		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,625	8,025	5,250	4,810	4,380		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500	5,925		10000 L	11000 L	7000 L	7000 L
Q2/X2	19K (50 CRI)	55	7,325	7,700	5,050	4,620	4,200	60	7000 L	8000 L	5000 L	5000 L
	30K (70 CRI)		8,925	9,400	6,150	5,625	5,125		9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850	5,325		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,875	7,225	4,720	4,330	3,950		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850	5,325		9000 L	10000 L	6000 L	6000 L
Q1*	19K (50 CRI)	50	6,475	6,800	4,450	4,080	3,720	50	6000 L	7000 L	4000 L	4000 L
	30K (70 CRI)		7,900	8,300	5,425	4,970	4,530		8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175	4,710		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		6,050	6,375	4,170	3,820	3,470		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175	4,710		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-in-stalled BLS)	2M, 3M, 4M, AF w/External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	11,550	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,500	16,300	10,650	9,750	8,900		16000 L	16000 L	11000 L	10000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	10,975	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575	11,475		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		14,825	15,600	10,200	9,350	8,500		15000 L	16000 L	10000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575	11,475		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	10,500	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		14,175	14,900	9,750	8,925	8,125		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	10,225	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625	10,550		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		13,700	14,400	9,425	8,625	7,875		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625	10,550		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	9,300	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650	9,700		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		12,525	13,175	8,625	7,900	7,200		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650	9,700		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	8,450	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650	8,775		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		11,375	11,975	7,825	7,175	6,525		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650	8,775		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	7,800	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950	8,125		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		10,500	11,050	7,225	6,625	6,025		11000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950	8,125		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	7,025	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050	7,325		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950	5,425		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050	7,325		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	6,225	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250	4,790		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100	6,475		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/ External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	19K (50 CRI)	175	22,500	23,700	15,500	14,175	12,925	180	23000 L	24000L	16000L	14000L
	30K (70 CRI)		27,400	28,800	18,800	17,200	15,700		28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000	16,400		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		21,100	22,200	14,525	13,300	12,100		21000 L	22000 L	15000 L	13000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000	16,400		28000 L	30000 L	20000 L	18000 L
Q8/X8	19K (50 CRI)	168	21,475	22,600	14,775	13,525	12,325	170	21000 L	23000L	15000L	14000L
	30K (70 CRI)		26,100	27,500	18,000	16,500	14,975		26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100	15,600		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		20,200	21,200	13,850	12,700	11,600		20000 L	21000 L	14000 L	13000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100	15,600		28000 L	28000 L	19000 L	17000 L
Q7/X7	19K (50 CRI)	158	20,575	21,600	14,150	12,975	11,800	160	21000 L	22000L	14000L	13000L
	30K (70 CRI)		25,000	26,300	17,200	15,800	14,350		26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400	14,925		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400	14,925		26000 L	28000 L	18000 L	16000 L
Q6/X6	19K (50 CRI)	152	19,900	20,900	13,700	12,550	11,425	150	20000 L	21000L	14000L	13000L
	30K (70 CRI)		24,200	25,500	16,700	15,300	13,900		24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900	14,475		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		18,600	19,600	12,825	11,750	10,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900	14,475		26000 L	26000 L	17000 L	16000 L
Q5/X5	19K (50 CRI)	137	18,175	19,100	12,500	11,450	10,425	140	18000 L	19000L	13000L	11000L
	30K (70 CRI)		22,100	23,300	15,200	13,950	12,675		22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500	13,200		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		17,000	17,900	11,700	10,725	9,750		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500	13,200		23000 L	24000 L	16000 L	15000 L
Q4/X4	19K (50 CRI)	126	16,525	17,400	11,375	10,400	9,475	130	17000 L	17000L	11000L	10000L
	30K (70 CRI)		20,100	21,100	13,800	12,625	11,550		20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,500	16,300	10,650	9,750	8,900		16000 L	16000 L	11000 L	10000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175	12,000		21000 L	22000 L	14000 L	13000 L
Q3/X3	19K (50 CRI)	113	15,250	16,000	10,500	9,600	8,750	110	15000 L	16000L	11000L	10000L
	30K (70 CRI)		18,500	19,500	12,750	11,675	10,625		19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		14,350	15,100	9,875	9,050	8,225		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150	11,075		19000 L	20000 L	13000 L	12000 L
Q2/X2	19K (50 CRI)	100	13,725	14,450	9,450	8,650	7,875	100	14000 L	14000L	9000L	9000L
	30K (70 CRI)		16,700	17,600	11,500	10,550	9,575		17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950	10,000		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		12,875	13,550	8,850	8,125	7,400		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950	10,000		17000 L	18000 L	12000 L	11000 L
Q1*	19K (50 CRI)	90	12,125	12,750	8,350	7,650	6,950	90	12000 L	13000L	8000L	8000L
	30K (70 CRI)		14,725	15,500	10,125	9,275	8,450		15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700	8,850		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		11,375	11,975	7,825	7,175	6,525		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700	8,850		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (</= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values					Utility Label Wattage	Utility Label Lumens			
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS		2M, 3M, 4M, AF w/ and w/o External BLS	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	21,000	240	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000	21,800		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		28,100	29,600	19,400	17,700	16,100		28000 L	30000 L	19000 L	18000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000	21,800		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	221	34,800	36,600	23,900	21,900	20,000	220	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900	20,800		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		26,800	28,200	18,400	16,900	15,400		26000 L	28000 L	18000 L	17000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900	20,800		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	212	33,400	35,100	23,000	21,000	19,200	210	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900	20,000		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900	20,000		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	203	32,200	33,900	22,200	20,300	18,500	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200	19,300		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		24,900	26,200	17,100	15,700	14,300		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200	19,300		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	184	29,500	31,000	20,300	18,600	16,900	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300	17,600		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		22,700	23,900	15,600	14,325	13,025		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300	17,600		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	167	26,800	28,200	18,400	16,900	15,400	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600	16,000		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		20,600	21,700	14,200	13,000	11,825		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600	16,000		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	151	24,700	26,000	17,000	15,600	14,175	150	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		19,100	20,100	13,150	12,050	10,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200	14,800		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	135	22,200	23,400	15,300	14,025	12,750	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625	13,325		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		17,200	18,100	11,825	10,850	9,875		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625	13,325		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	116	19,700	20,700	13,525	12,400	11,300	120	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925	11,775		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		15,200	16,000	10,450	9,575	8,725		15000 L	16000 L	10000 L	10000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925	11,775		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700	26,200
	40K (70 CRI)		47,500	50,000	32,700	29,900	27,300
	50K (90 CRI)		35,200	37,000	24,200	22,200	20,200
	57K (70 CRI)		47,500	50,000	32,700	29,900	27,300
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400	25,000
	40K (70 CRI)		45,300	47,700	31,200	28,600	26,000
	50K (90 CRI)		33,600	35,300	23,100	21,100	19,300
	57K (70 CRI)		45,300	47,700	31,200	28,600	26,000
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300	23,900
	40K (70 CRI)		43,400	45,700	29,900	27,400	24,900
	50K (90 CRI)		32,100	33,800	22,100	20,200	18,400
	57K (70 CRI)		43,400	45,700	29,900	27,400	24,900
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400	23,100
	40K (70 CRI)		42,000	44,200	28,900	26,500	24,100
	50K (90 CRI)		31,100	32,700	21,400	19,600	17,900
	57K (70 CRI)		42,000	44,200	28,900	26,500	24,100
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200	21,200
	40K (70 CRI)		38,400	40,400	26,400	24,200	22,000
	50K (90 CRI)		28,400	29,900	19,600	17,900	16,300
	57K (70 CRI)		38,400	40,400	26,400	24,200	22,000
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100	19,200
	40K (70 CRI)		34,900	36,700	24,000	22,000	20,000
	50K (90 CRI)		25,900	27,200	17,800	16,300	14,875
	57K (70 CRI)		34,900	36,700	24,000	22,000	20,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500	17,700
	40K (70 CRI)		32,200	33,900	22,200	20,300	18,500
	50K (90 CRI)		23,900	25,100	16,400	15,000	13,725
	57K (70 CRI)		32,200	33,900	22,200	20,300	18,500
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500	16,000
	40K (70 CRI)		29,000	30,500	19,900	18,300	16,600
	50K (90 CRI)		21,500	22,600	14,775	13,525	12,350
	57K (70 CRI)		29,000	30,500	19,900	18,300	16,600
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500	14,125
	40K (70 CRI)		25,700	27,000	17,700	16,200	14,750
	50K (90 CRI)		18,900	19,900	13,000	11,925	10,850
	57K (70 CRI)		25,700	27,000	17,700	16,200	14,750

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS
Q9 (Full Power)	19K (50 CRI)	384	48,500	51,000	33,400	30,600	27,800
	30K (70 CRI)		59,300	62,400	40,800	37,400	34,000
	40K (70 CRI)		61,800	65,000	42,500	38,900	35,500
	50K (90 CRI)		45,700	48,100	31,500	28,800	26,200
	57K (70 CRI)		61,800	65,000	42,500	38,900	35,500
Q8/X8	19K (50 CRI)	368	46,275	48,700	31,800	29,200	26,600
	30K (70 CRI)		56,600	59,500	38,900	35,600	32,500
	40K (70 CRI)		58,900	62,000	40,500	37,100	33,800
	50K (90 CRI)		43,600	45,900	30,000	27,500	25,000
	57K (70 CRI)		58,900	62,000	40,500	37,100	33,800
Q7/X7	19K (50 CRI)	347	44,325	46,600	30,500	27,900	25,400
	30K (70 CRI)		54,200	57,000	37,300	34,100	31,100
	40K (70 CRI)		56,500	59,400	38,800	35,600	32,400
	50K (90 CRI)		41,800	44,000	28,800	26,400	24,000
	57K (70 CRI)		56,500	59,400	38,800	35,600	32,400
Q6/X6	19K (50 CRI)	333	42,875	45,100	29,500	27,000	24,600
	30K (70 CRI)		52,500	55,200	36,100	33,100	30,100
	40K (70 CRI)		54,700	57,500	37,600	34,400	31,400
	50K (90 CRI)		40,400	42,500	27,800	25,500	23,200
	57K (70 CRI)		54,700	57,500	37,600	34,400	31,400
Q5/X5	19K (50 CRI)	301	39,200	41,200	27,000	24,700	22,500
	30K (70 CRI)		47,900	50,400	33,000	30,200	27,500
	40K (70 CRI)		49,900	52,500	34,300	31,400	28,600
	50K (90 CRI)		37,000	38,900	25,400	23,300	21,200
	57K (70 CRI)		49,900	52,500	34,300	31,400	28,600
Q4/X4	19K (50 CRI)	277	35,600	37,500	24,500	22,400	20,400
	30K (70 CRI)		43,500	45,800	29,900	27,400	25,000
	40K (70 CRI)		45,300	47,700	31,200	28,600	26,000
	50K (90 CRI)		33,600	35,300	23,100	21,100	19,300
	57K (70 CRI)		45,300	47,700	31,200	28,600	26,000
Q3/X3	19K (50 CRI)	247	32,875	34,600	22,600	20,700	18,900
	30K (70 CRI)		40,200	42,300	27,700	25,300	23,100
	40K (70 CRI)		41,900	44,100	28,800	26,400	24,100
	50K (90 CRI)		31,000	32,600	21,300	19,500	17,800
	57K (70 CRI)		41,900	44,100	28,800	26,400	24,100
Q2/X2	19K (50 CRI)	220	29,575	31,100	20,300	18,600	17,000
	30K (70 CRI)		36,200	38,100	24,900	22,800	20,800
	40K (70 CRI)		37,700	39,700	26,000	23,800	21,600
	50K (90 CRI)		27,900	29,300	19,200	17,500	16,000
	57K (70 CRI)		37,700	39,700	26,000	23,800	21,600
Q1*	19K (50 CRI)	198	26,150	27,500	18,000	16,500	15,000
	30K (70 CRI)		31,900	33,600	22,000	20,100	18,300
	40K (70 CRI)		33,300	35,000	22,900	21,000	19,100
	50K (90 CRI)		24,600	25,900	16,900	15,500	14,125
	57K (70 CRI)		33,300	35,000	22,900	21,000	19,100

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100	39,300
	40K (70 CRI)		71,300	75,000	49,000	44,900	40,900
	50K (90 CRI)		52,800	55,500	36,300	33,200	30,300
	57K (70 CRI)		71,300	75,000	49,000	44,900	40,900
Q8/X8	30K (70 CRI)	420	65,300	68,700	44,900	41,100	37,500
	40K (70 CRI)		68,100	71,600	46,800	42,900	39,100
	50K (90 CRI)		50,300	52,900	34,600	31,700	28,900
	57K (70 CRI)		68,100	71,600	46,800	42,900	39,100
Q7/X7	30K (70 CRI)	402	62,500	65,800	43,000	39,400	35,900
	40K (70 CRI)		65,200	68,600	44,900	41,100	37,400
	50K (90 CRI)		48,200	50,700	33,200	30,400	27,700
	57K (70 CRI)		65,200	68,600	44,900	41,100	37,400
Q6/X6	30K (70 CRI)	386	60,500	63,600	41,600	38,100	34,700
	40K (70 CRI)		63,000	66,300	43,400	39,700	36,200
	50K (90 CRI)		46,700	49,100	32,100	29,400	26,800
	57K (70 CRI)		63,000	66,300	43,400	39,700	36,200
Q5/X5	30K (70 CRI)	349	55,300	58,200	38,100	34,900	31,700
	40K (70 CRI)		57,600	60,600	39,600	36,300	33,100
	50K (90 CRI)		42,600	44,800	29,300	26,800	24,500
	57K (70 CRI)		57,600	60,600	39,600	36,300	33,100
Q4/X4	30K (70 CRI)	317	50,200	52,800	34,500	31,600	28,800
	40K (70 CRI)		52,400	55,100	36,000	33,000	30,100
	50K (90 CRI)		38,700	40,700	26,600	24,400	22,200
	57K (70 CRI)		52,400	55,100	36,000	33,000	30,100
Q3/X3	30K (70 CRI)	286	46,400	48,800	31,900	29,200	26,600
	40K (70 CRI)		48,400	50,900	33,300	30,500	27,800
	50K (90 CRI)		35,700	37,600	24,600	22,500	20,500
	57K (70 CRI)		48,400	50,900	33,300	30,500	27,800
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300	23,900
	40K (70 CRI)		43,500	45,800	29,900	27,400	25,000
	50K (90 CRI)		32,200	33,900	22,200	20,300	18,500
	57K (70 CRI)		43,500	45,800	29,900	27,400	25,000
Q1/X1	30K (70 CRI)	220	36,900	38,800	25,400	23,200	21,200
	40K (70 CRI)		38,400	40,400	26,400	24,200	22,000
	50K (90 CRI)		28,400	29,900	19,600	17,900	16,300
	57K (70 CRI)		38,400	40,400	26,400	24,200	22,000

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

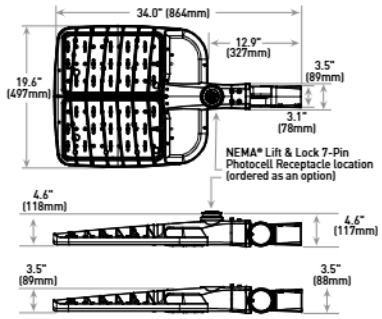
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q & X Option Power & Lumen Data – 85L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				
			2M, 3M, 4M, AF	5L, 5M, 5N, 33, 44, 55, 66, 75	2B, 3B, AB (factory-installed BLS)	4B (factory-installed BLS)	2M, 3M, 4M, AF w/External BLS
Q9 (Full Power)	30K (70 CRI)	499	77,600	81,600	N/A	N/A	44,500
	40K (70 CRI)		80,800	85,000	N/A	N/A	46,400
	50K (90 CRI)		59,800	62,900	N/A	N/A	34,300
	57K (70 CRI)		80,800	85,000	N/A	N/A	46,400
Q8/X8	30K (70 CRI)	468	74,000	77,800	N/A	N/A	42,500
	40K (70 CRI)		77,100	81,100	N/A	N/A	44,300
	50K (90 CRI)		57,000	60,000	N/A	N/A	32,700
	57K (70 CRI)		77,100	81,100	N/A	N/A	44,300
Q7/X7	30K (70 CRI)	449	70,900	74,600	N/A	N/A	40,700
	40K (70 CRI)		73,900	77,700	N/A	N/A	42,400
	50K (90 CRI)		54,700	57,500	N/A	N/A	31,400
	57K (70 CRI)		73,900	77,700	N/A	N/A	42,400
Q6/X6	30K (70 CRI)	431	68,500	72,100	N/A	N/A	39,300
	40K (70 CRI)		71,400	75,100	N/A	N/A	41,000
	50K (90 CRI)		52,900	55,600	N/A	N/A	30,400
	57K (70 CRI)		71,400	75,100	N/A	N/A	41,000
Q5/X5	30K (70 CRI)	389	62,600	65,900	N/A	N/A	35,900
	40K (70 CRI)		65,300	68,700	N/A	N/A	37,500
	50K (90 CRI)		48,300	50,800	N/A	N/A	27,700
	57K (70 CRI)		65,300	68,700	N/A	N/A	37,500
Q4/X4	30K (70 CRI)	353	56,900	59,900	N/A	N/A	32,700
	40K (70 CRI)		59,300	62,400	N/A	N/A	34,000
	50K (90 CRI)		43,900	46,200	N/A	N/A	25,200
	57K (70 CRI)		59,300	62,400	N/A	N/A	34,000
Q3/X3	30K (70 CRI)	319	52,600	55,300	N/A	N/A	30,200
	40K (70 CRI)		54,800	57,600	N/A	N/A	31,500
	50K (90 CRI)		40,500	42,600	N/A	N/A	23,200
	57K (70 CRI)		54,800	57,600	N/A	N/A	31,500
Q2/X2	30K (70 CRI)	285	47,300	49,800	N/A	N/A	27,200
	40K (70 CRI)		49,300	51,900	N/A	N/A	28,300
	50K (90 CRI)		36,500	38,400	N/A	N/A	21,000
	57K (70 CRI)		49,300	51,900	N/A	N/A	28,300
Q1/X1	30K (70 CRI)	246	41,800	44,000	N/A	N/A	24,000
	40K (70 CRI)		43,500	45,800	N/A	N/A	25,000
	50K (90 CRI)		32,200	33,900	N/A	N/A	18,500
	57K (70 CRI)		43,500	45,800	N/A	N/A	25,000

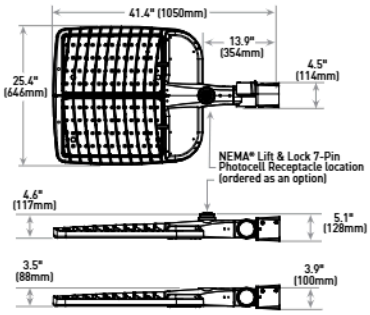
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

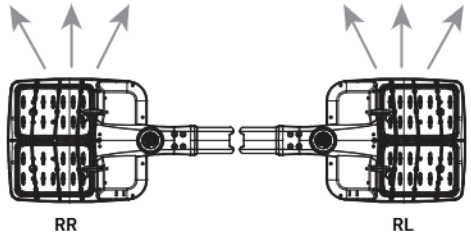
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount



Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

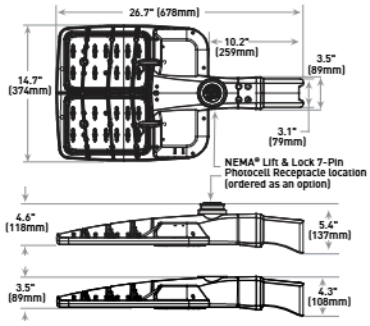
RR/RL Configuration



OSQM - DA Mount



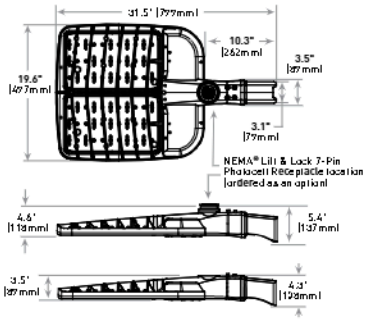
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 15 for fixture mounting drill pattern.

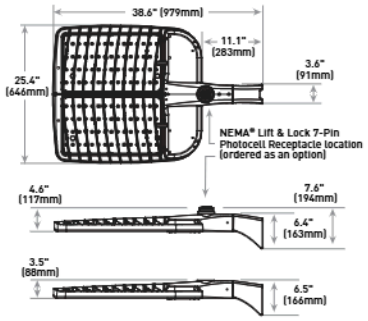
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 15 for fixture mounting drill pattern.

OSQX - DA Mount



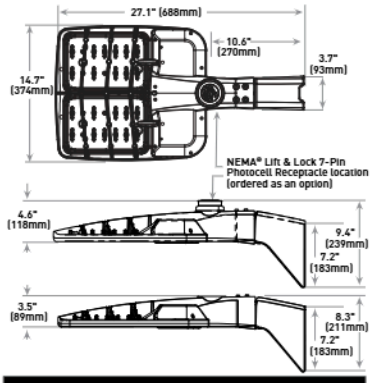
Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

Note: Refer to page 15 for fixture mounting drill pattern.

OU Mount



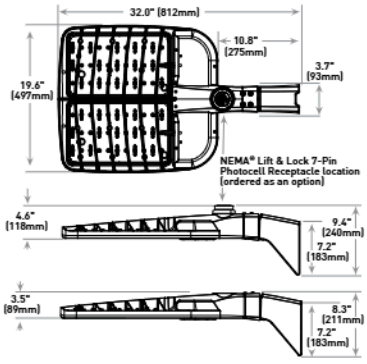
OSQM - OU Mount



Luminaire	Weight
OSQM	20.6 lbs. (9.4kg)

Note: Refer to page 15 for fixture mounting drill pattern.

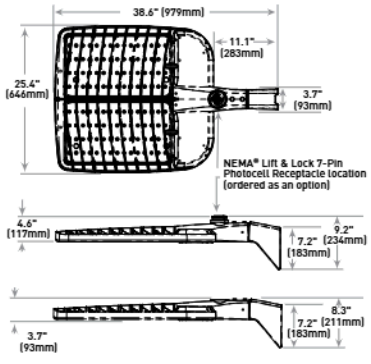
OSQL - OU Mount



Luminaire	Weight
OSQL	29.7 lbs. (13.5kg)

Note: Refer to page 15 for fixture mounting drill pattern.

OSQX - OU Mount



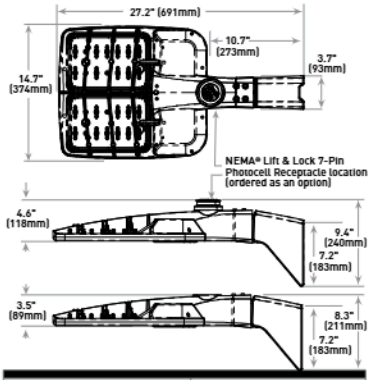
Luminaire	Weight
OSQX	45.7 lbs. (20.8kg)

Note: Refer to page 15 for fixture mounting drill pattern.

HU Mount



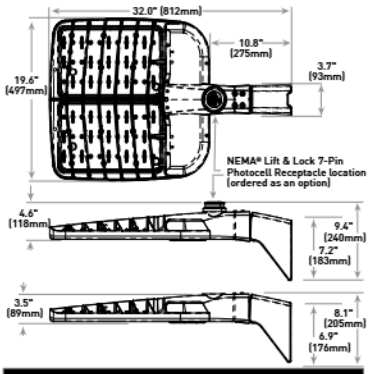
OSQM - HU Mount



Luminaire	Weight
OSQM	20.3 lbs. (9.2kg)

Note: Refer to page 15 for fixture mounting drill pattern.

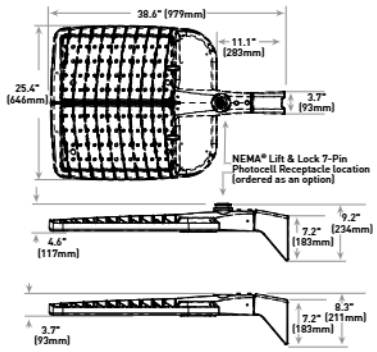
OSQL - HU Mount



Luminaire	Weight
OSQL	29.4 lbs. (13.3kg)

Note: Refer to page 15 for fixture mounting drill pattern.

OSQX-HU Mount



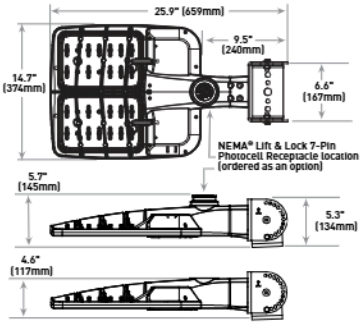
Luminaire	Weight
OSQX	45.4 lbs. (20.6kg)

Note: Refer to page 15 for fixture mounting drill pattern.

OSQM - Trunnion Mount

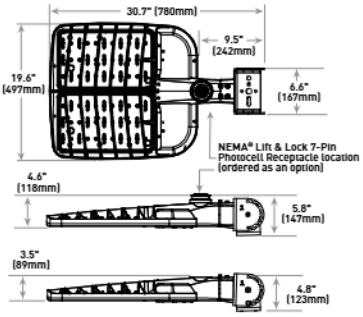


OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



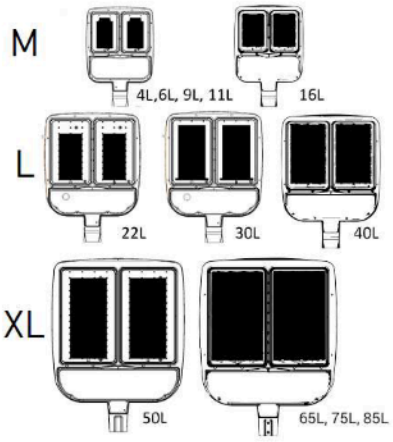
Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

LIGHT ENGINE POPULATION PER LUMEN PACKAGE

EFFECTIVE: 05/15/25

NOTE: Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package.

The areas blacked out in the image below show the illuminated area.

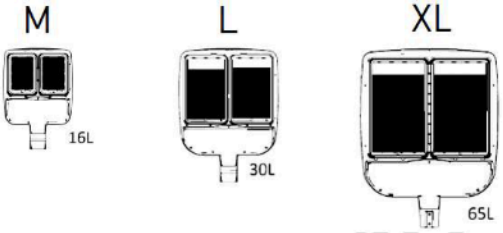


LIGHT ENGINE POPULATION PER LUMEN PACKAGE - 19K5

EFFECTIVE 02/28/2025

NOTE: Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package.

The areas blacked out in the image below show the illuminated area.



Replacement Parts

Replacement Kits

DA Mounting Hardware Kit
OSQ-ML-C-DA-HRDWRBG
- For use only with OSQM and OSQL luminaires with DA mount
- Includes (2) Bolts, (1) Foam Gasket, and (1) Backing Plate

Driver Replacement Kits

OSQ-C-DVRKT

Product	Lumen Package		Voltage	Controls
OSQ-C-DVRKT	**4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **22L** 22,000 Lumens	**30L** 30,000 Lumens **40L** 40,000 Lumens **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L or 85L lumen packages **UE** Universal 277-480V - Available with only 40L, 75L and 85L lumen packages when ordered with 0-10V dimming, BML, NS/NS2, Q9 Field Adjustable or X8 Locked Lumen controls - Available with only 16L-40L lumen packages when ordered with DLI or Z1 controls	**BLANK** - For use with no controls (standard 0-10V dimming) - For use with BML, NS and NS2 controls (sensors not included) - For use with Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 controls (field adjustable output module not included) **DLI DALI® Compatible** - For use with luminaires with DLI or Z1 controls - Available only with 6L-40L lumen packages (UL) and 16L-40L lumen packages (UE) - Not available with other controls **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected

DarkSky Compliant Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: Mount: OSQ-ML-C-DA-BK + Luminaire: OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts
OSQ-ML-C-DA Direct Arm
OSQ-MLX-C-OU Universal Direct Arm w/Adjustable Bolt Spacing
OSQ-MLX-C-HU Universal Direct Arm w/4-Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/ EHO-UNV Mount)**

Extra Large Mounts
OSQ-X-C-DA Direct Arm
OSQ-MLX-C-OU Universal Direct Arm w/Adjustable Bolt Spacing
OSQ-MLX-C-HU Universal Direct Arm w/4-Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/EHO-UNV mount)**

Color Options: **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 13.
** Not for use with THE EDGE® High Output luminaires w/DM Mount.

Luminaire (Mount must be ordered separately)

OSQ **C**

Family	Size	Series	Lumen Package†	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls*	Options
OSQ	**M** Medium **L** Large **X** Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**19K5** 1900K, 50 CRI - Available only with 16L, 30L & 65L lumen packages **30K7** 3000K, 70 CRI	**2M** Type II Mid **2B**** Type II Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M** Type III Mid **3B**** Type III Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Mid **4B**** Type IV Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **5L** Type V Long **5M** Type V Mid **5N** Type V Narrow **AF** Automotive FrontlineOptic™ **AB**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L or 85L lumen packages **UE** Universal 277-480V - Available only with 40L, 75L and 85L lumen packages when ordered with 0-10V dimming, BML, NS/NS2, Q9 Field Adjustable or X8 Locked Lumen controls - Available only with 16L-40L lumen packages when ordered with DLI or Z1 controls	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with other controls or Synapse TL7-HVG accessory **DLI** **DALI® Compatible** - Utilizes DALI 2® and D4i® driver that dims to 10% - Available only with 6L-40L lumen packages (UL) and 16L-40L lumen packages (UE) - Not available with other controls **NS** **Network Sensor, 20-40' Mounting Height** **NS2** **Network Sensor, 10-30' Mounting Height** - Utilizes a multifunction sensor - Refer to PML/NS spec sheet for details - Intended for downlight applications at 0° tilt - NS for use only with OSQL & OSQX - NS2 for use only with OSQM & OSQL - Not for use with other controls - Requires TL7-HVG Synapse Control Accessory (see page 2) and either N or R option - XA-SENSREM Hand-held Remote Accessory (see page 2) required only for changing sensitivity or time delay settings. Dimming changes handled through the TL7-HVG **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 16-27 for power and lumen values - Not available with other controls or Synapse TL7-HVG accessory **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with other controls - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 16-27 for power and lumen values **Z1 Zhaga® Book 18 Socket, bottom of luminaire** - Utilizes DALI 2® or D4i® driver that dims to 10% - Includes cap. Zhaga sensor is available as an accessory (see Accessory table on page 2) or by others - Intended for downlight applications at 0° tilt - Available only with 6L-40L lumen packages (UL) and 16L-40L lumen packages (UE) - Not available with other controls	**20KV** **20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection - Not available with NS/NS2 options **F** **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N** **Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **R** **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL** **Rosaae Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory-installed backlight shield optics [2B, 3B, 4B, AB] - Not for use with 5L, 5M, 5N, 33, 44, 55, 66 or 75 optics **RR** **Rosaae Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory-installed backlight shield optics [2B, 3B, 4B, AB] - Not for use with 5L, 5M, 5N, 33, 44, 55, 66 or 75 optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming.
** Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

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US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

SSS Series

Crown-Weld® Straight Square Steel Poles

Rev. Date: V15 08/14/2025

Product Description

Cree Lighting's proprietary Crown-Weld® pole base crown weld configuration was designed to minimize stress in areas most vulnerable to failure, provide superior strength and higher wind load ratings, than poles of similar height and cross-section. Both premium pole design and extended life finish combine for a 7-year limited warranty for a reduced lifetime cost of ownership.

Non-tapered square steel poles are supplied with a painted galvanized steel 2-piece base cover, four partially galvanized anchor bolts, Masonite mounting template and pole cap (except open top mount). Steel pole base has slotted holes to accommodate installation. A standard 3" x 5" hand hole is located 14" above the bottom of pole base on 4-6" poles. 3" poles have a 2-5/8" x 4-1/2" hand hole located 14" above the bottom of the base plate. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. Iron phosphate is then applied, creating an iron oxide base with a flat or amorphous metal phosphate topcoat. This coating significantly adds to the performance of the finished coating by improving bonding and minimizing the spread of oxidation if the coating is scratched, improving corrosion resistance. Polyester powder coating is applied to a 6-mil thickness.

CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing (ASTM A 500 Grade B) with a minimum yield strength of 50,000 p.s.i. (4-6" poles) or 46,000 p.s.i. (3" poles) welded to a formed carbon steel base plate (ASTM A-36 HRS) with a minimum yield strength of 36,000 p.s.i.
- Anchor bolts (F1554 Grade 55) are "L" bent bars having a minimum yield strength of 55,000 p.s.i. The bolts are at least partially galvanized per ASTM A153 specifications and furnished complete with two (2) hex nuts and 2 flat washers
- Base cover is 2 pc.16 ga. painted galvannealed steel which connects with two 410 stainless steel screws included
- Pole cap is painted PVC
- Optional GFI receptacle available. Refer to page 3 for details

REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength
- RoHS Compliant (consult factory for details)
- Meets requirements of BAA and/or BABA when ordered with US option. Consult factory when needed for a project: www.creelighting.com/BAA-BABA

LIMITED WARRANTY†

- 7 years for pole and tenons/7 years for finish /1 year for GFI receptacle

† See https://www.creelighting.com/resources/warranties/ for warranty terms

Crown-Weld Base
(shown on 3" square pole)



The Look of Crown-Weld Quality

Note: Poles must be unwrapped upon delivery.

Ordering Information

Fully assembled pole is composed of two components that must be ordered separately.
Example: **Anchor Bolts w/Template:** SSS-4-AB-3/4-28 + **Pole:** SSS-4-7-25-CW-BS-1D-C-BZ

Anchor Bolts /Templates (Pole must be ordered separately)	
SSS-	
SSS-3-AB-3/4-18	**Anchor Bolts & Template for 3" Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-18	**Anchor Bolts & Template for 4", 10-12' Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-28	**Anchor Bolts & Template for 4", 15'+ Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-5-AB-1-36	**Anchor Bolts & Template for 5" Poles:** 1" anchor bolts, 10" bolt circle (9.75-11.31" range)
SSS-6-AB-1-36	**Anchor Bolts & Template for 6" Poles:** 1" anchor bolts, 11.5" bolt circle (11.25-12.75" range)

NOTE: For BAA/BABA compliant anchor bolts, -US must be specified prior to order, i.e. SSS-4-AB-3/4-28-US.

Pole (Anchor bolts must be ordered separately)

SSS							CW	BS				
Design	**Cross Section**	**Material**	**Shaft Size**	**Wall Thickness (GA)**	**Mounting Height**		**Base Type**	**Base Casting/ Cover**	**Mounting Configuration**	**Fixture Mounting Drill Pattern****	**Finish**	**Options**
S Straight	**S** Square	**S** Steel	**3** = 3" **4** = 4" **5** = 5" **6** = 6"	**3" Poles** **11** 11 gauge (0.125") **4" Poles** **11** 11 gauge (0.125") **7** 7 gauge (0.188") - Available only in 20', 22', 25' and 30' mounting heights **5" Poles** **7** 7 gauge (0.188") **6" Poles** **7** 7 gauge (0.188")	**3" Poles** **10** = 10' **15** = 15' **4" Poles** **10** = 10' **12** = 12' **15** = 15' **17** = 17' **20** = 20' **22** = 22' **25** = 25' **27** = 27' **30** = 30'	**5" Poles** **15** = 15' **20** = 20' **22** = 22' **25** = 25' **30** = 30' **6" Poles** **25** = 25' **30** = 30'	**CW** Crown Weld	**BS** Standard Metal	**Drilled Poles (layout on page 2)** **1D** Drilled for Direct Mount (Single @ 180°) **2D90** Drilled for Direct Mount (2 @ 180° & 270°) **2D18** Drilled for Direct Mount (2 @ 0° & 180°) **3D90** Drilled for Direct Mount (3 @ 0°, 180° & 270°) **4D90** Drilled for Direct Mount (4 @ 0°, 90°, 180° & 270°) **Open Top Poles** **OT*** Open top to accept internal mount tenons or brackets	**Use w/Drilled Poles** **C Standard Cree Lighting Drill Pattern** - For use with Cree Lighting area/flood luminaires with DA or OSQ-ML-C-DA mounts **Q Q Drill Pattern** - Drill Pattern for use only with luminaires with OSQ-X-C-DA or OSQ-MLX-C-OU mounts **Use w/Open Top Poles** **N None** - Required with OT mounting configuration	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**GFI GFI Receptacle** - Available only with 4"-6"poles - Located 28" above the base of the pole on same side as hand hole. Consult factory for placement in other locations **US BAA/BABA Compliant** - Must be specified prior to order - Consult factory for availability

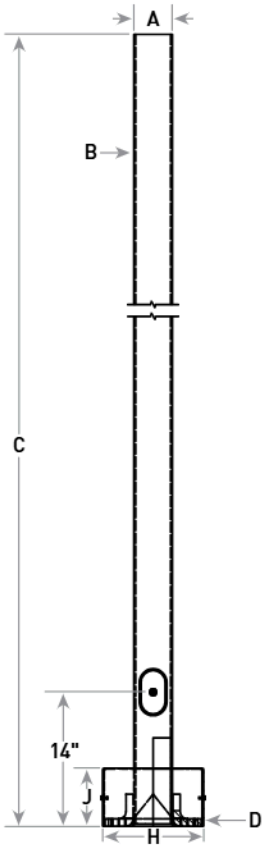
* Order tenon separately. Refer to Bracket and Tenons spec sheet for additional information. ** Refer to page 3 for fixture mounting patterns.

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

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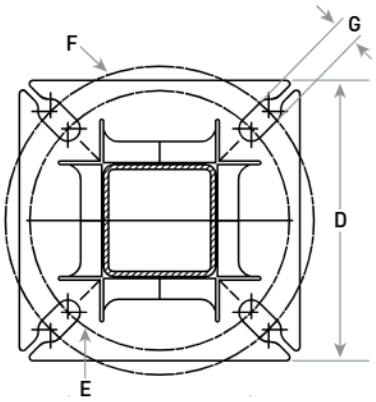
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Pole Drawing



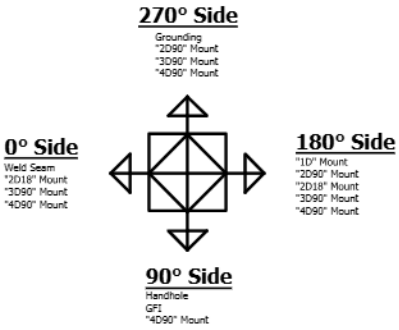
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Base Plate Detail



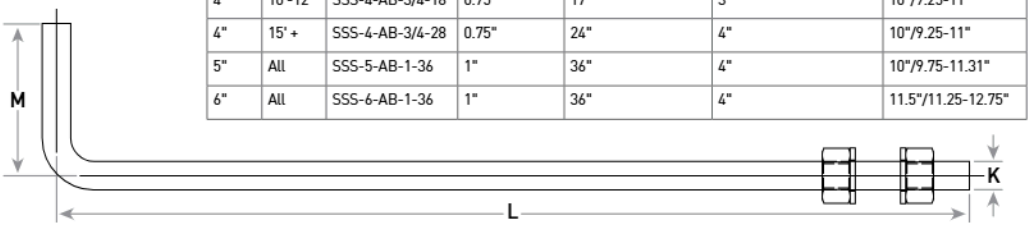
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Drilled Pole Layout

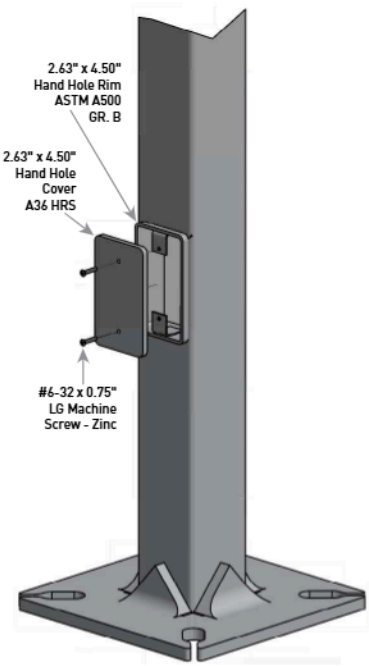


Anchor Bolt Detail

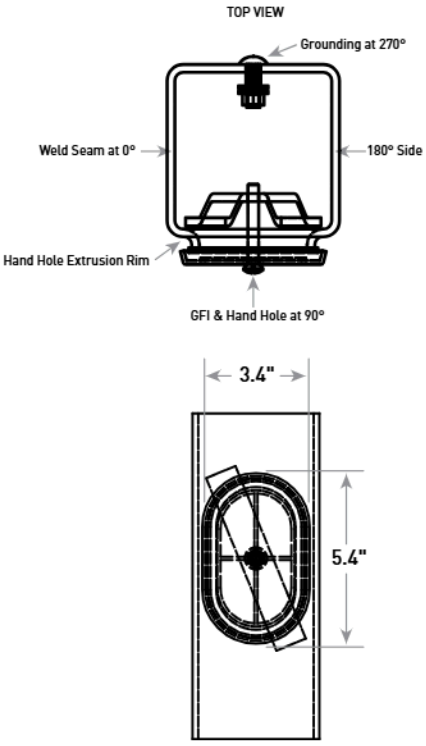
Pole Width	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/ Range
3"	All	SSS-3-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	10'-12'	SSS-4-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	15' +	SSS-4-AB-3/4-28	0.75"	24"	4"	10"/9.25-11"
5"	All	SSS-5-AB-1-36	1"	36"	4"	10"/9.75-11.31"
6"	All	SSS-6-AB-1-36	1"	36"	4"	11.5"/11.25-12.75"

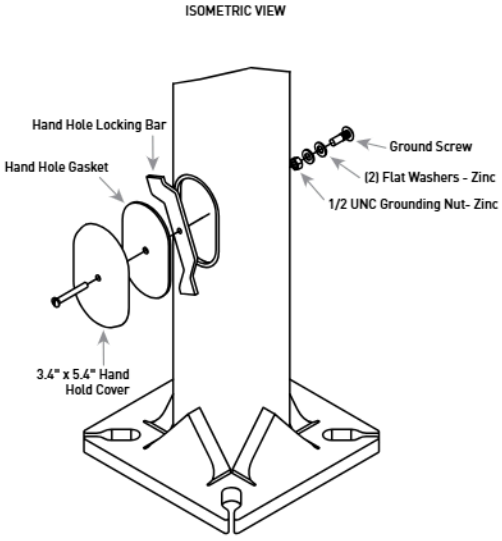


Hand Hole Drawings (3" Poles Only)



Hand Hole Drawings (4-6" Poles Only)

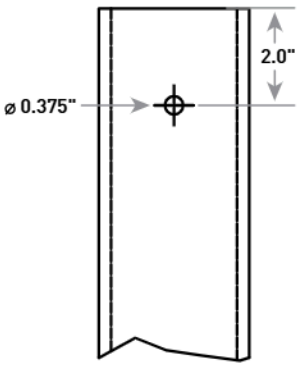




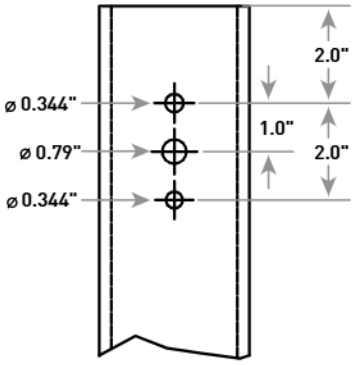
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Fixture Mounting Drill Patterns

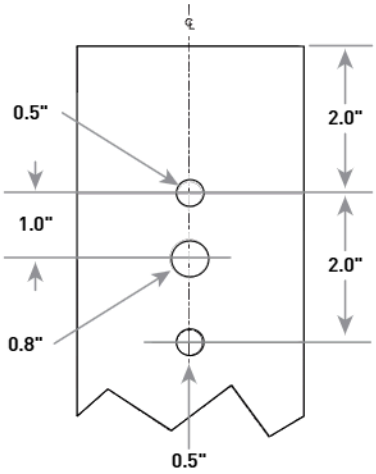
N - Open Top Mounting Configuration



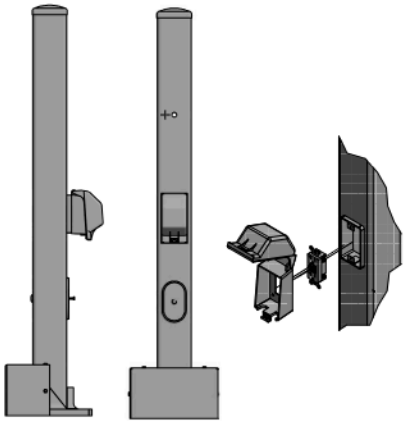
C - Standard Cree Lighting Fixture Mounting Drill Pattern
For use with Cree Lighting area/flood luminaires with DA or OSQ-ML-C-DA mounts.



Q - Q Mounting Drill Pattern
For use with Cree Lighting area/flood luminaires with OSQ-X-C-DA or OSQ-MLX-C-OU mounts.



Optional GFI (shown on 4-6" pole)



CONSTRUCTION & MATERIALS

- Heavy-duty steel construction
- Lockable security cover
- Includes adapter plates and foam gasket
- 20A, 120V, 60Hz GFCI, and cover also included
- 3-1/4" internal depth
- Standard GFI is located 28" above the pole base on the same side as the hand hole. Consult factory for placement in other locations
- Weatherproof while in use
- Meets NEC Extra Duty requirements
- Receptacle and cover ship separately in hardware bag

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A* (180)	2.22
PB-4A* (90)	1.11
PD Series Tenons	0.09
PW-1A3**	0.47
PW-2A3**	0.94
XA-TMDA8	0.07

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles
- For use with adjustable arm & horizontal/vertical tenon mounts
- Not for use with THE EDGE® Area Round Post Top mounts

PB-1A* – Single
PB-2A* –180˚ Twin
PB-3A* –180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) –180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- For use with adjustable arm mounts and RUL luminaires
- Not for use with OSQX Area/Flood luminaires

PD-2A4(90) – 90˚ Twin
PD-2A4(180) –180˚ Twin
PD-3A4(90) –90˚ Triple
PD-4A4(90) –90˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
- For use with horizontal tenon mounts that require extended tenon length
- Not for use with OSQX Area/Flood luminaires

PD-1H4 – Single
PD-2H4(90) –90˚ Twin
PD-2H4(180) –180˚ Twin
PD-3H4(90) – 90˚ Triple
PD-4H4(90) –90˚ Quad

Mid-Pole Bracket (Steel)
- Mounts to square pole
- For use with adjustable arm & horizontal/vertical tenon mounts

PW-1A3** – Single
PW-2A3** – Double

Direct Arm Pole Adaptor Bracket (Aluminum)
- Mounts to 3-6" (76-152mm) round or square aluminum or steel poles
- For use with horizontal tenon mounts that require extended tenon length
- Not for use with OSQX Area/Flood luminaires

XA-TMDA8

‡ Refer to the Bracket and Tenons spec sheet for more details on tenons. Refer to product specification sheets for compatible tenons.
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"),or 6 (6").

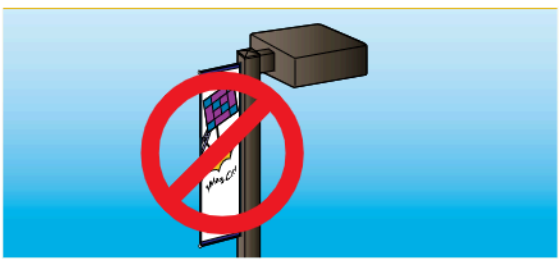
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Dimensions, EPA & Weight

Product	Width (A) x Wall (B) x Height (C)	Base Plate (D) x Thickness	Bolt Circle/ Range Min (E) - Max (F)	Bolt Hole Size (G)	Base Cover (H) x Height (J)	Pole EPA Rating – Base Wind Velocity (MPH)								Maximum Luminaire Weight	Approx. Shipping Weight
						70	80	90	100	110	120	130	140		
SSS-3-11-10-CW-BS	3" x 11ga. x 10'	10" Sq. x 0.50"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	31.4	23.6	18.2	14.3	11.5	9.3	7.0	6.3	250 lbs. (114kg)	58 lbs. (26kg)
SSS-3-11-15-CW-BS	3" x 11ga. x 15'	10" Sq. x 0.50"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	18.5	13.4	9.9	7.4	5.5	4.1	3.0	2.2	250 lbs. (114kg)	82 lbs. (37kg)
SSS-4-11-10-CW-BS	4" x 11ga. x 10'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	59.9	45.2	35.1	27.9	22.6	18.5	15.4	12.9	350 lbs. (159kg)	78 lbs. (35kg)
SSS-4-11-12-CW-BS	4" x 11ga. x 12'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	48.4	36.2	27.9	21.9	17.5	14.2	11.6	9.5	350 lbs. (159kg)	99 lbs. (45kg)
SSS-4-11-15-CW-BS	4" x 11ga. x 15'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	36.5	26.9	20.3	15.6	12.1	9.5	7.4	5.8	350 lbs. (159kg)	119 lbs. (54kg)
SSS-4-11-17-CW-BS	4" x 11ga. x 17'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	30.7	22.3	16.6	12.5	9.4	7.1	5.3	3.9	350 lbs. (159kg)	131 lbs. (59kg)
SSS-4-11-20-CW-BS	4" x 11ga. x 20'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	24.0	16.9	12.1	8.7	6.1	4.2	2.7	1.5	350 lbs. (159kg)	150 lbs. (68kg)
SSS-4-11-22-CW-BS	4" x 11ga. x 22'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	20.4	14.0	9.7	6.6	4.3	2.5	1.2	0.1	310 lbs. (141kg)	163 lbs. (74kg)
SSS-4-11-25-CW-BS	4" x 11ga. x 25'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	15.9	10.4	6.6	3.9	1.9	0.4	0.0	0.0	350 lbs. (159kg)	182 lbs. (83kg)
SSS-4-11-27-CW-BS*	4" x 11ga. x 27'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	22.0	14.9	10.0	6.6	4.0	2.0	0.0	0.0	280 lbs. (127kg)	232 lbs. (105kg)
SSS-4-11-30-CW-BS*	4" x 11ga. x 30'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	17.7	11.4	7.1	4.0	1.7	0.0	0.0	0.0	315 lbs. (143kg)	301 lbs. (137kg)
SSS-4-7-20-CW-BS	4" x 7ga. x 20'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	35.9	26.1	19.3	14.5	10.9	8.2	6.1	4.4	350 lbs. (159kg)	177 lbs. (80kg)
SSS-4-7-22-CW-BS	4" x 7ga. x 22'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	31.1	22.3	16.2	11.8	8.6	6.2	4.3	2.8	350 lbs. (159kg)	207 lbs. (94kg)
SSS-4-7-25-CW-BS	4" x 7ga. x 25'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	25.3	17.6	12.3	8.5	5.7	3.6	1.9	0.6	350 lbs. (159kg)	252 lbs. (114kg)
SSS-4-7-30-CW-BS	4" x 7ga. x 30'	10" Sq. x 0.75"	10"/9.25-11"	0.88"	10.44" SQ x 5.5"	19.5	12.5	7.8	4.4	1.9	0.0	0.0	0.0	340 lbs. (155kg)	337 lbs. (153kg)
SSS-5-7-15-CW-BS	5" x 7ga. x 15'	10" Sq. x 0.75"	10"/9.75-11.31"	1.25"	10.44" SQ x 5.5"	87.4	65.6	50.7	40.0	32.1	26.1	21.4	17.7	450 lbs. (204kg)	202 lbs. (92kg)
SSS-5-7-20-CW-BS	5" x 7ga. x 20'	10" Sq. x 0.75"	10"/9.75-11.31"	1.25"	10.44" SQ x 5.5"	60.6	44.6	33.7	25.8	20.0	15.6	12.2	9.5	450 lbs. (204kg)	261 lbs. (118kg)
SSS-5-7-22-CW-BS	5" x 7ga. x 22'	10" Sq. x 0.75"	10"/9.75-11.31"	1.25"	10.44" SQ x 5.5"	53.1	38.7	28.8	21.7	16.5	12.5	9.4	7.0	450 lbs. (204kg)	285 lbs. (129kg)
SSS-5-7-25-CW-BS	5" x 7ga. x 25'	10" Sq. x 0.75"	10"/9.75-11.31"	1.25"	10.44" SQ x 5.5"	43.9	31.4	22.8	16.6	12.1	8.7	6.0	3.8	450 lbs. (204kg)	320 lbs. (145kg)
SSS-5-7-30-CW-BS	5" x 7ga. x 30'	10" Sq. x 0.75"	10"/9.75-11.31"	1.25"	10.44" SQ x 5.5"	32.2	21.9	14.9	9.9	6.2	3.4	1.2	0.0	375 lbs. (170kg)	379 lbs. (172kg)
SSS-6-7-25-CW-BS	6" x 7ga. x 25'	12" Sq. x 1"	11.5"/11.25-12.75"	1.25"	12.44" SQ x 6.15"	67.5	49.0	36.3	27.2	20.5	15.4	11.4	8.3	525 lbs. (238kg)	396 lbs. (180kg)
SSS-6-7-30-CW-BS	6" x 7ga. x 30'	12" Sq. x 1"	11.5"/11.25-12.75"	1.25"	12.44" SQ x 6.15"	50.8	35.7	25.3	17.9	12.4	8.2	4.9	2.4	525 lbs. (238kg)	457 lbs. (207kg)

NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure.
* Includes an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole as well as a reinforcement welded around the hand hole for added strength.



Hanging signs, banners and flags on light poles change the EPA rating and increase vibration. The EPA ratings data provided on this guide does not allow for this added stress, which could result in pole or fixture failure.

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING®

Crown-Weld® Straight Square Steel Poles

This map indicates approximate maximum wind zones throughout the U.S. Base wind velocities are established using a 50-year recurring mean. The EPA rating of the pole must be equal to or greater than that of the luminaire(s), taking into consideration the wind conditions at the job site. It is the customer's responsibility to carefully select poles and associated accessories based upon proper mounting configurations and wind loading in area where the installation will occur.



Canada Wind Speeds

Prov./ Terr.	Max mph
AB	80
BC	85
MB	80
NB	80
NL	100
NS	85
NT	80
NU	100
ON	70
PE	85
QC	85
SK	85
YT	80

Legend

Special Wind Region
• Population Center

Location	V mph	(m/s)
Hawaii	105	(47)
Puerto Rico	125	(56)
Guam	170	(76)
Virgin Islands	125	(56)
American Samoa	125	(56)

Max. Wind Speed
miles/hour (meters/second)

Field-Installed Accessories

Vibration Dampeners
SSS-ACC-VIB-DMPNR-10-15FT (for 10'-15' poles) SSS-ACC-VIB-DMPNR-16-20FT (for 16'-20' poles) SSS-ACC-VIB-DMPNR-21-25FT (for 21'-25' poles) SSS-ACC-VIB-DMPNR-26-30FT (for 26-30' poles) - Chain encased in plastic tubing used to minimize the effects caused by wind-induced Aeolian vibration

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Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

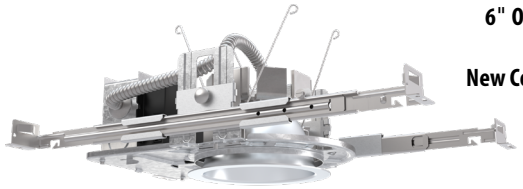
CREE LIGHTING

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

Controls (Optional) —

• Luminaire can be equipped with interface for nLight wired, allowing it to communicate over an nLight network. Couple with nLight-enabled sensors, power packs, or WallPods using CAT-5 cabling to create an nLight Control Zone. Link Control Zone to a Gateway directly or via a Bridge for remote status monitoring and control using SensorView software.

• Luminaire can be equipped with interface for nLight Air, allowing it to communicate over the wireless nLight control platform. Can be paired to other luminaires and wall switches through CLAIRITY+, a mobile app, which allows individual fixture control.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

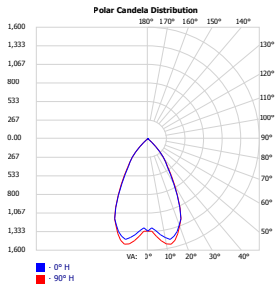
LDN6 3500K AR LSS 80CRI			
Nominal Lumens	**Lumens**	**Wattage**	**Lm/W**
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

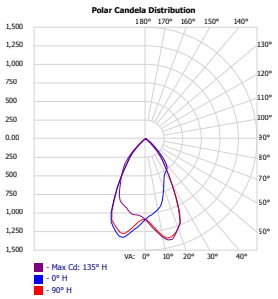
• Tested in accordance with IESNA LM-79-08.
• Tested to current IES and NEMA standards under stabilized laboratory conditions.
• CRI: 80 typical.

battery pack

DISTRIBUTIONS



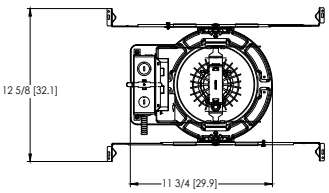
Open

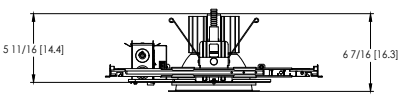


Wallwash

DIMENSIONS

LDN6 500-3000 Lumens





Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6 AR LSS MVOLT EZ10

LDN6							
Series	**Color temperature**	**Lumens ‡**	**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**	**Voltage**
LDN6 6" round	27/ 2700K	05 500 lumens	LO6 Downlight	AR Clear	LSS Semi-specular	TRW White painted flange	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW6 Wallwash	WR ‡ White	LD Matte diffuse	TRBL Black painted flange	120 120V
	35/ 3500K	10 1000 lumens		BR ‡ Black	LS Specular	FCPC Custom painted flange only	277 277V
	40/ 4000K	15 1500 lumens		TCPC ‡ Custom painted trim		FRALTBD RAL painted flange only	347 ‡ 347V
	50/ 5000K	20 2000 lumens		TRALTBD ‡ RAL painted trim			
		25 2500 lumens					
		30 3000 lumens					
		40 4000 lumens					
		50 5000 lumens					

Driver	**Emergency ‡**	**Control Input ‡**	**Options**
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	SSAIR Wireless standalone embedded control by SensorSwitch	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with SSAIR	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with SSAIR	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act and/or Build America Buy America Qualified
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system		
GRA68 JZ	Oversized trim ring with 8" outside diameter		

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

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Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provided consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit www.acuitybrands.com/aplus.

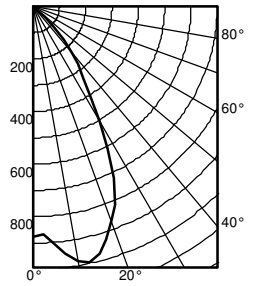
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LDN6

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



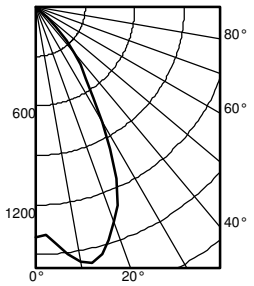
	Ave	Lumens
0	876	
5	905	89
15	971	269
25	720	322
35	330	214
45	110	87
55	1	4
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	680.7	69.0
0° - 40°	895.0	90.7
0° - 60°	986.0	99.9
0° - 90°	987.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	987.0	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



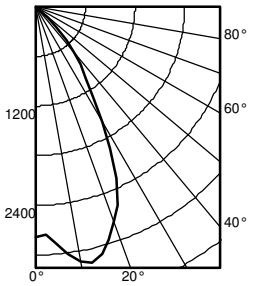
	Ave	Lumens
0	1396	
5	1442	142
15	1547	429
25	1147	514
35	526	342
45	176	139
55	2	6
65	1	1
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1084.6	69.0
0° - 40°	1426.2	90.7
0° - 60°	1571.3	99.9
0° - 90°	1572.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1572.9	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



	Ave	Lumens
0	2786	
5	2877	284
15	3087	855
25	2289	1025
35	1049	682
45	350	277
55	5	12
65	2	2
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2164.3	69.0
0° - 40°	2845.9	90.7
0° - 60°	3135.3	99.9
0° - 90°	3138.5	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3138.5	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

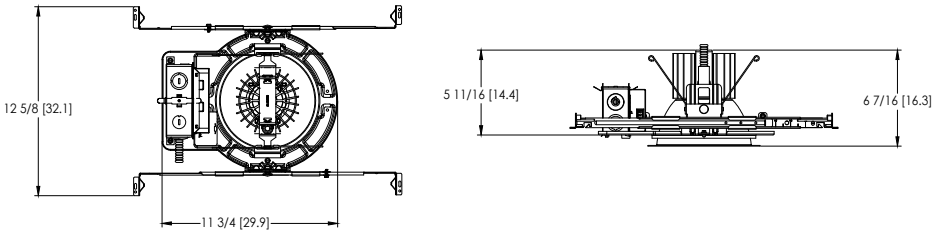
Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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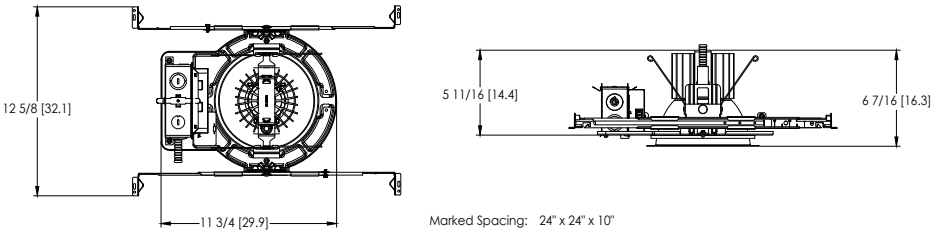
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



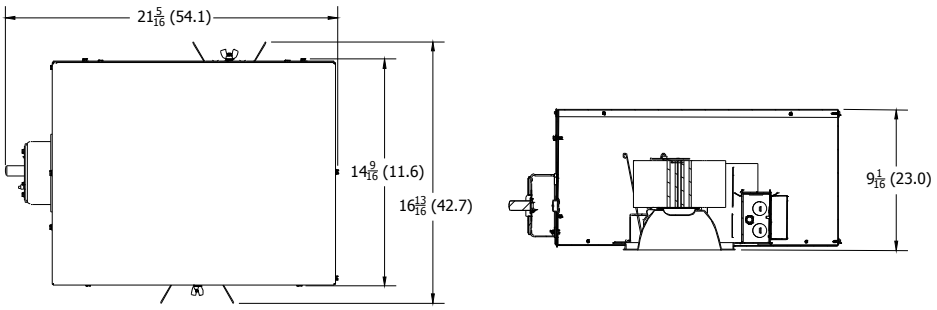
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 4000-5000 Lumens



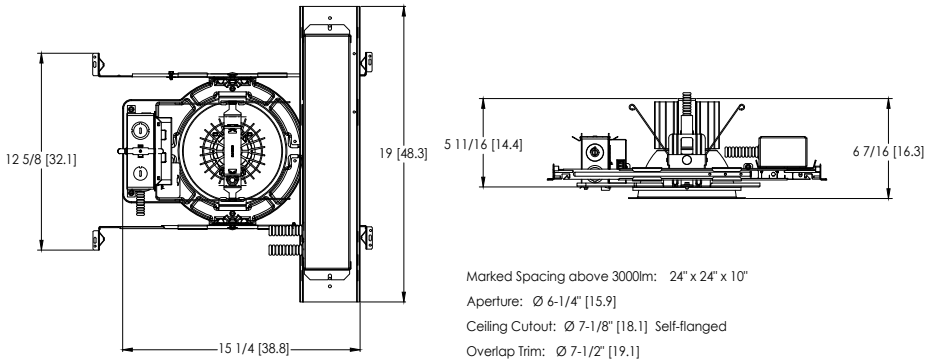
Marked Spacing: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

DOWNLIGHTING: 1 Acuity Way, Decatur, GA 30035 Phone: 800-705-SERV (7378) www.lithonia.com
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Performance You Can Count On

SensorSwitch™ offers standalone wired and wireless lighting controls solutions designed for room-based applications. Our products offer reliable performance and ease of installation.

Sensorswitch.com

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.



SensorSwitch
WSXA SSA

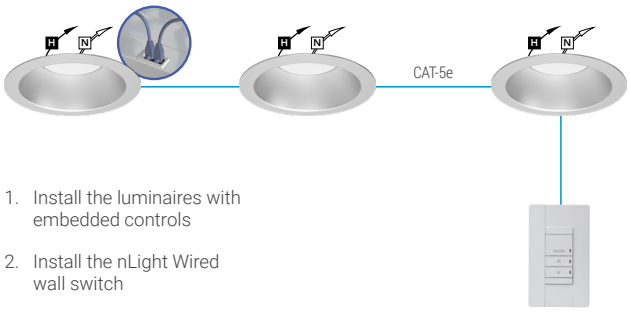
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Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

nLightcontrols.com

Wired Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CL**AIR**ITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

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Project:

Location:

Fixture Type:

Catalog Number:



AVAILABLE FINISHES:



Pandora

WS-W30507

PRODUCT DESCRIPTION

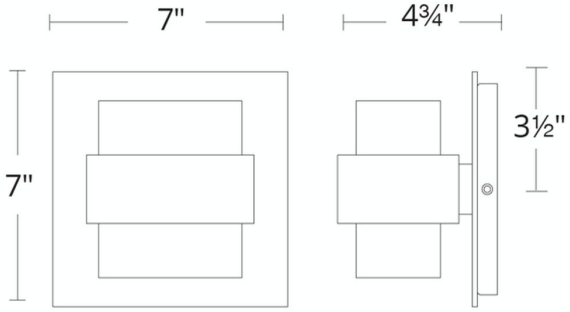
A popular understated design with an updated finish, Pandora brings sculptural sophistication and high-powered energy-efficient LEDs to your overall lighting scheme, whether you mount it inside or out. With its tiered, minimalist form and two points of illlumination, you'll never regret opening this box.

FEATURES

- ACLED driverless technology
- Glass diffuser
- Up and down illlumination

SPECIFICATIONS

Rated Life	50,000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65
Input	120 VAC,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, glass diffuser



WS-W30507

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W30507 7"	3000K	❍ BK Black	13.1W	467	310
	3000K	◉ ORB Oil Rubbed Bronze	13.1W	467	310

Example: **WS-W30507-ORB**

For custom requests please contact customs@modernforms.com



Project:	
Location:	
Fixture Type:	
Catalog Number:	

AVAILABLE FINISHES:



Pandora

WS-W30509

PRODUCT DESCRIPTION

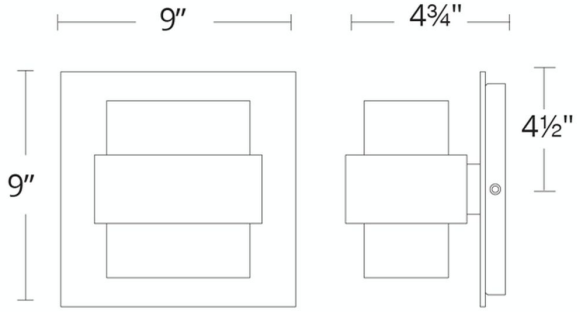
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FEATURES

- ACLED driverless technology
- Glass diffuser
- Up and down illlumination

SPECIFICATIONS

Rated Life	50,000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65
Input	120 VAC,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, glass diffuser



WS-W30509

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W30509 9"	3000K	BK Black	22.1W	884	591
	3000K	ORB Oil Rubbed Bronze	22.1W	884	591

Example: **WS-W30509-ORB**

For custom requests please contact customs@modernforms.com



Project:	
Location:	
Fixture Type:	
Catalog Number:	

AVAILABLE FINISHES:



Pandora

WS-W30511

PRODUCT DESCRIPTION

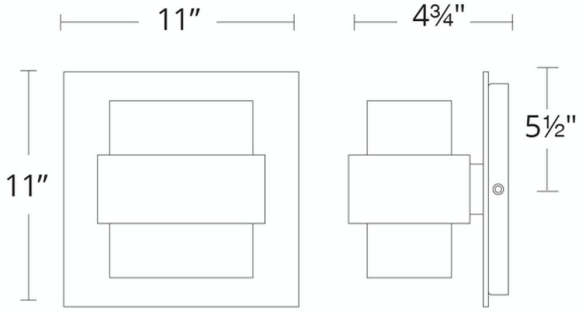
A popular understated design with an updated finish, Pandora brings sculptural sophistication and high-powered energy-efficient LEDs to your overall lighting scheme, whether you mount it inside or out. With its tiered, minimalist form and two points of illlumination, you'll never regret opening this box.

FEATURES

- ACLED driverless technology
- Glass diffuser
- Up and down illlumination

SPECIFICATIONS

Rated Life	50,000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65
Input	120 VAC,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Aluminum hardware, glass diffuser



WS-W30511

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W30511 11"	3000K	BK Black	31W	1089	694
	3000K	ORB Oil Rubbed Bronze	31W	1089	694

Example: **WS-W30511-ORB**

For custom requests please contact customs@modernforms.com