

AGENDA



PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 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](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 Minutes for the January 27, 2026 Planning and Zoning Commission meeting.

(3) **P2025-045 (HENRY LEE)**

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

(4) **SP2025-048 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Site Plan for Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

(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.

(5) **Z2026-001 (RYAN MILLER)**

Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

(6) **Z2026-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

- (7) **Z2026-004 (BETHANY ROSS) [STAFF IS REQUESTING THAT THIS APPLICATION BE WITHDRAWN]**
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* 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.

(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.

- (8) **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**
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.
- (9) **SP2025-045 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**
Discuss and consider a request by Cliff Lewis of Cliff Lewis Builders on behalf of Natalee Davenport of Davenport Rental Properties, LLC for the approval of a *Site Plan* for an *Office Building* on a 0.43-acre parcel of land identified as Lot 1, Block A, West Street Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 Interurban Street, and take any action necessary.
- (10) **SP2026-001 (BETHANY ROSS)**
Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an *Amended Site Plan* for an existing *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.
- (11) **SP2026-002 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE FEBRUARY 24, 2026 MEETING]**
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.

(VII) DISCUSSION ITEMS

- (12) Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
- P2026-001: Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition (**APPROVED**)
 - P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 Addition (**APPROVED**)
 - P2026-003: Final Plat for Lot 1, Block A, National Addition (**APPROVED**)
 - P2026-004: Lots 19-21, Block A, Creekside Commons Addition (**APPROVED**)
 - Z2025-074: Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* at 1011 S. Goliad Street (**2ND READING; APPROVED**)
 - Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (**2ND READING; APPROVED**)
 - Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD for GR) for First Baptist Church of Rockwall (**1ST READING; APPROVED**)

(VIII) 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 February 4, 2026 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 27, 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](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

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

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.

Vice-Chairman Hagaman explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Hagaman 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 the Minutes for the January 13, 2026 Planning and Zoning Commission meeting.

3. P2026-001 (BETHANY ROSS)

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

4. P2026-002 (ANGELICA GUEVARA)

Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

5. P2026-003 (BETHANY ROSS)

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

6. P2026-004 (HENRY LEE)

Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

Commissioner Schoen made a motion to approve the Consent Agenda. Commissioner Roth 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.

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7. **Z2025-075 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 1.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. The applicant is requesting to rezone the subject property to consolidate the existing zoning into a Planned Development (PD) District that would have an underlining zoning of General Retail (GR) District that will facilitate the future expansion of the Church/ House of Wordship. The proposed Planned Development District would allow a limited set of by-right uses including a Church/ House of Worship, Cemetery Commercial Parking lot and a small-scale restaurant without a drive through services. Other accessory uses contained within the Planned Development District include day care, storage buildings but would remain subject to the approval of a Specific Use Permit (SUP) unless otherwise depicted on the concept plan. As part of the proposal the applicant anticipates demolishing the existing legally non-conforming commercial center along Kenway drive and constructing a structure parking garage in that general area. In addition, the applicant is proposing to expand the existing sanctuary building to accommodate adult education classrooms. That expansion is a multistory expansion and is intended to support operational needs for the existing church. In regards to parking staff has evaluated the request against the requirements of the Unified Development Code (UDC) and based on the existing sanctuary seating, the children's building and the adult education center the overall parking demand would be calculated at 457 parking spaces. The proposed site plan depicts a total of 990 parking spaces provided at build out and this includes the 331 spaces being situated in the proposed parking garage. Staff recommended that the parking garage be designed more of an office building to hide or conceal the parking garage. Looking at the development standards contained they do generally meet the general retail district standards however there was a few modifications to account for in the existing instauration or land use. Specifically, the maximum building height was increased from 36 feet to 65 feet to accommodate the proposed four-story adult education center. Any future request to exceed 65 feet in height would require a Specific Use Permit (SUP). In addition, the planned development district ordinance includes language which will require enhanced landscaping and buffering and this is really to account for residential adjacency. This would help screen parking garage and other buildings. Staff mailed out notices to property owners and occupants within 500 feet of the subject property and staff has received one (1) notice in opposition of the applicants request and one (1) response in favor.

Vice-Chairman Hagaman asked if the parking garage would be three-story's

Commissioner Roth asked what the timeline was for this project.

Kyle Cavin
1530 Fairlakes Pointe Drive
Rockwall, TX 75087

Mr. Cavin came forward and expressed they don't have a timeline currently but as soon as they're done negotiating they will have a timeline to provide.

Vice-Chairman Hagaman Opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Vice-Chairman Hagaman closed the public hearing and brought the item back for discussion or action.

Commissioner Schoen made a motion to approve Z2025-075. Commissioner Hilliard seconded the motion which passed 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.

8. **MIS2026-001 (HENRY LEE)**

Discuss and consider a request by Matthew Moses for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the applicant's request. The subject property is located at 408 Munson Street at the corner of Munson Street and Tyler Street and is zoned Single-Family Seven District as well as being located within the Old Town Rockwall Historic District. Prior to this case coming before you tonight, the Historic Preservation Board reviewed and approved the request, and staff is therefore recommending approval this evening. The applicant is requesting exceptions to the front yard fence standards for several items. The property is considered a keystone lot, as the rear yard abuts the side yard of the adjacent property, which typically limits fence placement to the building line. There is a 20-foot building line along the property, approximately where the existing detached garage is located, and the applicant is requesting to extend the fence into the front yard setback by approximately 13 feet. The Unified Development Code requires front yard fences to be no more than 42 inches in height, at least 50 percent transparent, and not constructed of opaque materials; however, the applicant is requesting an 8-foot cedar fence that exceeds these standards. Review of surrounding properties shows several cedar fences ranging from 6 to 8 feet in height, and the existing fence on the rear property already extends further into the front building setback than what is proposed. As such, the request does not appear to create adverse conditions beyond those already existing in the area.

133 **Matthew Moses**
134 **408 Munson Street**
135 **Rockwall, TX 75087**

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137 **Mr. Moses came forward and provided additional details in regards to the applicants request.**

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139 **Commissioner Bentley asked if these are usually supposed to be see through but this one would be solid.**

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141 **Commissioner Hilliard asked if HPAB supported this.**

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143 **Commissioner Roth asked if this makes it difficult because of the way the lot is located.**

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145 **Commissioner Schoen made a motion to approve MIS2026-001. Commissioner Roth seconded the motion which passed by a vote of 5-0.**

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147 **9. SP2025-043 (BETHANY ROSS)**

148 Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the
149 approval of a Site Plan for an Office Building and Restaurant on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19,
150 Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
151 District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action
152 necessary.

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154 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. This item is returning from the previous**
155 **meeting, so staff will not revisit the entire case, as it was previously presented. The subject property is located along La Jolla, south of Ridge Road,**
156 **and the applicant is proposing to add a two-story coffee building of approximately 3,500 square feet and a four-story office building totaling**
157 **approximately 19,087 square feet to an existing campus that currently includes a three-story, 7,530-square-foot office building. The request has**
158 **already received approval for a Specific Use Permit to exceed the commercial height limit from 60 feet to 90 feet, and the applicant is in compliance**
159 **with that approval. The proposed development meets all Unified Development Code requirements except for the 20 percent stone façade**
160 **requirement, which the applicant is requesting to vary in order to match the existing building that previously received the same variance. In support**
161 **of the request, the applicant has provided compensatory measures including 100 percent masonry construction, approximately 62 percent site**
162 **landscaping, additional parking spaces, and an outdoor patio area, exceeding the required number of compensatory measures.**

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164 **Commissioner Schoen asked if this coffee portion the 4 inlay portions that are darker gray weren't there and it looked like a flat wall.**

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166 **Director of Planning and Zoning Ryan Miller explained the Architecture Review Board tabled this case to allow additional review of the building**
167 **elevations. The Board requested a more uniform border around the windows, the addition of four faux windows along the central façade of the**
168 **coffee shop, and the removal of the arched tops on the stairwells of the existing building in favor of a flatter design. The applicant made the**
169 **requested revisions, and the Architecture Review Board reviewed the updated elevations this evening and recommended approval.**

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171 **Phillip Craddock**
172 **551 Embargo Drive**
173 **Fate, TX 75087**

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175 **Mr. Craddock came forward and provided additional details in regard to his request and explained the coffee shop would be open to the public.**

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177 **Commissioner Roth made a motion to approve SP2025-043. Commissioner Schoen seconded the motion which passed by a vote of 5-0.**

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179 **VII. DISCUSSION ITEMS**

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181 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
182 *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*
183 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
184 *following cases is February 10, 2026.*

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186 **10. Z2026-001 (RYAN MILLER)**

187 Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of
188 allowing the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

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190 **Director of Planning and Zoning Ryan Miller provided a brief summary of the applicant's request, which proposes a minor amendment to the Unified**
191 **Development Code by changing one letter in the use charts to allow banquet facilities or event halls in the Light Industrial District through a Specific**
192 **Use Permit. While this use was originally excluded as inconsistent with light industrial zoning, evolving development patterns have shown more**
193 **commercial-type uses in these areas, often raising parking and operational considerations. Allowing the use through a Specific Use Permit provides**
194 **discretionary oversight by the Planning and Zoning Commission and City Council to evaluate each case individually and establish appropriate**
195 **conditions. This request was directed by City Council to be brought forward on January 5th following a request from Ron Hawkins of Land Art, who**
196 **operates an event hall on a property along SH 276 that is agriculturally zoned with legally nonconforming uses and designated as Light Industrial**
197 **on the future land use map. Staff identified other areas where this approach could be appropriate on a case-by-case basis, which is why the**
198 **amendment is being proposed. The item will return at the next meeting for a public hearing, and staff is available to answer any questions.**

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200 **Commissioner Schoen asked about spot zoning.**

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Commissioner Hilliard asked about the parking.

Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.

11. **Z2026-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

Alex Flores
466 Renee Drive
Rockwall, TX 75087

Mr. Flores came forward and explained he was wanting to build a single-family residential on the subject property.

Director of Planning and Zoning Ryan Miller explained staff is working through comments with the applicant . The code requires two (2) space parking garage. Currently the plans the applicant submitted does not provide a garage. The applicant has indicated that he would be willing to put a one (1) car parking garage on there, but that won't meet the intent of the code therefore that would need a variance through this specific use permit process.

Commissioner Schoen asked if was wide enough to support two car garage.

Commissioner Hilliard explained if there are any car garages.

Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.

12. **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 an Accessory Building 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.

Applicant requested to withdraw this case.

13. **SP2026-001 (BETHANY ROSS)**

Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.

Jason Cluth
2931 Elkton Trail
Tyler , TX 75703

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

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The Architecture Review Board expressed openness to the removal of the existing cultured stone on the building, noting that the original Dairy Queen had been approved with cultured stone through a variance. The Board supported replacing the cultured stone with thin brick and introducing additional variation in that portion of the façade. Staff and the applicant are continuing to work through remaining review comments, including the need to address certain compensatory measures. The applicant indicated a willingness to reinstall window canopies, which would reduce the number of variances requested, as those elements are required architectural features within the overlay district.

Mr. Cluth explained that he had discussed several potential variances with the property owner. These included bringing the dumpster enclosure into compliance by replacing the existing nonconforming wood gate with a metal gate that meets current standards, increasing the overall landscape percentage beyond what was previously approved, and upgrading the site lighting by replacing existing light fixtures and enhancing the overall lighting package.

Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.

14. **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 of the applicant's request, noting that at the previous meeting the Commission approved allowing the applicant to resubmit within the one-year period following a prior denial. This was permitted because the applicant revised the proposal to remove the building-related variances. As a result, the item has returned for consideration this evening.

269 Salvador Salcedo
270 210 Cedar Creek
271 Heath, TX 75032

272
273 Mr. Salcedo came forward and explained they will be enhancing their landscaping and has tried to accomplish everything that has been required.
274

275 Senior Planner Henry Lee explained that the applicant is proposing improvements to address the fire lane at the front of the property, while also
276 matching the existing design scheme and adding additional parking. Currently, the distance between the edge of the parking spaces and the
277 property line is approximately 11 feet. The standard requirement includes a 10-foot utility easement and a 10-foot landscape buffer, totaling 20 feet;
278 however, due to site constraints, staff is working with the applicant to provide a reduced 5-foot utility easement and a 5-foot landscape buffer.
279 Although the applicant will still incorporate landscaping in this area, the reduction would require a variance.
280

281 Vice-Chairman Hagaman advised that this item will come back before the commission for discussion or action on February 10, 2026.
282

283 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
284

- 285 • P2025-040: Final Plat for Lot 1, Block A, Valk Addition (APPROVED)
- 286 • P2025-041: Replat for Lots 2-4, Block A, Piercy Place Addition (APPROVED)
- 287 • P2025-042: Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition (APPROVED)
- 288 • P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition (APPROVED)
- 289 • Z2025-074: Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* at 1011 S. Goliad Street (1ST READING;
290 APPROVED)
- 291 • Z2025-076: Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for 1540 E. IH-30 (DENIED)
- 292 • Z2025-077: Zoning Change from Light Industrial (LI) & Commercial (C) District to a Planned Development District for Commercial (C) District Land Uses
293 (WITHDRAWN)
- 294 • Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (1ST READING;
295 APPROVED)
- 296 • Z2025-079: Zoning Change from Agricultural (AG) & Commercial (C) District to a Planned Development District for General Retail (GR) District and
297 Commercial (C) District Land Uses (WITHDRAWN)
298

299 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
300

301 VIII. ADJOURNMENT
302

303 Vice-Chairman Hagaman adjourned the meeting at 6:49PM
304

305 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
306 _____, 2025.
307

308 _____
309 Dr. Jean Conway, Chairman

310 Attest:

311 _____
312 Melanie Zavala, Planning Coordinator



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: February 10, 2026
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2025-045; *Final Plat for Phase 1 of the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 143.431-acre tract of land (i.e. *Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123*) for the purpose of establishing Phase 1 of the Juniper Subdivision, which will consist of 195 single-family residential lots, 14 open space lots, and one (1) public park (i.e. *Lots 1-14, Block A; Lots 1-10, Block B; Lots 1-36, Block C; Lots 1-16, Block D; Lots 1-11 & 23, Block E; Lots 1-19 & 45, Block I; Lots 1-15 & 29, Block M; Lots 1-28, Block N; Lots 1-15; Block O; Lots 1-21, Block P; Lots 1-12, Block R; Lots 1-9, Block Q; Lots 1-4, Block S, Juniper Phase 1 Subdivision*). Staff should note that in conjunction with the final plat, the applicant has submitted a *PD Site Plan [Case No SP2025-048]* that lays out the landscape and hardscape improvements associated with Phase 1 of the proposed subdivision.
- ☑ Background. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20 [Ordinance No. A1998-002]*. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33 [i.e. Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. On March 17, 2025, the City Council approved a *Preliminary Plat [Case No. P2025-004]* for Phases 1 and 2 of the Juniper Subdivision and a *Master Plat [Case No. P2025-005]* for Phases 1 through 6 of the Juniper Subdivision. The property has remained vacant since annexation.
- ☑ Parks Board. The subject property is located within *Park District #12*, which carries a *Cash-in-Lieu of Land* fee of \$661.59 per residential lot and a *Pro-Rata Equipment Fee* of \$565.36 per residential lot. On January 6, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made a recommendation to assess the following fees:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$110,245.20 (i.e. $\$565.36 \times 195 \text{ Lots} = \$110,245.20$).
 - (2) In lieu of paying the *Cash in Lieu of Land* fees the applicant is dedicating a 24.450-acre public park.
- ☑ 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 Subdivision Ordinance in the*

Municipal Code of Ordinances -- - is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

- Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 1 of the Juniper Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks Board recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat 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: 12/19/2025

PROJECT NUMBER: P2025-045
PROJECT NAME: Final Plat for Juniper PH 1
SITE ADDRESS/LOCATIONS: west of Intersection of FM-549 and Wimberley Lane

CASE CAPTION: Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/19/2025	Needs Review

12/19/2025: 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 Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane.

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 (P2025-045) in the lower right-hand corner of all pages on future submittals.

M.4 Please make the following changes to the Title Block: (1) Lots 1-12, Block A, (2) Lots 1-36, Block C, and (3) Lots 1-19 & 45, Block I. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 The following lots do not meet the minimum lot width at the rear property line. For each lot, please show that the minimum lot width is met at the rear setback. Lots 4, 5, 8, Block D; Lots 2-5, Block E; Lots 11-15, Block I; Lots 4-15, Block M; Lots 13, 15-28, Block N; Lots 7-9, Block Q; Lots 5-7, Block R. (Planned Development District 103)

M.6 The following discrepancies between the plat (P) and the legal description (LD) need to be addressed. (1) S41 40 00W, 209.49'P, 224.76'LD, and check the next four (4) segments; (2) S43 56 44E, 140.00'P, 125.00'LD; (3) N08 15 20E, 49.19'P, 159.70'LD; (4) N01 36 22W, 108.87'P; (5) N88 23 38E, 538.31'P, 519.39'LD. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 It appears that Lot 2, Block I extends north along John King Boulevard in front of the City Park. The City Park must extend all the way to John King. Please correct this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the Fire Lane Note within the General Notes per the Standard Plat Wording section of the Application Packet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please correct the signature block. It refers to Homestead Phase 2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 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.11 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: January 13, 2026
Parks Board: January 6, 2026
City Council: January 20, 2026

I.12 Please note that 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.

I.13 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	12/18/2025	Approved w/ Comments

- 12/18/2025: 1. Additional comments may come once Engineering plans are released, and flood study approved.
2. Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.
3. Remove this line. The park lot should extend to the ROW of John King.
4. Will need to update 100 year water surface elevations, prior to filing, once flood study has been approved
5. Entire easement needs callouts, dimensions, curve data, etc.
6. Water line jogs into the property more so you'll need to jog the easement
7. Should be the south property line of the City Park lot
8. What is this line?
9. Lot?, Blk ? Open space
10. Continue the 10' U.E. across this lot too.
11. 20' min for all easements.
12. Add an easement line to delineate between water & sewer esmt along John King and the UE along Mercers Colony
13. All "10' UE" along FM 549 to be revised to be "water & sewer easement"
14. Minimum FFE of all lots adjacent to sag inlets, detention ponds and floodplain must be called out. Minimum 2' above 100-yr. Call out source of floodplain information.
15. Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Mercers Colony
16. All "10' UE" along FM 549 to be revised to be "water & sewer easement"
17. Drainage easement?
18. Where is the detention portion of this easement?
19. Entire easement needs callouts, dimensions, curve data, etc.
20. Match lines don't "match" location between Sheet 2 and Sheet 3
21. How is the lot accessed for maintenance?
22. Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Fontanna Blvd.
23. 11. All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.
24. Where is the detention portion of this easement?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved w/ Comments

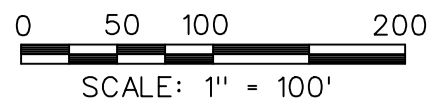
12/15/2025: 1. Change Wimberly Ln. to Wimberley Ln.
2. Please send CAD file (.dwg) of lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/17/2025	Approved

No Comments

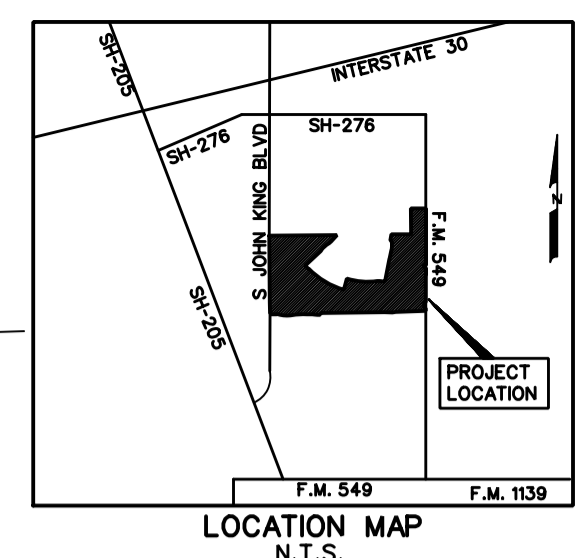
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved w/ Comments

12/15/2025: For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 195 lots in Juniper Subdivision. The fees to be assessed are as follows: [2] Pro-Rata Equipment Fees of \$565.36 (i.e. $\$565.36 \times 195 \text{ lots} = \$110,245.20$). The total fees assessed will be \$110,245.30. The applicant will be donating a 23+ acre park in lieu of paying Cash in Lieu of land fees.



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.

Additional comments may come once Engineering plans are released, and flood study approved.

Remove this line. The park lot should extend to the ROW of John King

Will need to update 100 year water surface elevations, prior to filing, once flood study has been approved

Entire easement needs callouts, dimensions, curve data, etc.

Water line jogs into the property more so you'll need to jog the easement

What is this line?

Should be the south property line of the City Park lot

$\Delta = 12^\circ 00' 43''$
 $R = 85.00'$
 $L = 17.82'$
 $C = 17.79'$
 $B = S52^\circ 03' 37''$

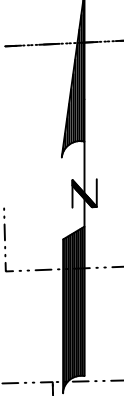
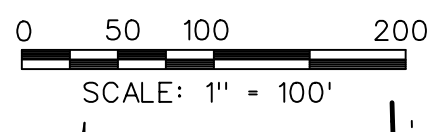
$\Delta = 22^\circ 54' 32''$
 $R = 615.00'$
 $L = 245.90'$
 $C = 244.26'$
 $B = S46^\circ 36' 43'' W$

$\Delta = 10^\circ 53' 49''$
 $R = 235.00'$
 $L = 44.69'$
 $C = 44.63'$
 $B = S40^\circ 36' 21'' W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

FINAL PLAT OF
JUNIPER PHASE I
 LOTS 1-11, BLOCK A
 LOTS 1-9, BLOCK B
 LOTS 1-33, BLOCK C
 LOTS 1-15, BLOCK D
 LOTS 1-11, BLOCK E
 LOTS 1-19, BLOCK I
 LOTS 1-15, BLOCK M
 LOTS 1-28, BLOCK N
 LOTS 1-15, BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R
 LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1
 SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150



SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

JUNIPER PHASE I

LOTS 1-11, BLOCK A, LOTS 1-9, BLOCK B
 LOTS 1-33, BLOCK C, LOTS 1-15, BLOCK D
 LOTS 1-11, BLOCK E, LOTS 1-19, BLOCK I
 LOTS 1-15, BLOCK M, LOTS 1-28, BLOCK N
 LOTS 1-15, BLOCK O, LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R, LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

DECEMBER 2025 SCALE 1"=100'

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

$\Delta = 28^{\circ} 35' 46''$
 $R = 2175.00'$
 $L = 1085.54'$
 $C = 1074.31'$
 $B = S60^{\circ} 17' 31'' E$

$\Delta = 10^{\circ} 07' 29''$
 $R = 640.00'$
 $L = 113.09'$
 $C = 112.95'$
 $B = N09^{\circ} 33' 23'' E$

Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.

Remove this line. The park lot should extend to the ROW of John King

Minimum FFE of all lots adjacent to sag inlets, detention ponds and floodplain must be called out. Minimum 2' above 100-yr.
 Call out source of floodplain information.

What is this line?

Should be the south property line of the City Park lot

All "10' UE" along FM 549 to be revised to be "water & sewer easement"

Add an easement line to delineate between water & sewer esmt along John King and the UE along Mercers Colony

20' min for all easements.

Continue the 10' U.E. across this lot too.

Lot?, Blk ? Open space

$\Delta = 00^{\circ} 04' 58''$
 $R = 1004.93'$
 $L = 1.15'$
 $C = 1.15'$
 $B = N01^{\circ} 27' 43'' W$

$S88^{\circ} 32' 18'' W$
 $20.84'$
 $N07^{\circ} 17' 08'' W$
 $25.48'$
 $N89^{\circ} 51' 31'' W$
 $55.21'$

$\Delta = 31^{\circ} 15' 05''$
 $R = 100.00'$
 $L = 54.54'$
 $C = 53.87'$
 $B = S89^{\circ} 29' 04'' W$

$\Delta = 24^{\circ} 53' 46''$
 $R = 830.00'$
 $L = 360.61'$
 $C = 357.78'$
 $B = N87^{\circ} 20' 11'' W$

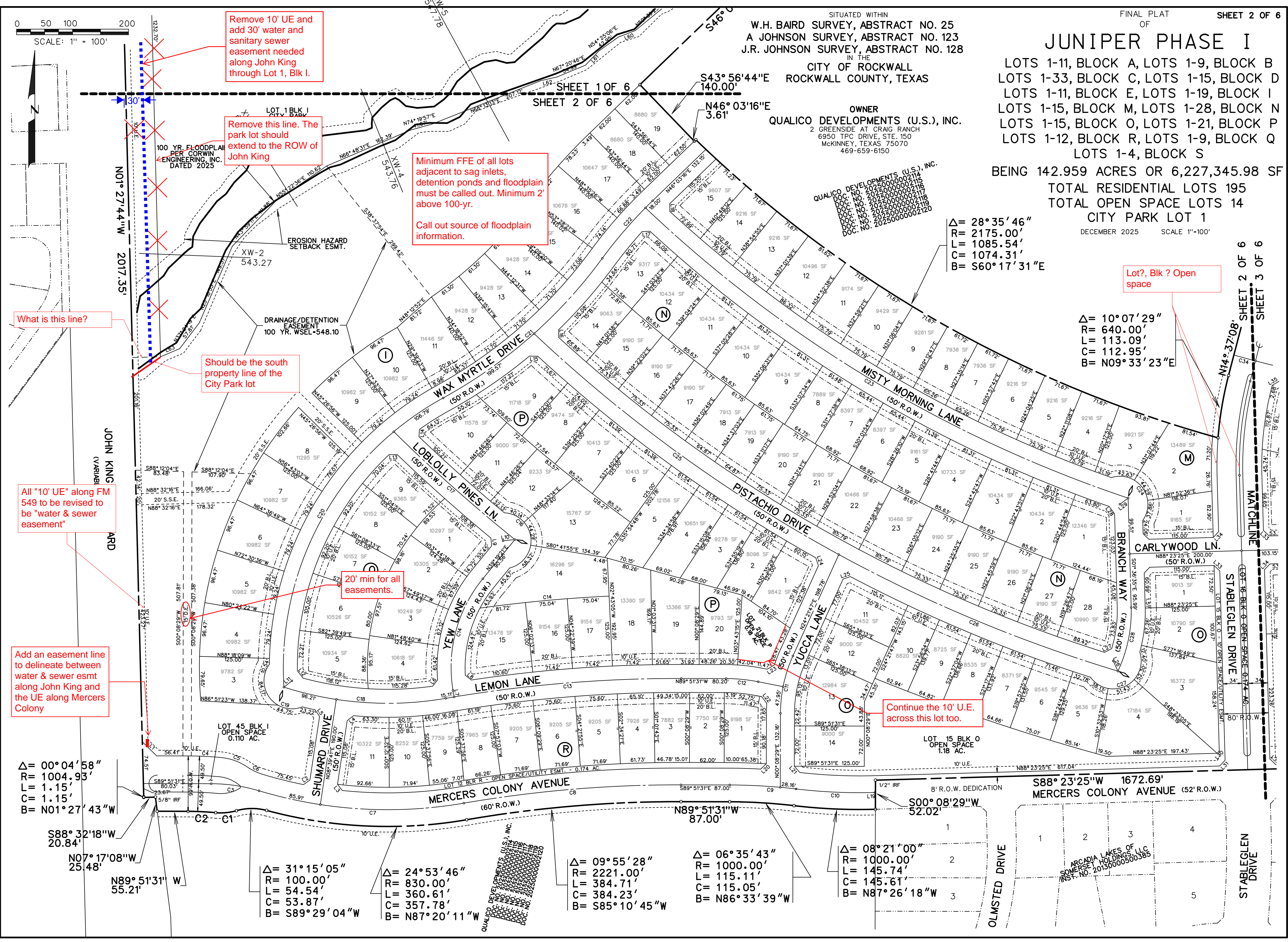
$\Delta = 09^{\circ} 55' 28''$
 $R = 2221.00'$
 $L = 384.71'$
 $C = 384.23'$
 $B = S85^{\circ} 10' 45'' W$

$\Delta = 06^{\circ} 35' 43''$
 $R = 1000.00'$
 $L = 115.11'$
 $C = 115.05'$
 $B = N86^{\circ} 33' 39'' W$

$\Delta = 08^{\circ} 21' 00''$
 $R = 1000.00'$
 $L = 145.74'$
 $C = 145.61'$
 $B = N87^{\circ} 26' 18'' W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 201500000500385



JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

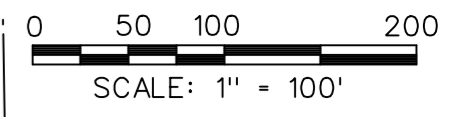
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE
 6950 TPC
 MCKINNEY
 469
 DECEMBER 202

Will need to update
 100 year water
 surface elevations,
 prior to filing, once
 flood study has been
 approved

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6 555.64



BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14

Match lines don't
 "match" location
 between Sheet 2 and
 Sheet 3

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

Entire easement
 needs callouts,
 dimensions, curve
 data, etc.

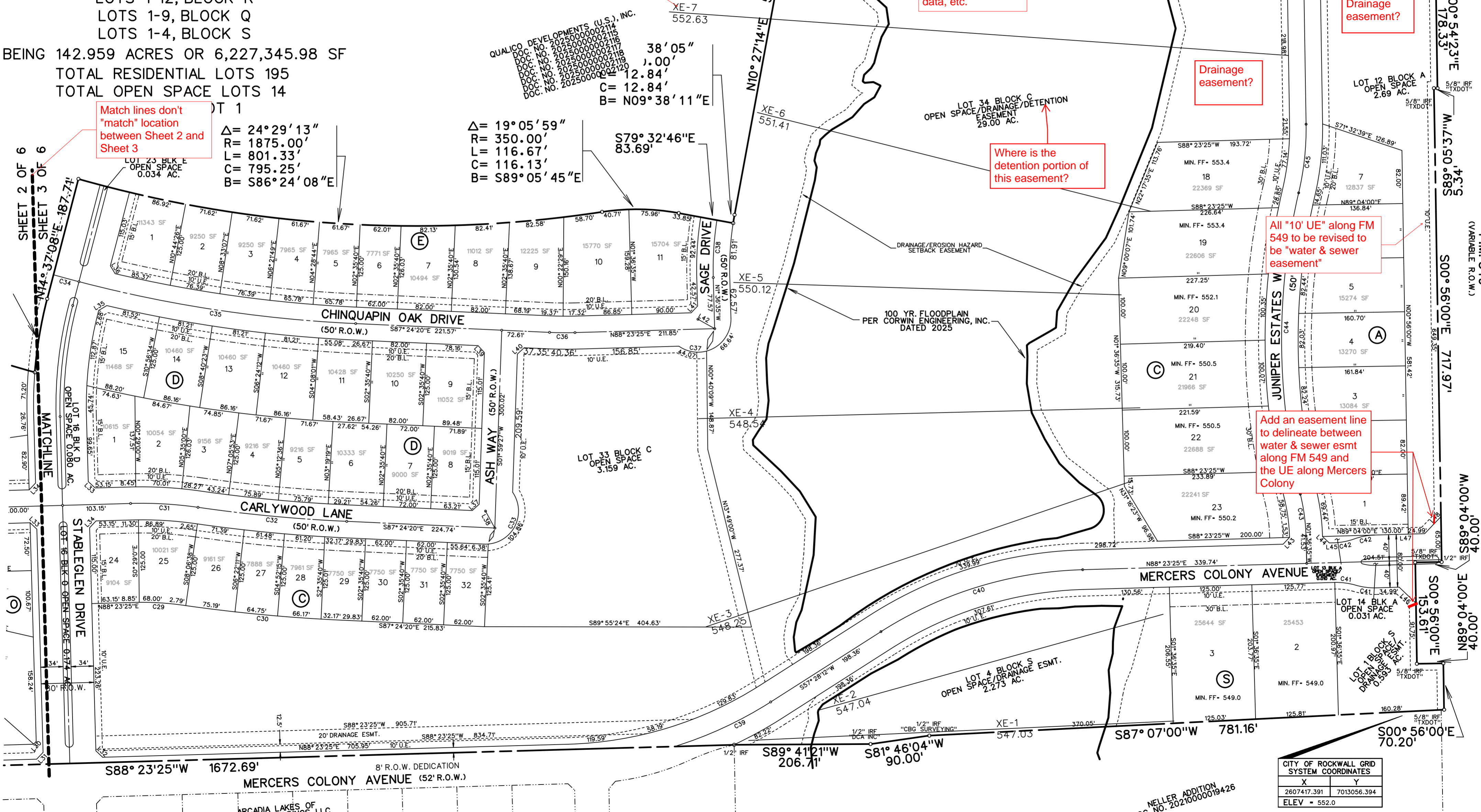
Drainage
 easement?

Drainage
 easement?

Where is the
 detention portion of
 this easement?

All "10' UE" along FM
 549 to be revised to
 be "water & sewer
 easement"

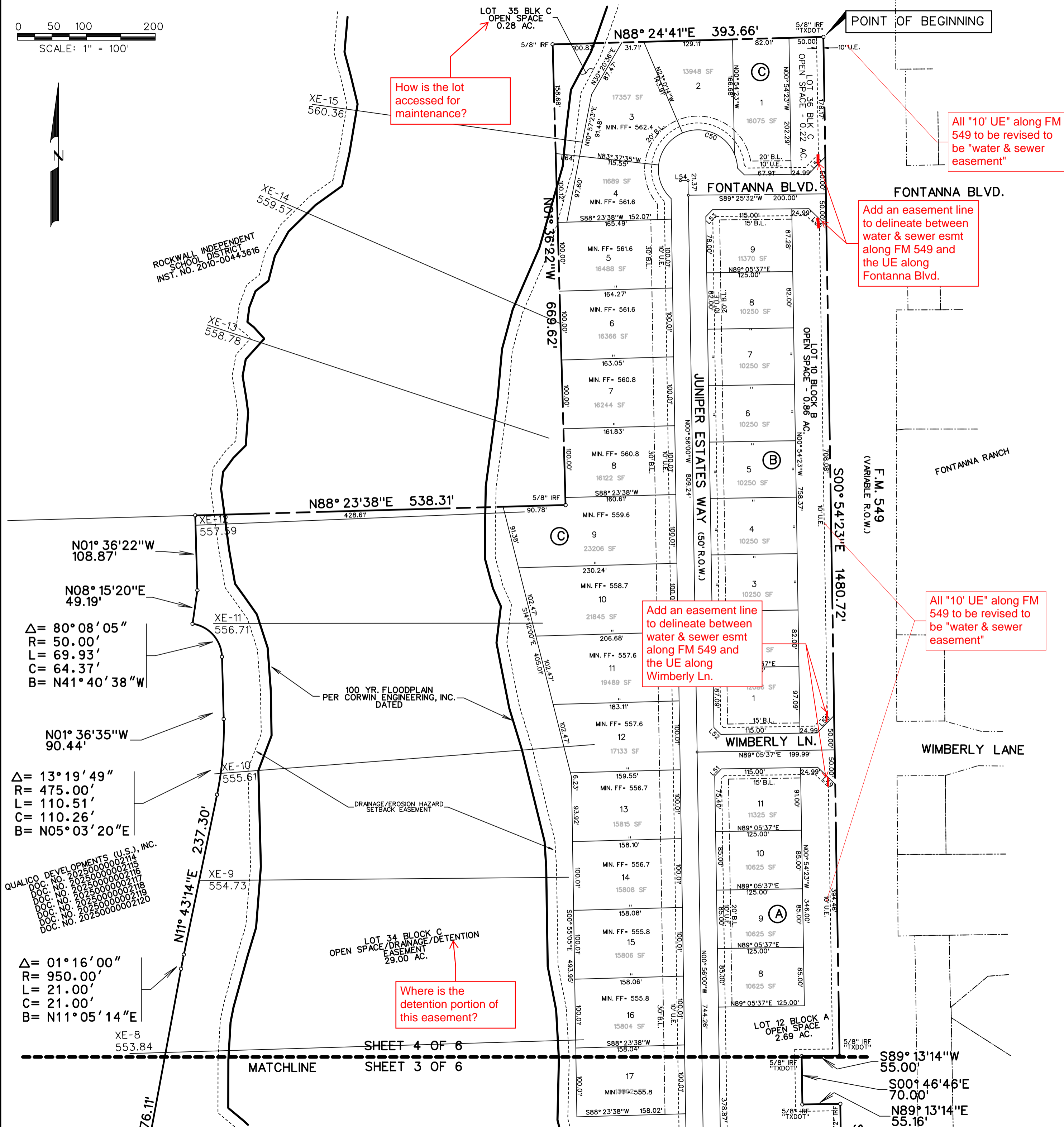
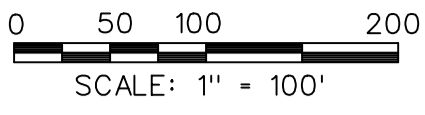
Add an easement line
 to delineate between
 water & sewer esmt
 along FM 549 and
 the UE along Mercers
 Colony



CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV = 552.0
2607417.391	7013056.394	

SELLER ADDITION
 DOC. NO. 2021000019426

ARCADIA LAKES OF
 SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385



NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 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
- 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.
- 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).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- 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.
- 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.

11. All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.

FINAL PLAT
OF
JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025 SCALE 1"=100'

SHEET 4 OF 6
SHEET 3 OF 6

MATCHLINE

APPROVED

I hereby certify that the above and foregoing HOMESTEAD PHASE II 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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°39'37" E	35.86'
2.	N 54°47'05" E	13.87'
3.	S 37°27'42" E	13.87'
4.	N 52°18'19" E	14.47'
5.	N 34°58'57" W	14.47'
6.	N 37°59'56" E	14.47'
7.	N 09°25'42" W	11.84'
8.	N 51°46'18" W	13.66'
9.	N 05°37'39" W	14.15'
10.	N 84°09'06" E	21.28'
11.	N 51°52'12" E	18.24'
12.	S 37°49'16" E	16.80'
13.	N 89°27'54" W	14.52'
14.	N 03°47'33" E	12.88'
15.	N 88°41'35" W	15.12'
16.	S 00°39'47" E	13.73'
17.	S 87°41'24" W	14.12'
18.	S 00°36'01" E	13.73'
19.	N 88°23'25" E	1.01'
20.	N 46°45'54" E	13.76'
21.	N 41°38'52" W	15.01'
22.	N 36°56'57" W	14.97'
23.	S 59°12'46" W	14.97'
24.	N 18°13'25" W	14.72'
25.	N 71°07'20" E	13.70'
26.	N 24°42'51" W	20.06'
27.	N 62°56'13" E	14.27'
28.	S 36°15'49" E	16.45'
29.	S 53°31'15" W	18.28'
30.	N 43°23'25" E	5.86'
31.	S 43°23'26" W	14.14'
32.	N 46°36'42" W	14.20'
33.	N 46°36'35" W	14.14'
34.	N 43°23'25" E	14.14'
35.	N 58°59'22" E	14.30'
36.	S 31°01'36" E	13.98'
37.	S 47°17'33" W	14.07'
38.	N 28°48'45" W	29.29'
39.	N 42°42'27" W	14.22'
40.	N 47°17'33" E	14.07'
41.	S 43°23'25" W	14.14'
42.	N 60°38'45" W	29.15'
43.	N 43°23'25" E	14.14'
44.	S 46°36'35" E	14.14'
45.	N 88°23'25" E	43.56'
46.	N 46°16'18" W	35.15'
47.	N 88°23'25" E	75.00'
48.	N 43°43'42" E	35.57'
49.	S 45°54'23" E	35.36'
50.	S 44°05'37" W	35.36'
51.	S 44°04'49" W	14.14'
52.	N 45°55'12" W	14.15'
53.	S 44°15'35" W	14.10'
54.	S 89°05'37" W	11.17'
55.	N 45°44'25" W	35.46'
56.	S 44°15'35" W	35.25'
57.	N 86°32'59" E	29.03'
58.	N 61°18'50" E	27.31'
59.	S 85°40'04" E	24.51'
60.	S 69°03'45" W	32.26'
61.	N 43°15'51" E	34.60'
62.	N 77°05'02" E	30.48'
63.	N 67°01'56" E	37.33'
64.	N 83°37'35" W	34.99'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36'	37.14'	S84°34'58"W
2.	05°08'40"	550.50'	49.43'	49.41'	N87°17'11"W
3.	14°40'22"	600.00'	153.65'	153.23'	S82°31'20"E
4.	05°08'40"	649.50'	58.32'	58.30'	S87°17'11"E
5.	29°02'17"	100.00'	100.00'	50.68'	S70°11'42"E
6.	17°26'34"	100.00'	30.44'	30.33'	S64°23'51"E
7.	24°35'50"	800.00'	343.44'	340.81'	S87°29'04"E
8.	09°55'28"	2251.00'	389.91'	389.42'	N85°10'45"E
9.	06°35'54"	1030.00'	118.62'	118.55'	S86°33'34"E
10.	08°20'30"	970.00'	141.22'	141.10'	S87°26'20"E
11.	24°13'18"	250.00'	105.69'	104.90'	N12°15'08"E
12.	10°59'25"	300.00'	57.55'	57.46'	N84°21'48"W
13.	09°55'28"	2441.00'	422.82'	422.29'	S85°10'45"W
14.	05°07'33"	2591.06'	231.80'	231.72'	N84°43'09"E
15.	48°45'03"	250.00'	212.72'	206.36'	N14°56'50"W
16.	163°38'29"	50.00'	142.80'	98.98'	N05°37'41"W
17.	05°40'41"	2925.00'	289.87'	289.75'	N48°19'41"W
18.	27°28'54"	610.00'	292.58'	289.79'	N86°02'32"W
19.	14°43'28"	50.00'	128.91'	96.06'	S37°42'59"E
20.	64°48'30"	550.00'	622.12'	589.48'	N28°50'01"E
21.	24°58'39"	875.00'	381.45'	378.43'	N48°44'57"E
22.	09°47'39"	800.00'	136.75'	136.59'	N41°09'27"E
23.	24°59'38"	2235.00'	1014.23'	1006.20'	S58°58'48"E
24.	142°58'54"	50.00'	124.77'	94.83'	S36°13'50"E
25.	14°43'08"	2625.00'	674.34'	672.49'	S54°04'06"E
26.	11°48'52"	2625.00'	541.28'	540.32'	S67°20'06"E
27.	162°33'51"	50.00'	141.86'	98.84'	N62°57'55"E
28.	26°49'44"	250.00'	117.06'	116.00'	N11°48'17"E
29.	09°47'05"	450.00'	76.85'	76.76'	S86°43'02"E
30.	05°34'50"	2475.00'	241.07'	240.97'	S84°36'55"E
31.	09°47'05"	600.00'	102.47'	102.34'	S86°43'02"E
32.	05°34'50"	2325.00'	226.46'	226.37'	S84°36'55"E
33.	12°28'24"	50.00'	111.24'	89.68'	N28°51'27"E
34.	01°07'55"	2025.00'	40.00'	40.00'	N74°48'55"W
35.	12°01'28"	2025.00'	424.98'	424.20'	S81°23'36"E
36.	04°12'15"	525.00'	38.52'	38.51'	S89°30'28"E
37.	12°52'12"	50.00'	110.71'	89.44'	N61°49'31"E
38.	10°30'54"	475.00'	87.17'	87.05'	N03°38'52"E
39.	15°21'24"	600.00'	160.81'	160.33'	N65°08'54"E
40.	30°55'13"	600.00'	323.80'	319.88'	S72°55'49"W
41.	18°11'42"	100.00'	31.76'	31.62'	S82°30'44"E
42.	18°11'42"	100.00'	31.76'	31.62'	S79°17'34"W
43.	11°58'35"	300.00'	62.71'	62.59'	N07°35'52"W
44.	31°42'11"	815.00'	450.96'	445.23'	N02°15'56"E
45.	19°03'02"	435.00'	144.63'	143.97'	N08°35'31"E
46.	07°50'44"	250.00'	34.23'	34.21'	N04°51'22"W
47.	08°46'44"	250.00'	38.31'	38.27'	N04°23'22"W
48.	11°29'12"	200.00'	40.10'	40.03'	N04°08'14"E
49.	10°47'13"	525.00'	98.84'	98.70'	N04°29'14"E
50.	107°16'03"	57.50'	253.63'	92.60'	N49°22'46"E

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 JUNIPER PHASE I 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 JUNIPER PHASE I subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, 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

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 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 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54' 23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13' 14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46' 46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13' 14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54' 23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05' 37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04' 00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04' 00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07' 00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46' 04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41' 21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23' 25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08' 29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21' 00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26' 18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35' 43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33' 39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55' 28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10' 45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53' 46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20' 11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15' 05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29' 04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24' 23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34' 58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08' 40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17' 11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17' 08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32' 18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04' 58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27' 43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27' 44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23' 38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40' 00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03' 16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00' 43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03' 37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54' 22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36' 43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53' 49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36' 21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03' 16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56' 44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03' 16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35' 46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17' 31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07' 29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33' 23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37' 08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29' 13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24' 08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05' 59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05' 45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32' 46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27' 14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16' 00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05' 14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43' 14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19' 49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03' 20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36' 35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08' 05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40' 38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15' 20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23' 38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36' 22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24' 41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

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

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



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 Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

SUBDIVISION Juniper Phase 1

LOT

BLOCK

GENERAL LOCATION Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-103

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 143.431

LOTS [CURRENT]

LOTS [PROPOSED] 195

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 Qualico Developments (US), Inc

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS

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 John Vick [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 \$ 3,168.62 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.

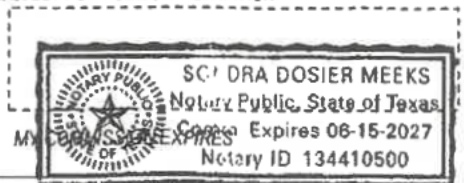
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

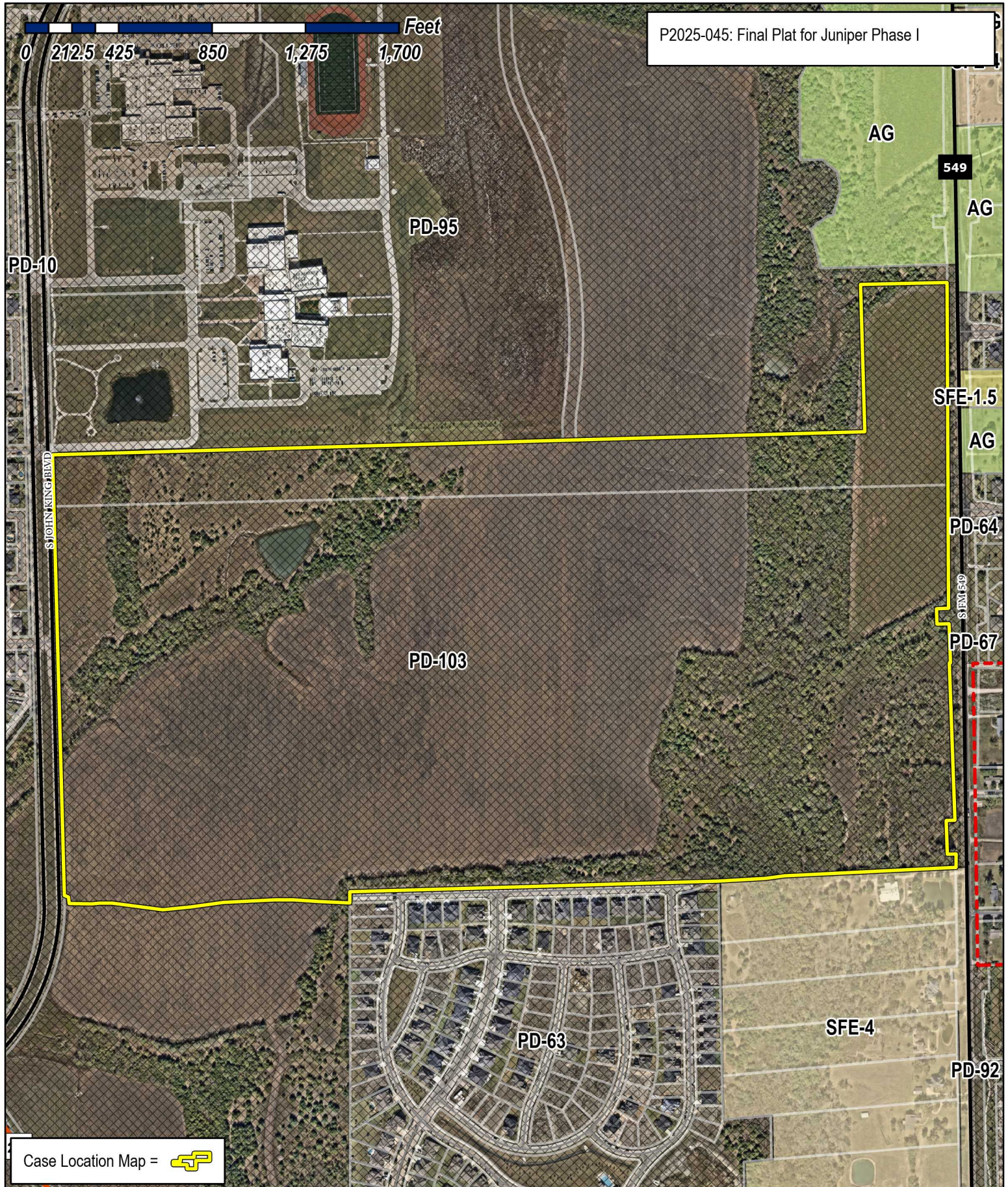
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sandra Dosier Meeks





Case Location Map =



City of Rockwall

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

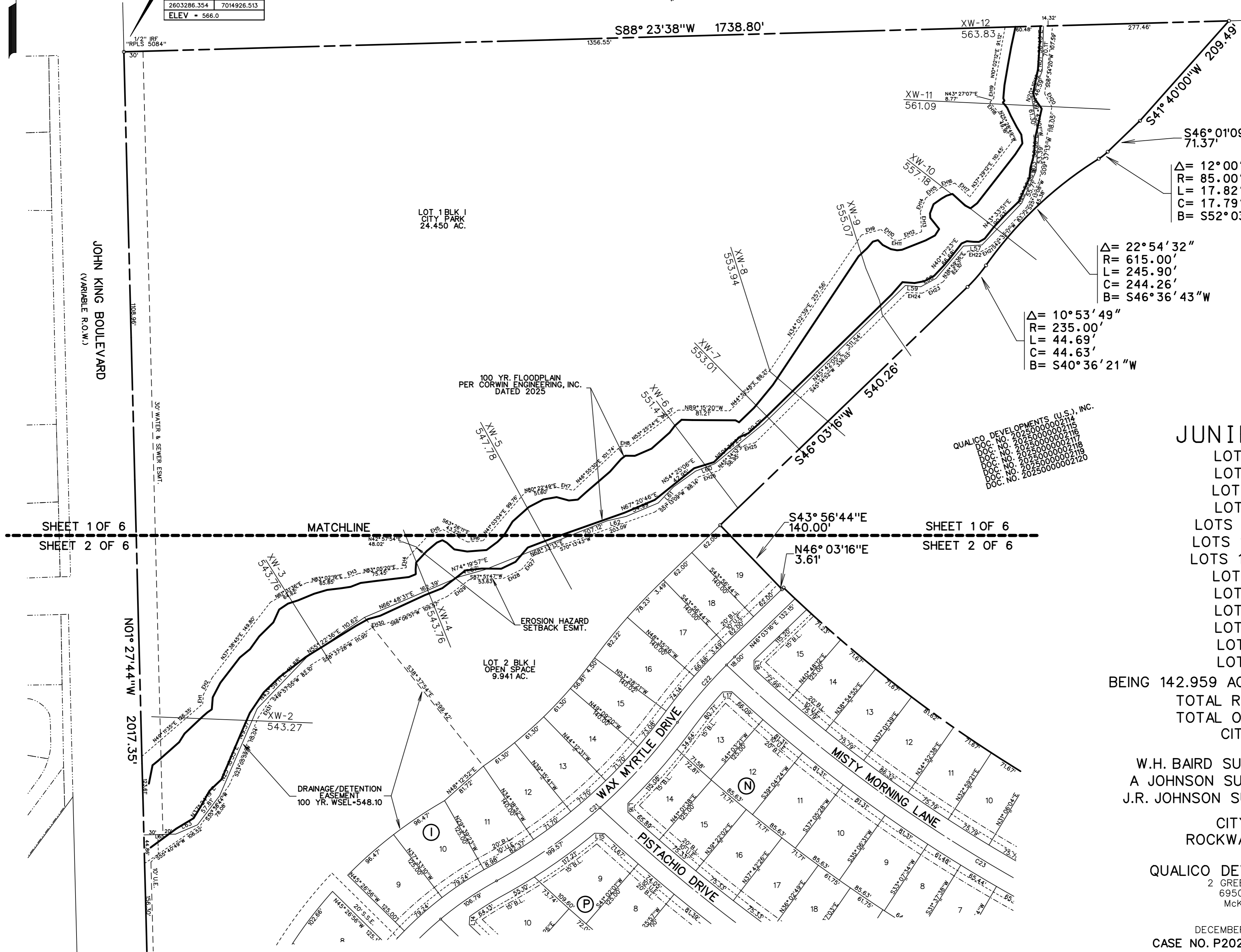
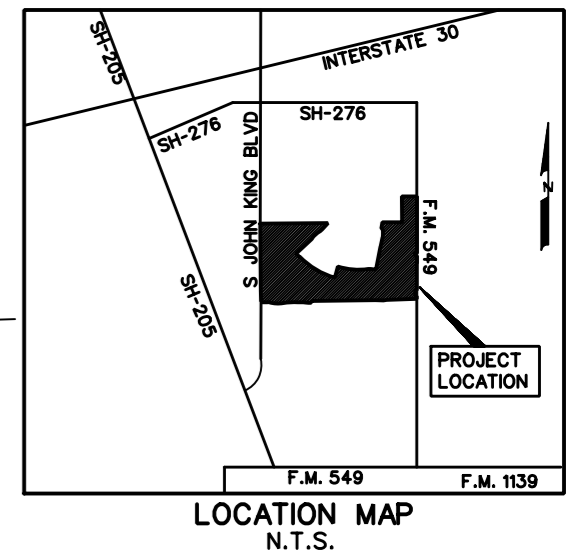
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



$\Delta = 12^{\circ}00'43''$
 $R = 85.00'$
 $L = 17.82'$
 $C = 17.79'$
 $B = S52^{\circ}03'37''$

$\Delta = 22^{\circ}54'32''$
 $R = 615.00'$
 $L = 245.90'$
 $C = 244.26'$
 $B = S46^{\circ}36'43''W$

$\Delta = 10^{\circ}53'49''$
 $R = 235.00'$
 $L = 44.69'$
 $C = 44.63'$
 $B = S40^{\circ}36'21''W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

FINAL PLAT OF

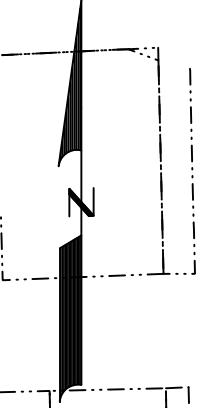
JUNIPER PHASE I

LOTS 1-12, BLOCK A
 LOTS 1-10, BLOCK B
 LOTS 1-34, BLOCK C
 LOTS 1-16, BLOCK D
 LOTS 1-11 & 23, BLOCK E
 LOTS 1-19 & 45, BLOCK I
 LOTS 1-15 & 29, BLOCK M
 LOTS 1-28, BLOCK N
 LOTS 1-16, BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R
 LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'
 CASE NO. P2025-045 SHEET 1 OF 6



SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

JUNIPER PHASE I

LOTS 1-12, BLOCK A, LOTS 1-10, BLOCK B
 LOTS 1-34, BLOCK C, LOTS 1-16, BLOCK D
 LOTS 1-11 & 23, BLOCK E, LOTS 1-19 & 45, BLK I
 LOTS 1-15 & 29 BLOCK M, LOTS 1-28, BLOCK N
 LOTS 1-16, BLOCK O, LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R, LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

$\Delta = 28^{\circ}35'46''$
 R = 2175.00'
 L = 1085.54'
 C = 1074.31'
 B = $S60^{\circ}17'31''E$

$\Delta = 10^{\circ}07'29''$
 R = 640.00'
 L = 113.09'
 C = 112.95'
 B = $N09^{\circ}33'23''E$

$\Delta = 00^{\circ}04'58''$
 R = 1004.93'
 L = 1.15'
 C = 1.15'
 B = $N01^{\circ}27'43''W$

$S88^{\circ}32'18''W$
 20.84'
 $N07^{\circ}17'08''W$
 25.48'
 $N89^{\circ}51'31''W$
 55.21'

$\Delta = 31^{\circ}15'05''$
 R = 100.00'
 L = 54.54'
 C = 53.87'
 B = $S89^{\circ}29'04''W$

$\Delta = 24^{\circ}53'46''$
 R = 830.00'
 L = 360.61'
 C = 357.78'
 B = $N87^{\circ}20'11''W$

$\Delta = 09^{\circ}55'28''$
 R = 2221.00'
 L = 384.71'
 C = 384.23'
 B = $S85^{\circ}10'45''W$

$\Delta = 06^{\circ}35'43''$
 R = 1000.00'
 L = 115.11'
 C = 115.05'
 B = $N86^{\circ}33'39''W$

$\Delta = 08^{\circ}21'00''$
 R = 1000.00'
 L = 145.74'
 C = 145.61'
 B = $N87^{\circ}26'18''W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
 INST. NO. 20130000500385

JUNIPER PHASE I

- LOTS 1-12, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-34, BLOCK C
- LOTS 1-16, BLOCK D
- LOTS 1-11 & 23, BLOCK E
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- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

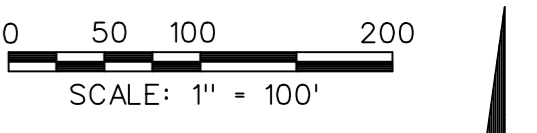
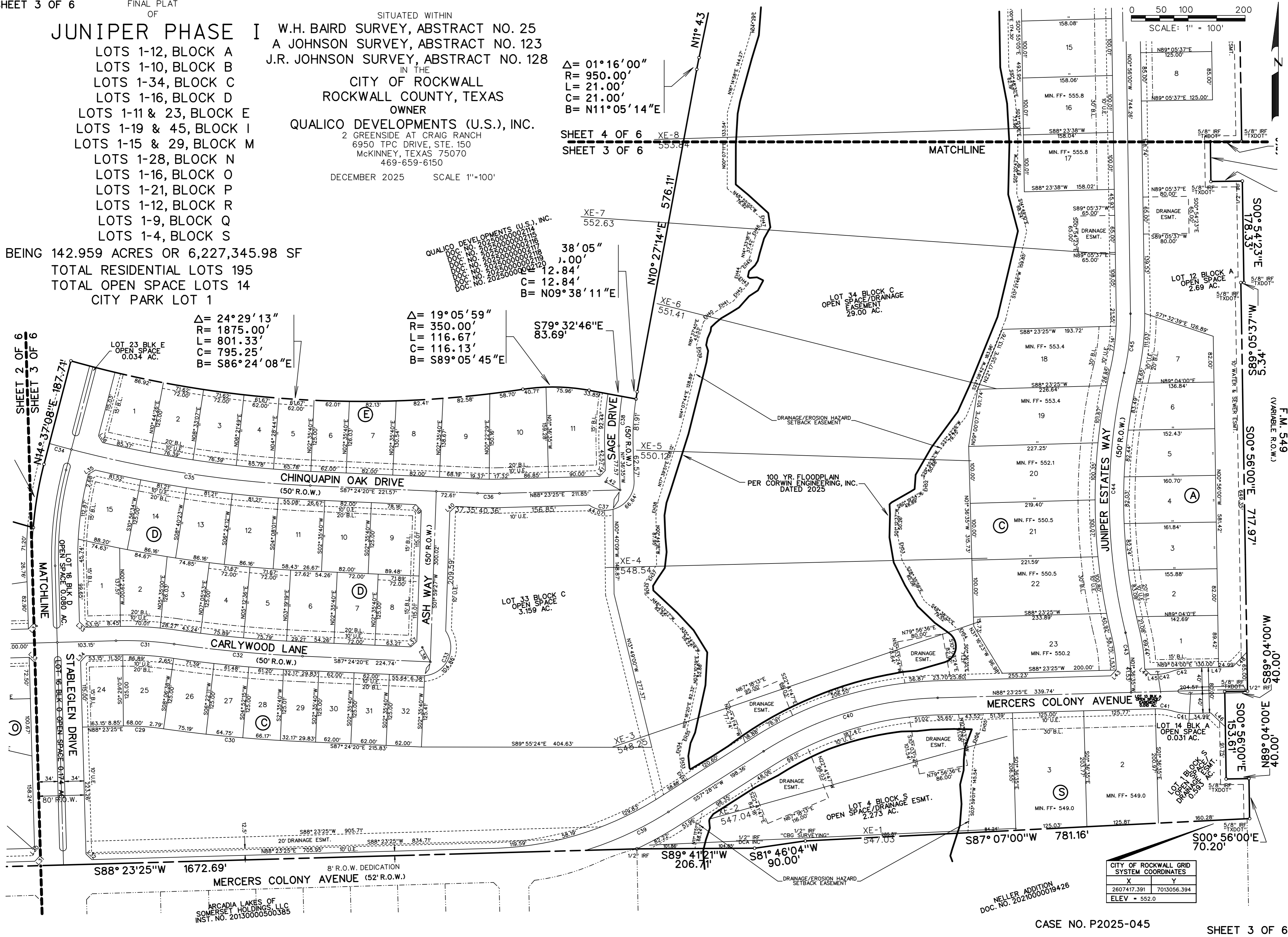
$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

$S79^{\circ}32'46''E$
 83.69'

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

38'05"
 1.00'
 12.84'
 C = 12.84'
 B = N09°38'11"E

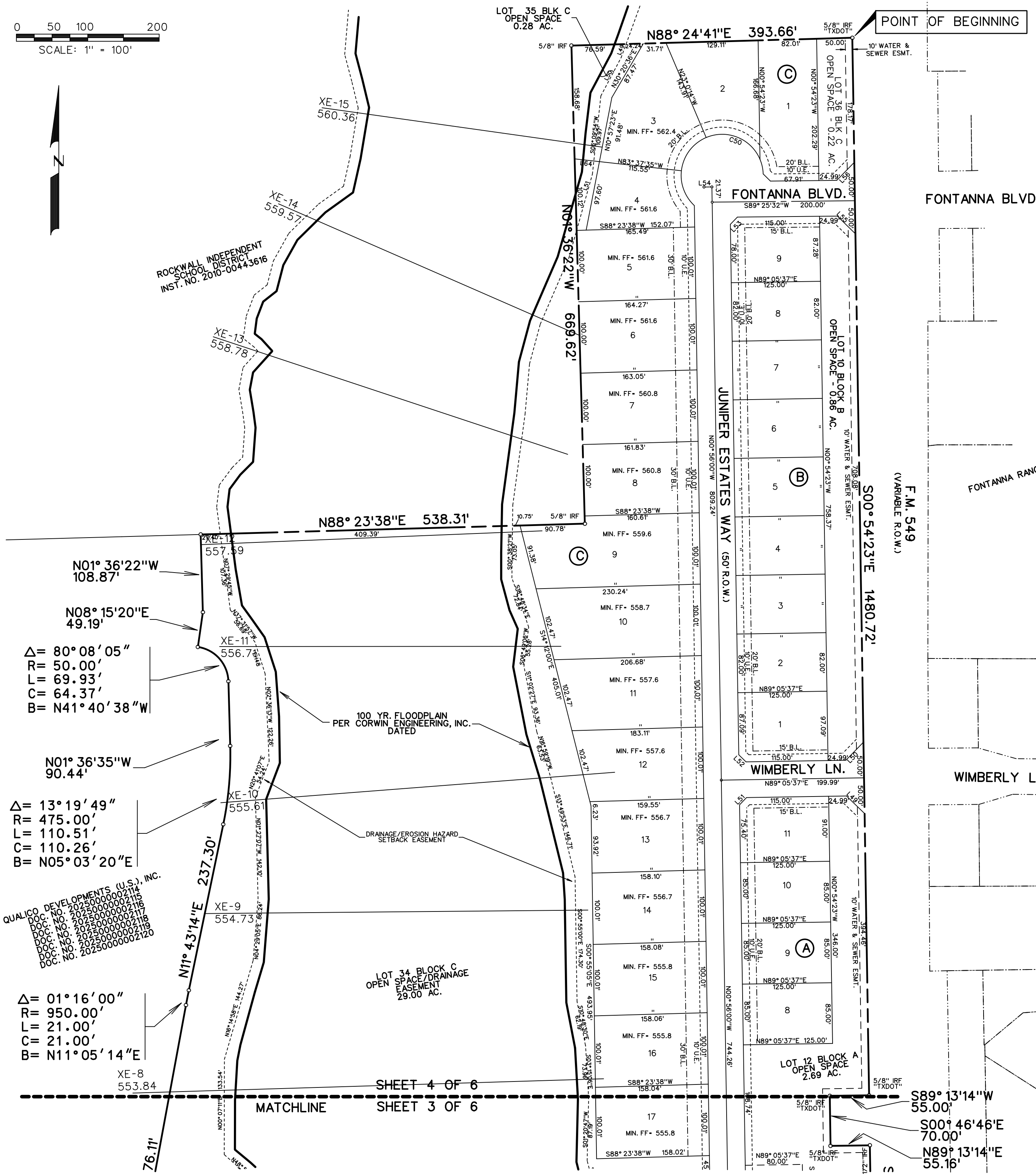
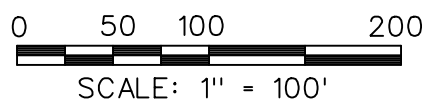
SHEET 2 OF 6
 SHEET 3 OF 6



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607417.391	7013056.394
ELEV = 552.0	

NELLER ADDITION
 DOC. NO. 20210000019426

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385



NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 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. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. Legend
 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 signage 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.
11. All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.
12. 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.

FINAL PLAT
OF
JUNIPER PHASE I

- LOTS 1-12, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-34, BLOCK C
- LOTS 1-16, BLOCK D
- LOTS 1-11 & 23, BLOCK E
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BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

$\Delta = 80^{\circ}08'05''$
 $R = 50.00'$
 $L = 69.93'$
 $C = 64.37'$
 $B = N41^{\circ}40'38''W$

$\Delta = 13^{\circ}19'49''$
 $R = 475.00'$
 $L = 110.51'$
 $C = 110.26'$
 $B = N05^{\circ}03'20''E$

$N01^{\circ}36'22''W$ 108.87'
 $N08^{\circ}15'20''E$ 49.19'

SHEET 4 OF 6
 MATCHLINE SHEET 3 OF 6

APPROVED

I hereby certify that the above and foregoing JUNIPER PHASE I 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

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Lists 65 line items with bearings and distances.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists 65 curve items with geometric data.

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 JUNIPER PHASE I 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.

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.

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, 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

EROSION HAZARD SETBACK TABLE

Table with columns: "EH" LINE NO., BEARING, DISTANCE. Lists 28 erosion hazard setback items.

EROSION HAZARD SETBACK TABLE

Table with columns: "EH" LINE NO., BEARING, DISTANCE. Lists 28 erosion hazard setback items.

FINAL PLAT OF

JUNIPER PHASE I

- LOTS 1-12, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-34, BLOCK C
LOTS 1-16, BLOCK D
LOTS 1-11 & 23, BLOCK E
LOTS 1-19 & 45, BLOCK I
LOTS 1-15 & 29, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-16, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-12, BLOCK R
LOTS 1-9, BLOCK Q
LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 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 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54'23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13'14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46'46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13'14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54'23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05'37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04'00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04'00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07'00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46'04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41'21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23'25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08'29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21'00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26'18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35'43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33'39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55'28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10'45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53'46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20'11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15'05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29'04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24'23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34'58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08'40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17'11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17'08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32'18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04'58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27'43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27'44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23'38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40'00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03'16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00'43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03'37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54'22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36'43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53'49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36'21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03'16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56'44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03'16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35'46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17'31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07'29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33'23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37'08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29'13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24'08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05'59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05'45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32'46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27'14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16'00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05'14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43'14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19'49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03'20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36'35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08'05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40'38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15'20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23'38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36'22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24'41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

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

JUNIPER PHASE I

LOTS 1-12, BLOCK A

LOTS 1-10, BLOCK B

LOTS 1-34, BLOCK C

LOTS 1-16, BLOCK D

LOTS 1-11 & 23, BLOCK E

LOTS 1-19 & 45, BLOCK I

LOTS 1-15 & 29, BLOCK M

LOTS 1-28, BLOCK N

LOTS 1-16, BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-12, BLOCK R

LOTS 1-9, BLOCK Q

LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195

TOTAL OPEN SPACE LOTS 14

CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25

A JOHNSON SURVEY, ABSTRACT NO. 123

J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



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: Henry Lee, *Senior Planner*
DATE: February 10, 2026
SUBJECT: SP2025-048; *PD Site Plan for Phase 1 of the Juniper Subdivision*

The applicant -- *Ryan Joyce of Michael Joyce Properties* -- is requesting the approval of a Site Plan for Phase 1 of the Juniper Subdivision. The subject property is a 143.431-acre tract of land (i.e. *Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123*) generally located west of the intersection of FM-549 and Wimberley Lane. Concurrently with this site plan, the applicant has submitted a final plat [Case No. P2025-045] for Phase 1 of the subdivision.

The subject property is zoned Planned Development District 103 (PD-103) [Ordinance No. 25-06] for Single Family 10 (SF-10) District land uses. Based on this Planned Development District, the Juniper Subdivision will consist of 870 single-family, residential lots that will consist of eight (8) lot types (i.e. [Type A Lots] 12, 185' x 200' lots; [Type B Lots] 13, 185' x 200' lots; [Type C Lots] 18, 120' x 200' lots; [Type D Lots] 8, 100' x 200' lots; [Type E Lots] 65, 100' x 150' lots; [Type F Lots] 247, 82' x 125' lots; [Type G Lots] 249, 72' x 125' lots; [Type H Lots] 258, 62' x 125' lots). Concurrently with this Site Plan, the applicant has submitted a final plat [Case No. P2025-045] for 195 single-family, residential lots for Phase 1 of the subdivision. Below are the density and dimensional requirements that the Juniper Subdivision is subject to per Ordinance No. 25-06:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G	H
Minimum Lot Width ⁽¹⁾	185'	185'	120'	100'	100'	82'	72'	62'
Minimum Lot Depth	200'	200'	200'	200'	150'	125'	125'	125'
Minimum Lot Area (SF)	65,340 SF	43,560 SF	32,670 SF	21,780 SF	12,000 SF	9,600 SF	8,640 SF	7,440 SF
Minimum Front Yard Setback ^{(2), (5), & (6)}	30'	30'	30'	30'	30'	20'	20'	20'
Minimum Side Yard Setback ⁽⁹⁾	15'	15'	15'	10'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to A Street) ^{(2) & (5)}	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement ⁽⁸⁾	20'	20'	20'	20'	20'	20'	20'	20'
Maximum Height ⁽³⁾	35'	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback ⁽⁴⁾	30'	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) ⁽⁷⁾ [Air-Conditioned Space]	3,500 SF	3,500 SF	3,200 SF	3,200 SF	3,200 SF	2,800 SF	2,800 SF	2,750 SF
Maximum Lot Coverage	40%	40%	50%	50%	50%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	3	3	3	2

GENERAL NOTES:

- ¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL- DE- SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD BUILDING SETBACK AND REAR YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL- DE- SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE.
- 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: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- ⁵: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCR OACH BEYOND THE FRONT YARD BUILDING SETBACK BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCR OACHMENT SHALL NOT EXCEED FIVE (5) FEET ON SIDE YARD SETBACKS. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15 -FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCR OACHING FACES.
- ⁶: J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCR OACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
- ⁷: AIR-CONDITIONED SPACE.
- ⁸: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPT PLAN FOR THE TWO (2) LOTS FRONTING ON TO MERCER'S COLONY AVENUE.

9: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (I.E. A KEYSTONE LOT), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

In accordance with the *PD Site Plan* requirements outlined within *Ordinance No. 25-06*, the applicant has submitted a site plan, landscape plan, hardscape plan, and treescape plan. The proposed site plan and landscape plan appear to conform to all requirements stipulated by *Ordinance No. 25-06*. The *Hardscape Plan* shows the required sidewalks, trails, fence exhibit, and monument signage, all of which conform to the requirements stipulated by *Ordinance No. 25-06*. The proposed treescape plan indicates that 5,043.1 caliper inches of protected trees will be removed from the subject property. Based on the proposed landscape plan, 4,176 caliper inches or 1,044 canopy trees will be planted within Phase 1 of the Juniper Subdivision. According to Article 09, *Tree Preservation*, of the Unified Development Code (UDC), tree mitigation credits may be purchased at \$100.00 per caliper inch up to 20% of the total mitigation balance. In this case, up to 1,008.62 caliper inches may be purchased (*i.e.* $5,043.1 \text{ caliper inches} \times 20\% = 1,008.62 \text{ caliper inches}$). As previously indicated 4,176 caliper inches are being planted on site, and therefore the total mitigation balance is reduced to 867.1 caliper inches (*i.e.* $5,043.1 \text{ caliper inches} - 4,176 \text{ caliper inches} = 867.1 \text{ caliper inches}$). In accordance within Article 09, the applicant will have a tree mitigation fee of \$86,710.00 (*i.e.* $867.1 \text{ caliper inches} \times \$100.00 = \$86,710.00$). Since the request generally conforms to the requirements of Planned Development District 103 (PD-103) [*Ordinance No. 25-06*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the February 10, 2026 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 12/19/2025

PROJECT NUMBER: SP2025-048
PROJECT NAME: Site Plan for Juniper PH 1
SITE ADDRESS/LOCATIONS: West of the intersection of FM-549 and Wimberley Lane

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Site Plan for Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/19/2025	Needs Review

12/19/2025: 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 Phase 1 of the Juniper Subdivision on a 143.431-acre parcel of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane.

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 (SP2025-048) 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 103 (PD-103).

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 One (1) of the amenity centers is located within Phase 1. When will this be site plan?

M.7 Site Plan:

- (1) Lots with ornamental metal fencing on the rear property line, must have ornamental metal on the sides as well. Mixed media fencing is not permitted. (PD-103; Ordinance No. 25-06)
- (2) Lots 1 & 2, Block M and Lots 1 & 21, Block P may utilize all cedar fencing. (PD-103; Ordinance No. 25-06)
- (3) There must be an eight (8) foot trail along Wax Myrtle Drive. (PD-103; Ordinance No. 25-06)

M.8 Landscape Plan:

- (1) Vitex is not a permitted accent tree. Please propose a different accent tree. (PD-103; Ordinance No. 25-06)
- (2) Per the PD Ordinance, John King Boulevard should have three (3) canopy trees and four (4) accent trees per 100-feet of linear frontage. In this case, Phase 1 has 2,017.6-feet of linear frontage, which translates to 61 canopy trees and 81 accent trees. Based on the provided landscape plan, there are 58 canopy trees and 69 accent trees. In addition, please label the landscape buffer as 80-feet wide. (PD-103; Ordinance No. 25-06)
- (3) Per the PD Ordinance, FM-549 should have three (3) canopy trees and four (4) accent trees per 100-feet of linear frontage. In this case, Phase 1 has 2,671.1-feet of linear frontage, which translates to 81 canopy trees and 107 accent trees. Based on the provided landscape plan, there are 43 canopy trees and 73 accent trees. In addition, please label the landscape buffer as 50-feet wide. (PD-103; Ordinance No. 25-06)
- (4) Per the PD Ordinance, Mercers Colony Avenue should have one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage. In this case, Phase 1 has 3,752.8-feet of linear frontage, which translates to 76 canopy trees and 76 accent trees. Based on the provided landscape plan, there are 69 canopy trees and 60accent trees. In addition, please label the landscape buffer as 30-feet wide. (PD-103; Ordinance No. 25-06)

M.9 Hardscape Plan:

- (1) Please indicate the light poles on the hardscape plan and indicate their height; the height shall not exceed 20-feet. Please provide cutsheets. (PD-101; Ordinance No. 23-11)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on January 6, 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 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 January 6, 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 January 13, 2026 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning meeting will be held on January 13, 2026.
- 2) Parks Board meeting will be held on January 6, 2026.

I.13 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	12/18/2025	Approved w/ Comments
12/18/2025: 1. Revise site plan to match all comments on the final plat			
2. Add "open space" to this list			
3. Shift all back out of 30' water and sewer easement in the park lot. The 10" utility easement along John King in the Park area is to be a 30' water and sewer easement. All trees to be outside the easement			
4. This shouldn't be a lot line. This landscape area is to be inside the City Park lot			
5. Future 8" sewer			
6. This tree area is good because the sewer won't be in this area			
7. Easement Line			
8. What is this line?			
9. 10' Water and Sewer Esmt. Not UE			

- 10. Shift hardscape out of 20' drainage easement. Esmt shown will widen 2.5' either side of what is shown.
- 11. 5' clear around all FH
- 12. Remove "annual color" hatch. This area of every median nose is stamped/colored concrete
- 13. All these trees must be 10' from 16" water line. Highlight and label on plan
- 14. All UE along FM 549 are 10' water and sewer easements
- 15. This area is a 10' water and sewer easement too - no plantings. Move trees back
- 16. This is stamped/colored concrete. Not pavers
- 17. Label as ROW line
- 18. 10' water and sewer esmt

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Needs Review
12/17/2025: Dead-End Fire Apparatus Access Length (150 ft Max): Please verify and demonstrate on the plan that the dead-end fire apparatus access length measured from the intersection of Chinquapin Oak Drive and Ash Way to the end of Sage Drive does not exceed 150 feet. Provide a clearly labeled, scaled dimension (centerline measurement) from the intersection to the end of the road to confirm compliance. Otherwise, an approved turnaround shall be provided.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved w/ Comments
12/15/2025: 1. Change Wimberly Ln. to Wimberley Ln. 2. Street name missing (Yucca?) at East-West roadway near Lemon Ln. 3. Please send CAD file (.dwg) of lot lines and street centerlines so addressing can begin.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/17/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/16/2025	Approved w/ Comments
12/16/2025: Landscape plan approved Tree mitigation plan findings? Better varieties of turfgrass available such as Tif Tuf and Tahoma 31 that are more drought, shade, cold and wear tolerant. informational only 12/16/2025: Check you landscape calculations around the detention pond			

S88° 23'38"W 1738.80'

PD SITE PLAN OF

JUNIPER PHASE I

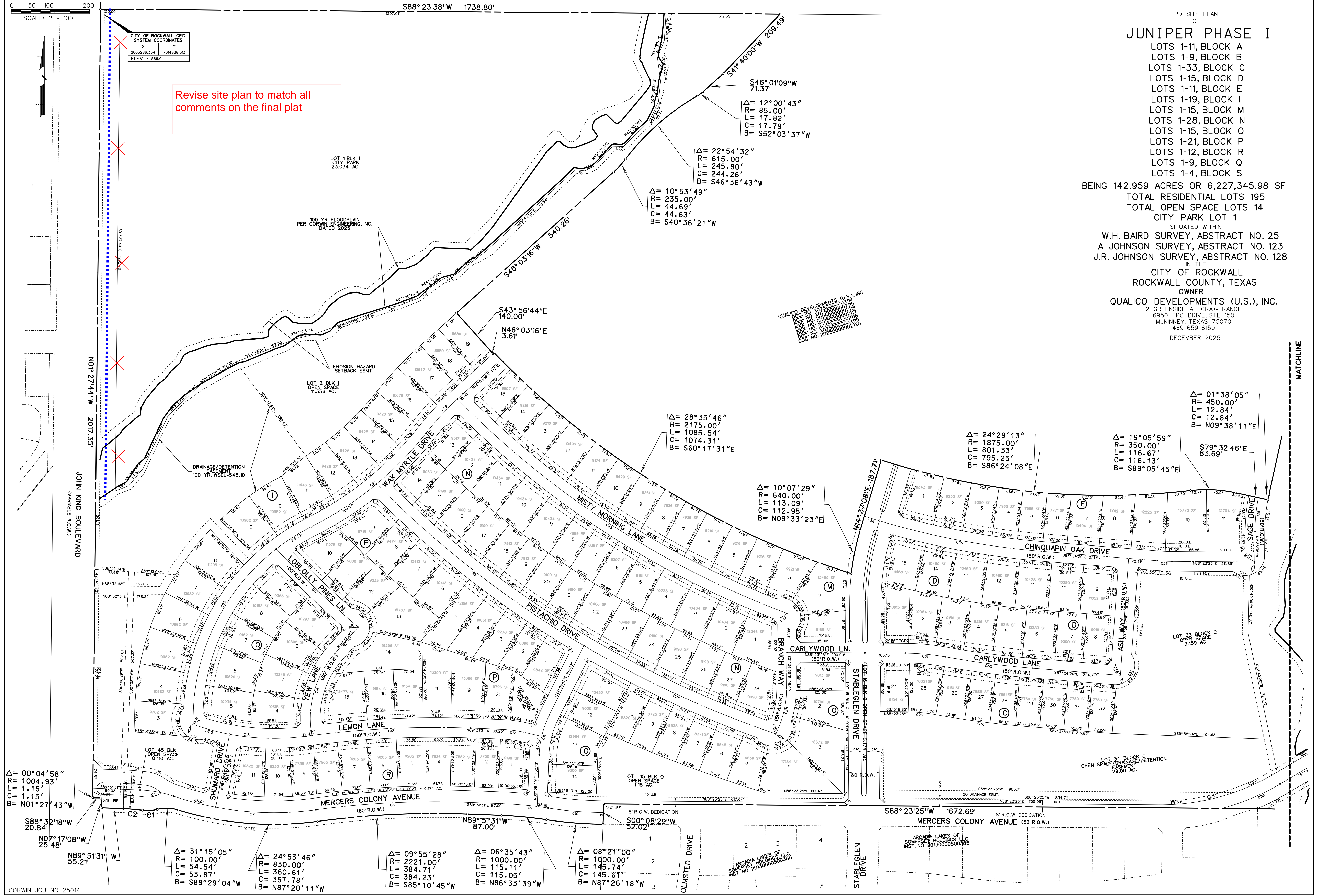
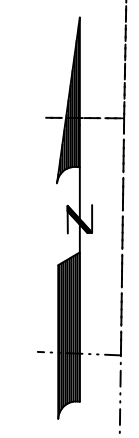
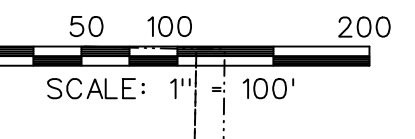
- LOTS 1-11, BLOCK A
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- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150
 DECEMBER 2025

Revise site plan to match all
 comments on the final plat

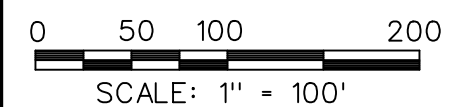
CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2603286.354	7014926.513	566.0



QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150
 DEC. NO. 202500000210

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385

MATCHLINE



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.

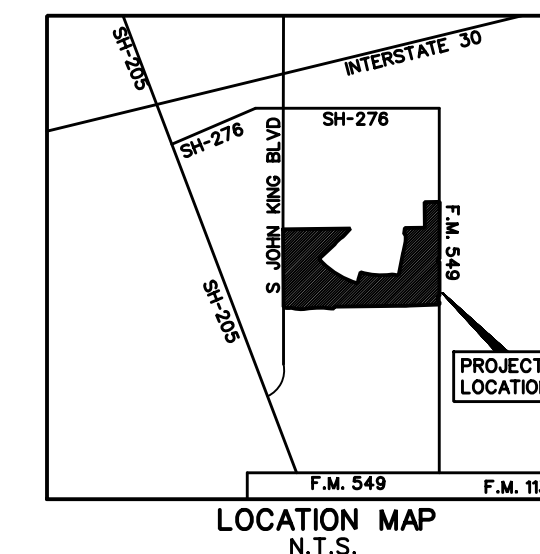
WITNESS OUR HANDS, the _____ day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 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
- 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.
- All decorative signposts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- 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.
- 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.



PD SITE PLAN OF JUNIPER PHASE I

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- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

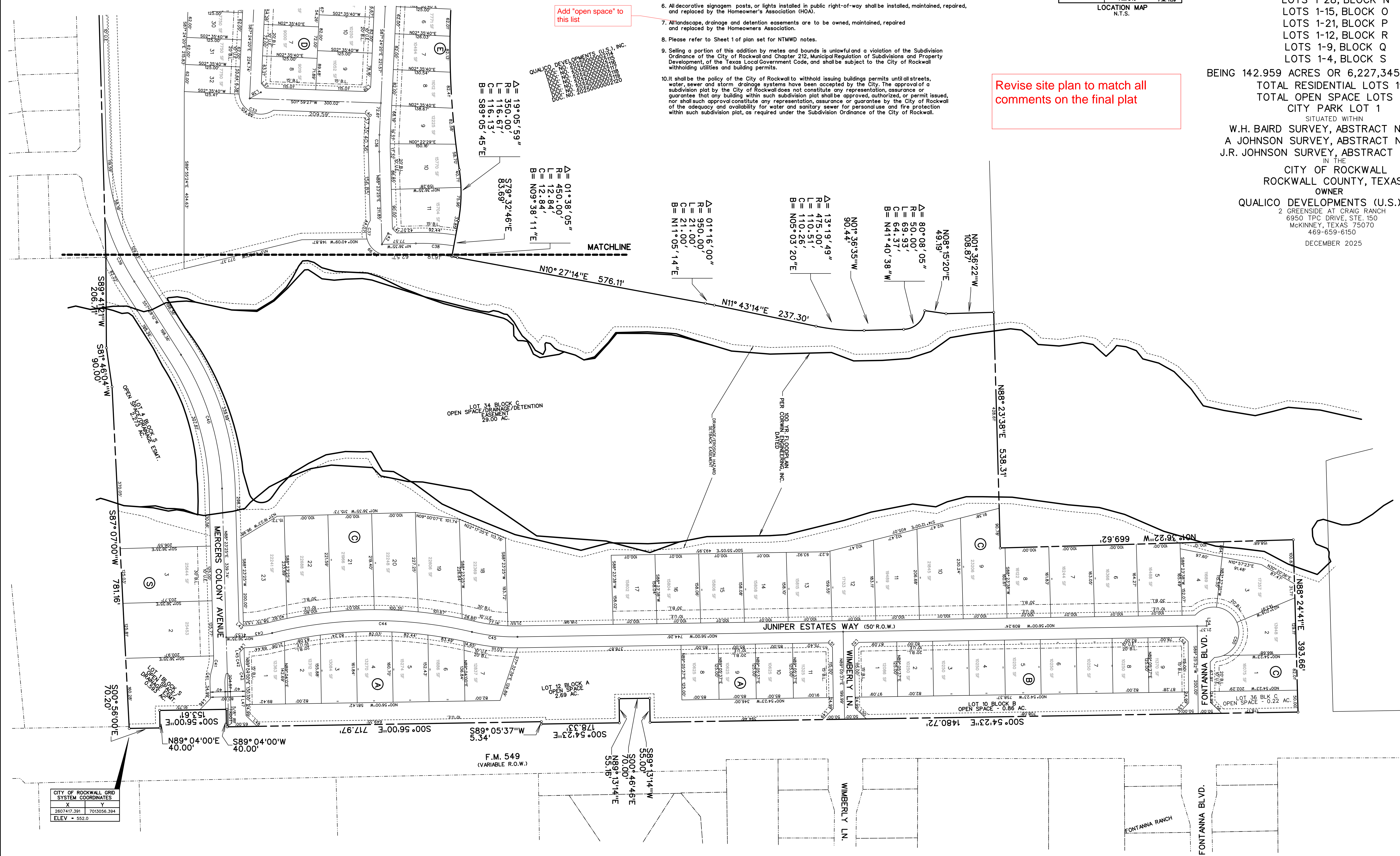
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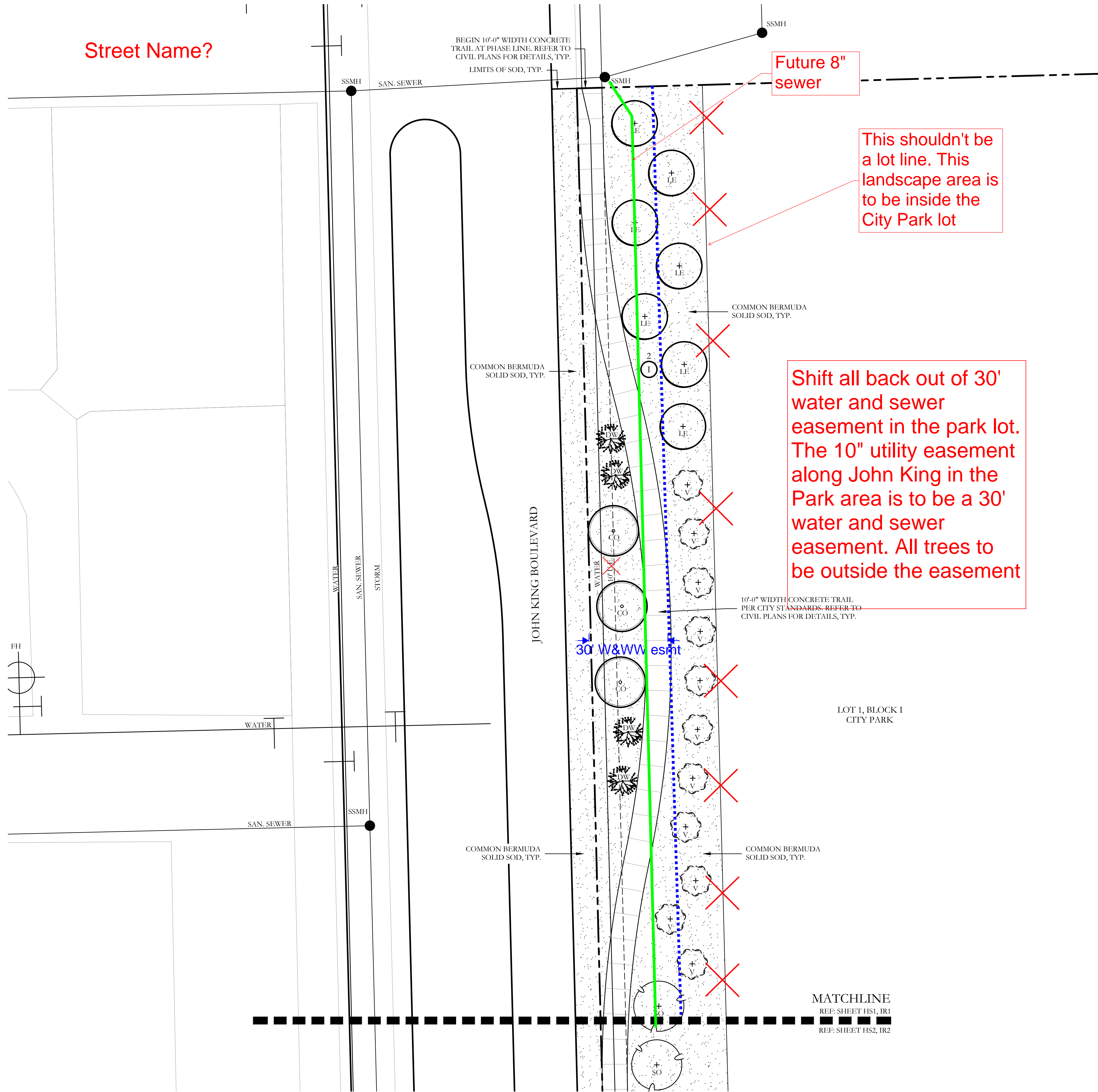


Add "open space" to this list

QUALICO DEVELOPMENTS (U.S.), INC.
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CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2607417.391	7013056.394	552.0

Street Name?



Future 8" sewer

This shouldn't be a lot line. This landscape area is to be inside the City Park lot

Shift all back out of 30' water and sewer easement in the park lot. The 10" utility easement along John King in the Park area is to be a 30' water and sewer easement. All trees to be outside the easement

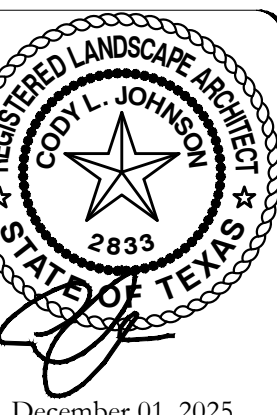
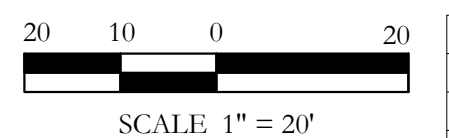
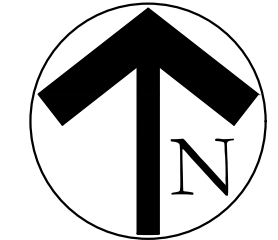
MATCHLINE
REF: SHEET HS1, IR1
REF: SHEET HS2, IR2

HARDSCAPE LEGEND

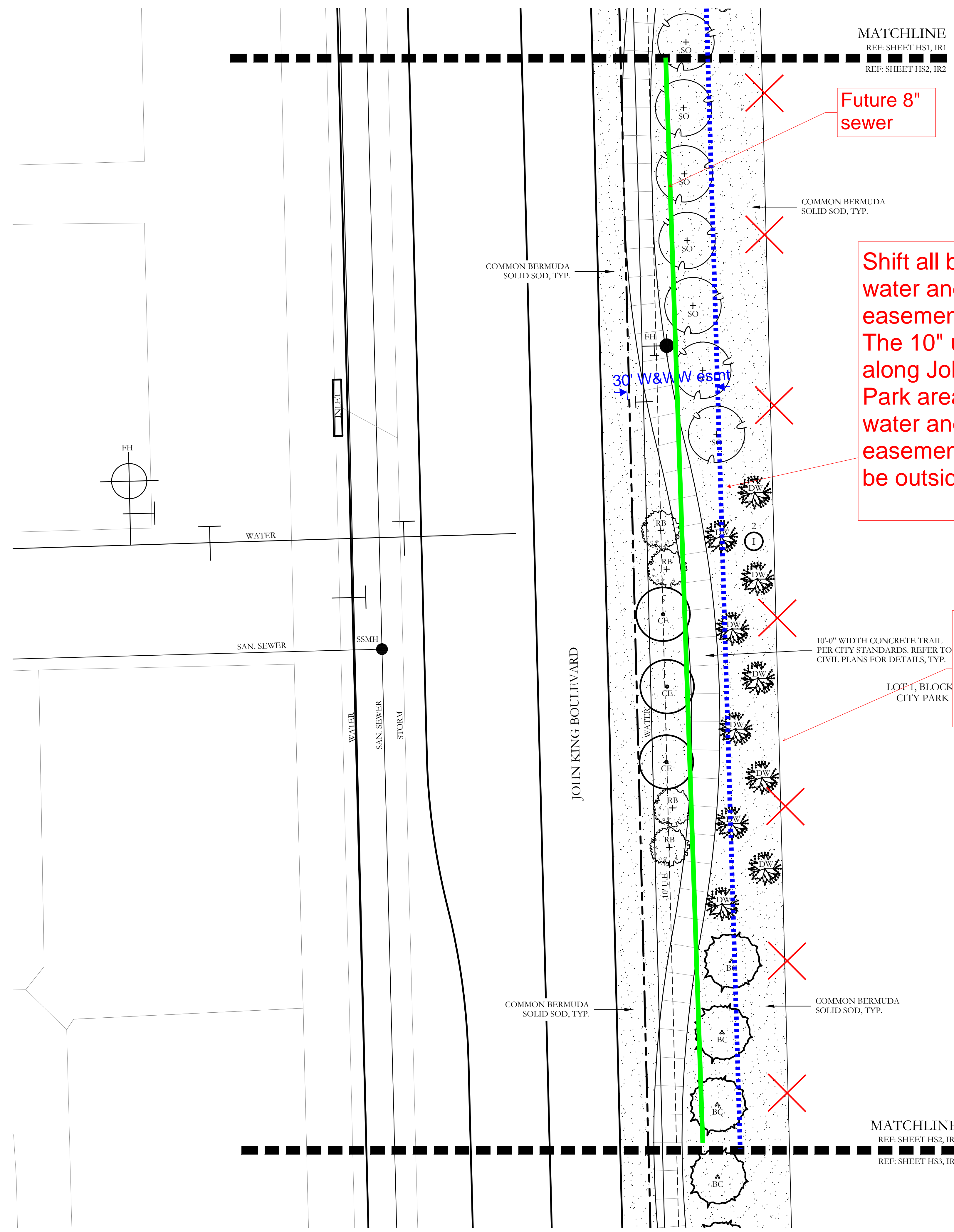
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
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	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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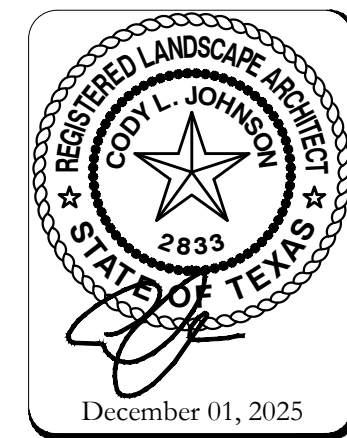
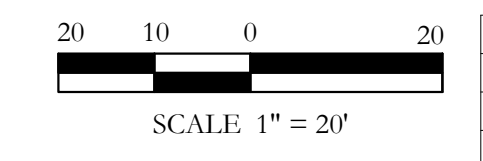
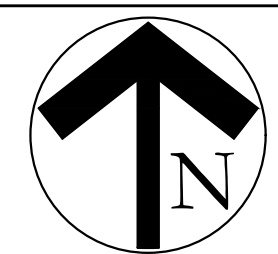


HARDSCAPE LEGEND

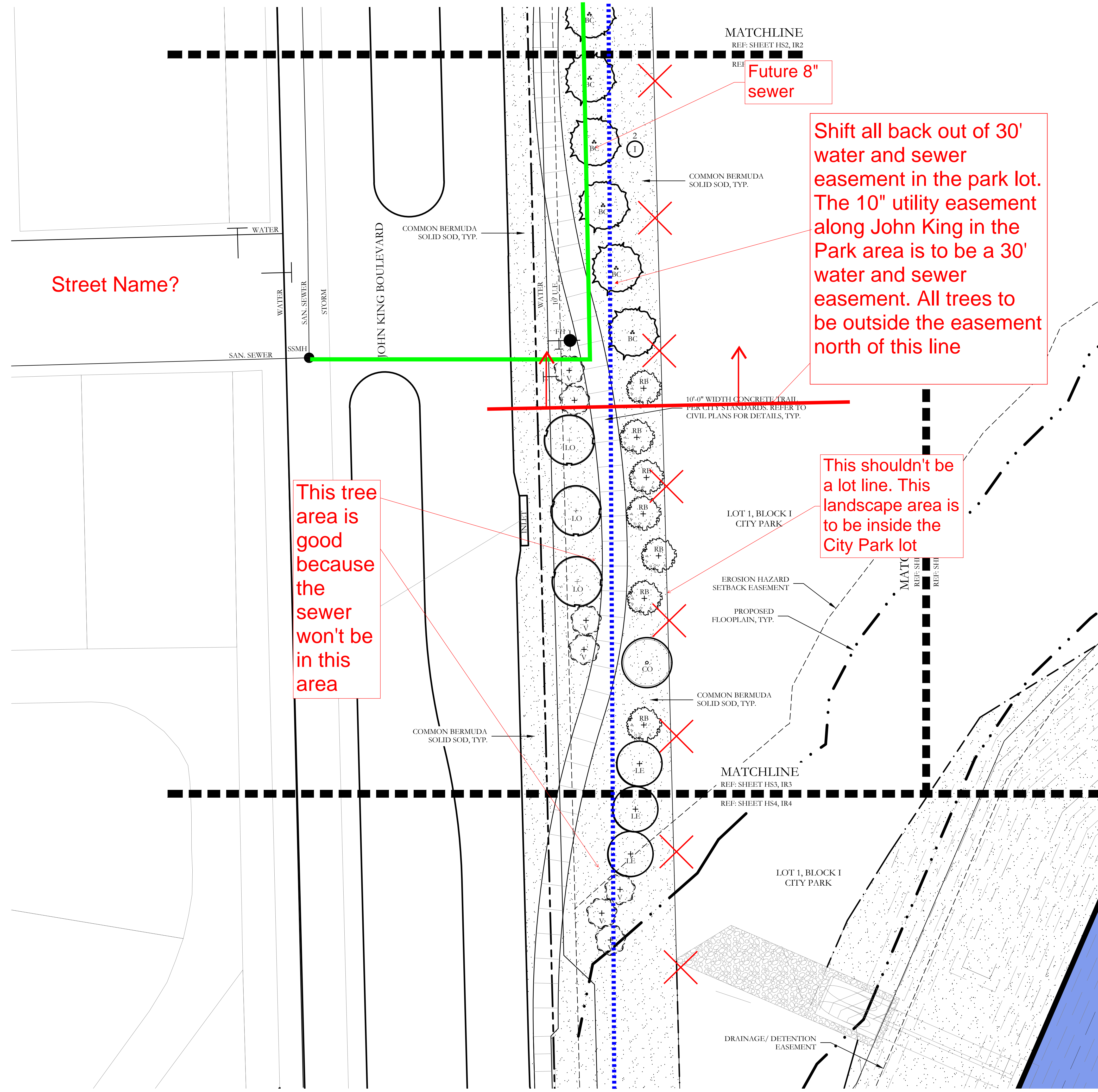
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PLANT LEGEND

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Future 8" sewer

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This tree area is good because the sewer won't be in this area

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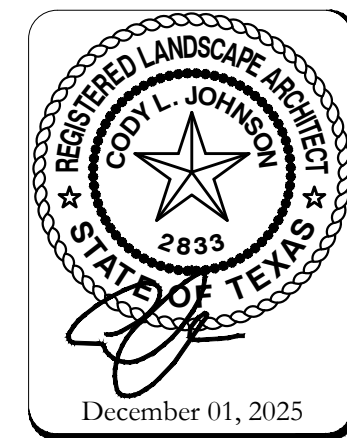
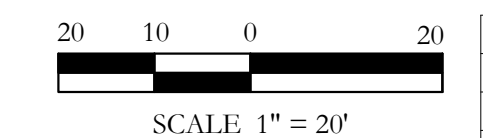
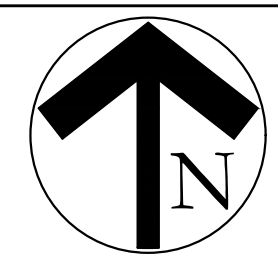
Street Name?

HARDSCAPE LEGEND

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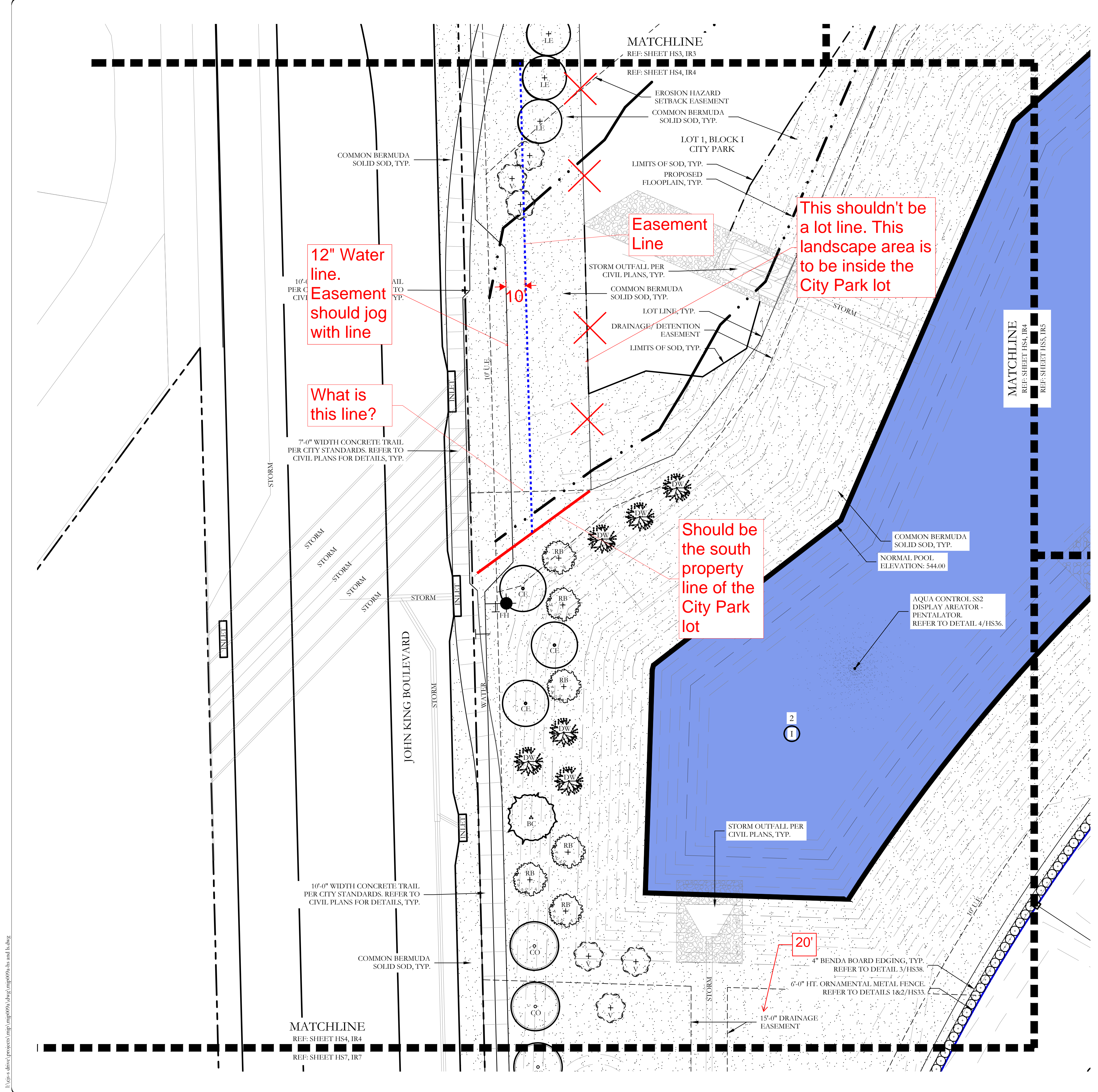
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINIENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
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		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
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		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BEREMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



December 01, 2025

SCALE: 1" = 20'
One Inch
JVC No MJ009A



12" Water line. Easement should jog with line

What is this line?

Easement Line

This shouldn't be a lot line. This landscape area is to be inside the City Park lot

Should be the south property line of the City Park lot

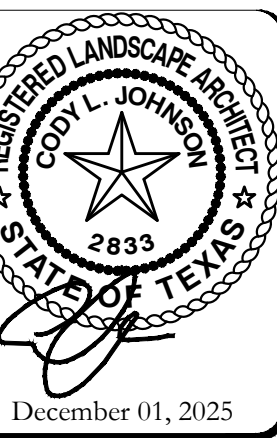
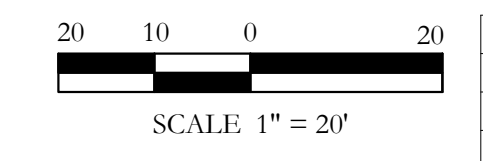
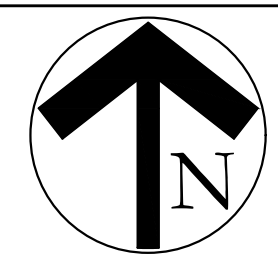
20'

HARDSCAPE LEGEND

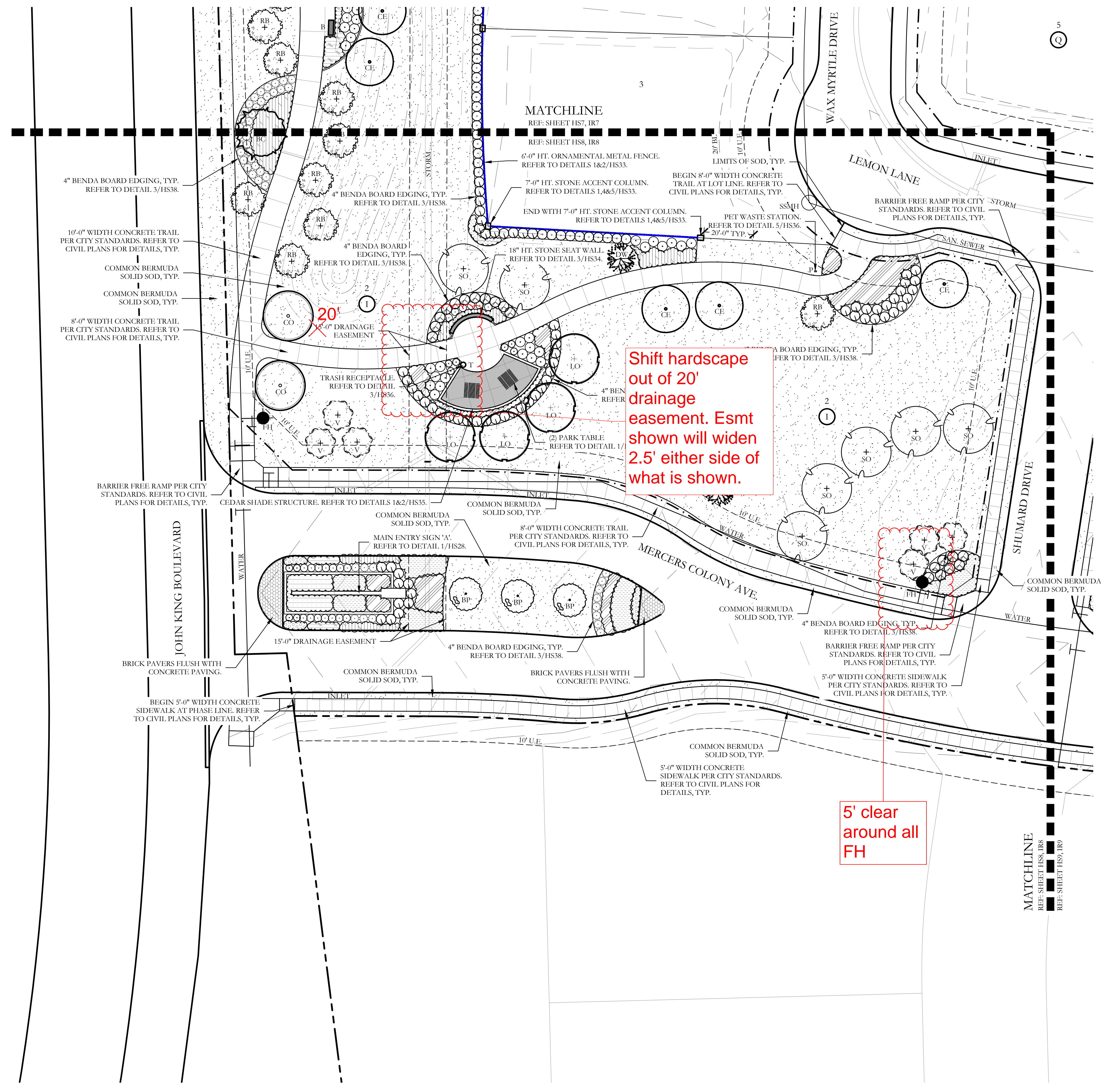
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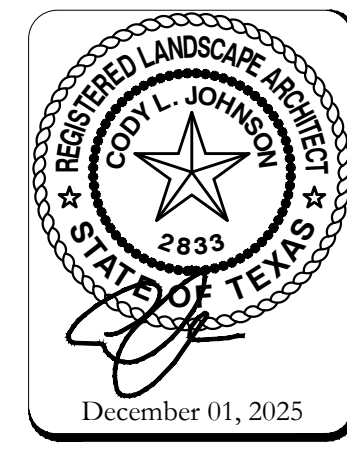
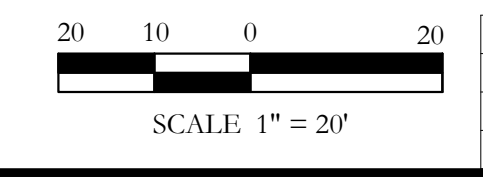
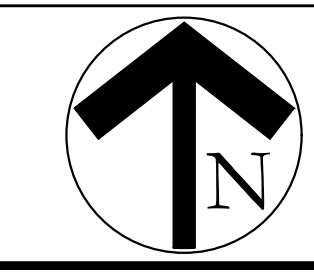


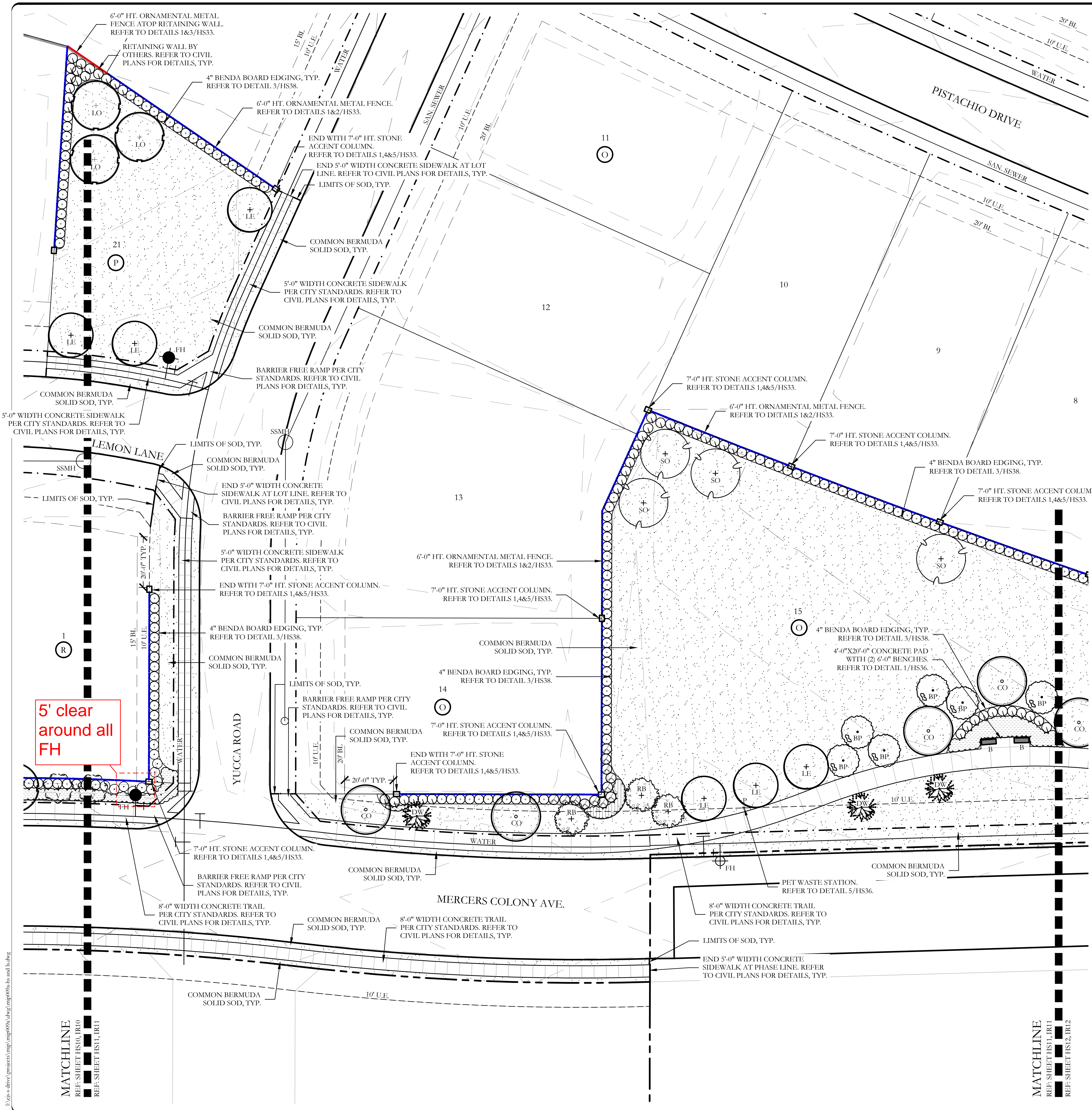
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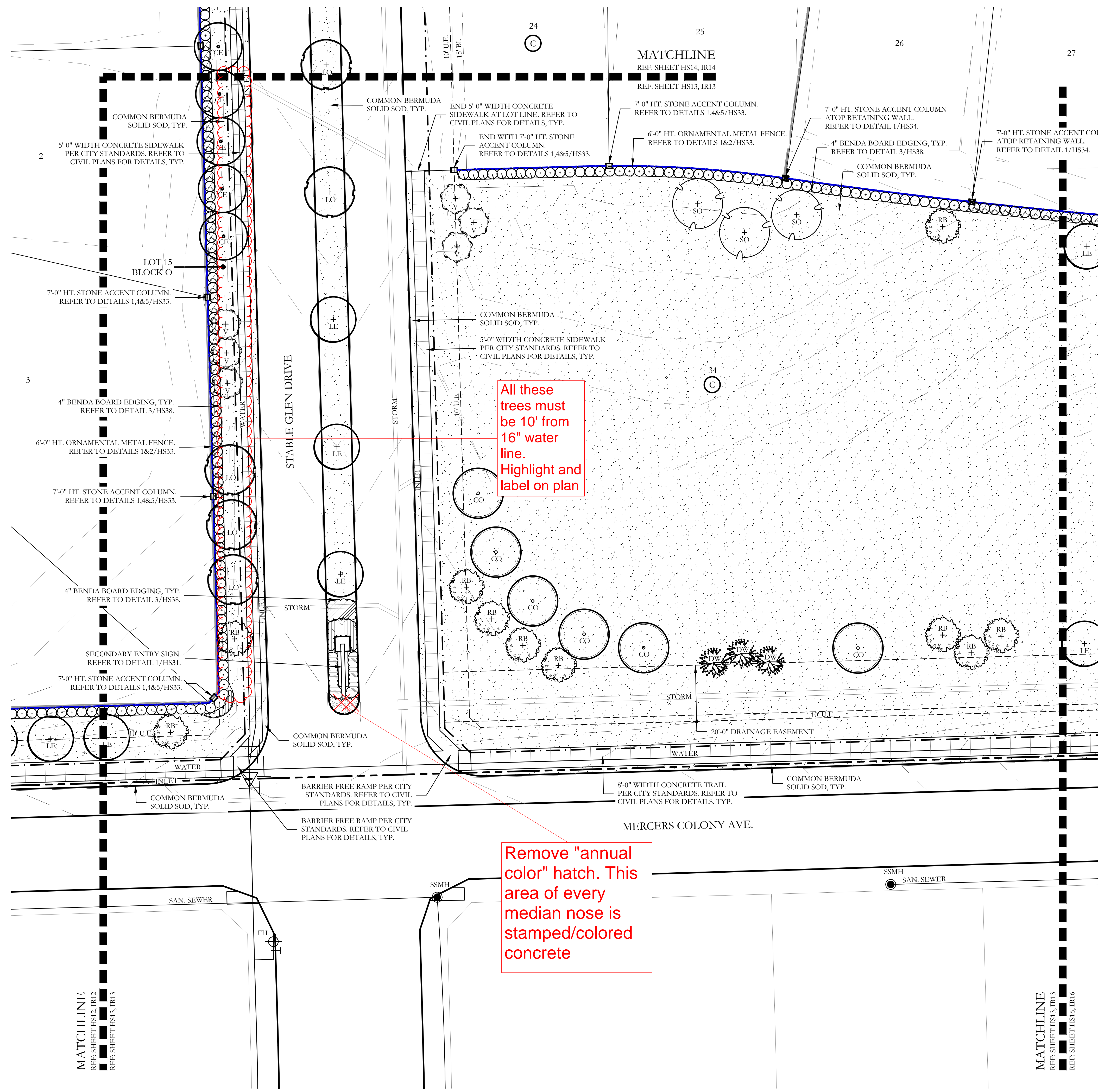
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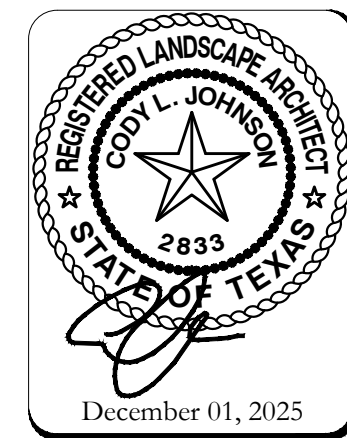
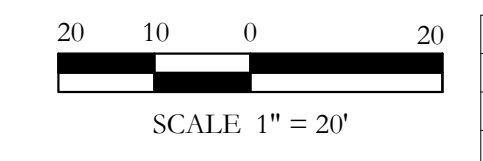
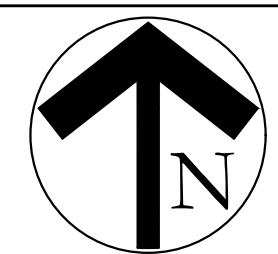
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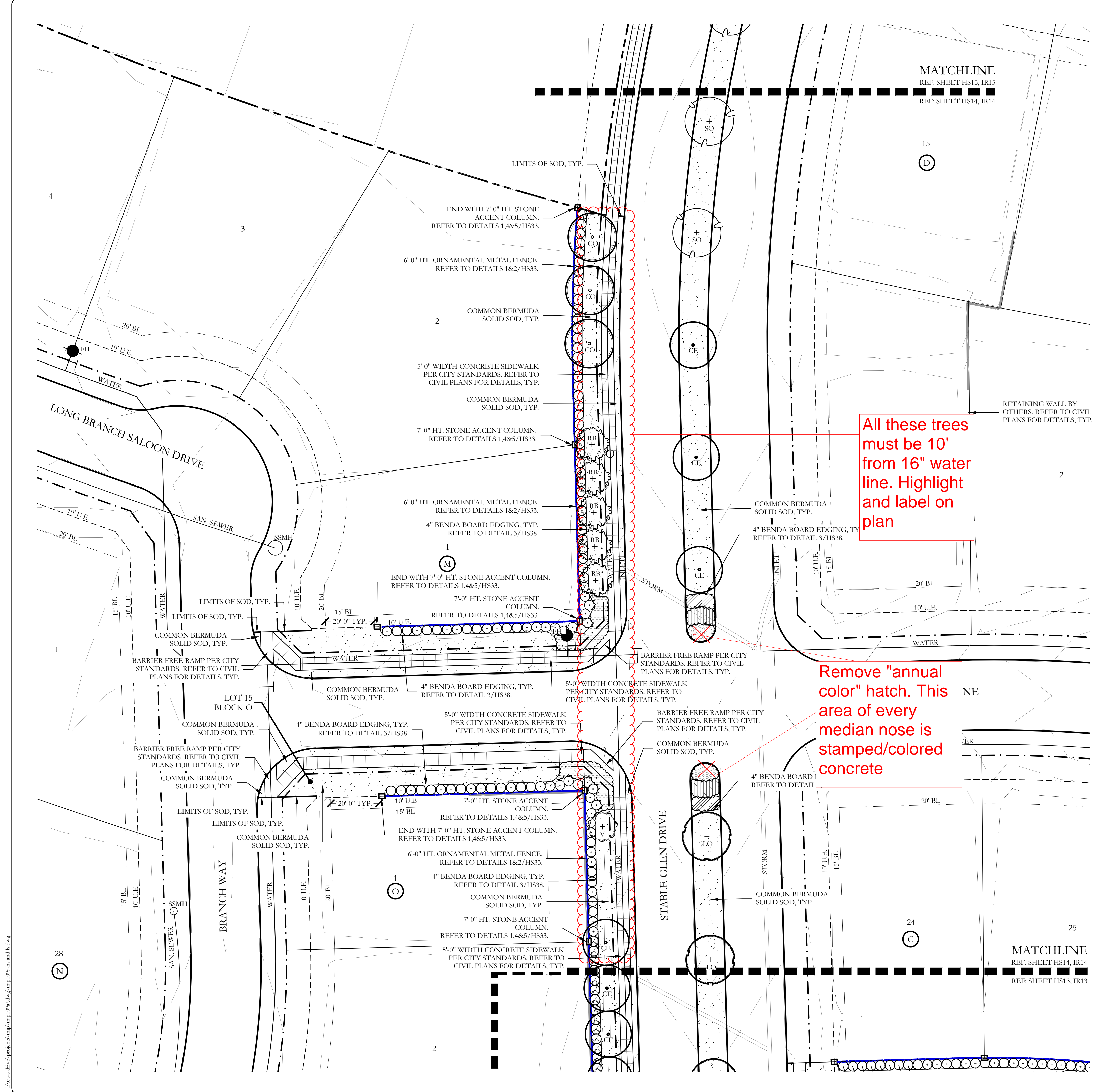
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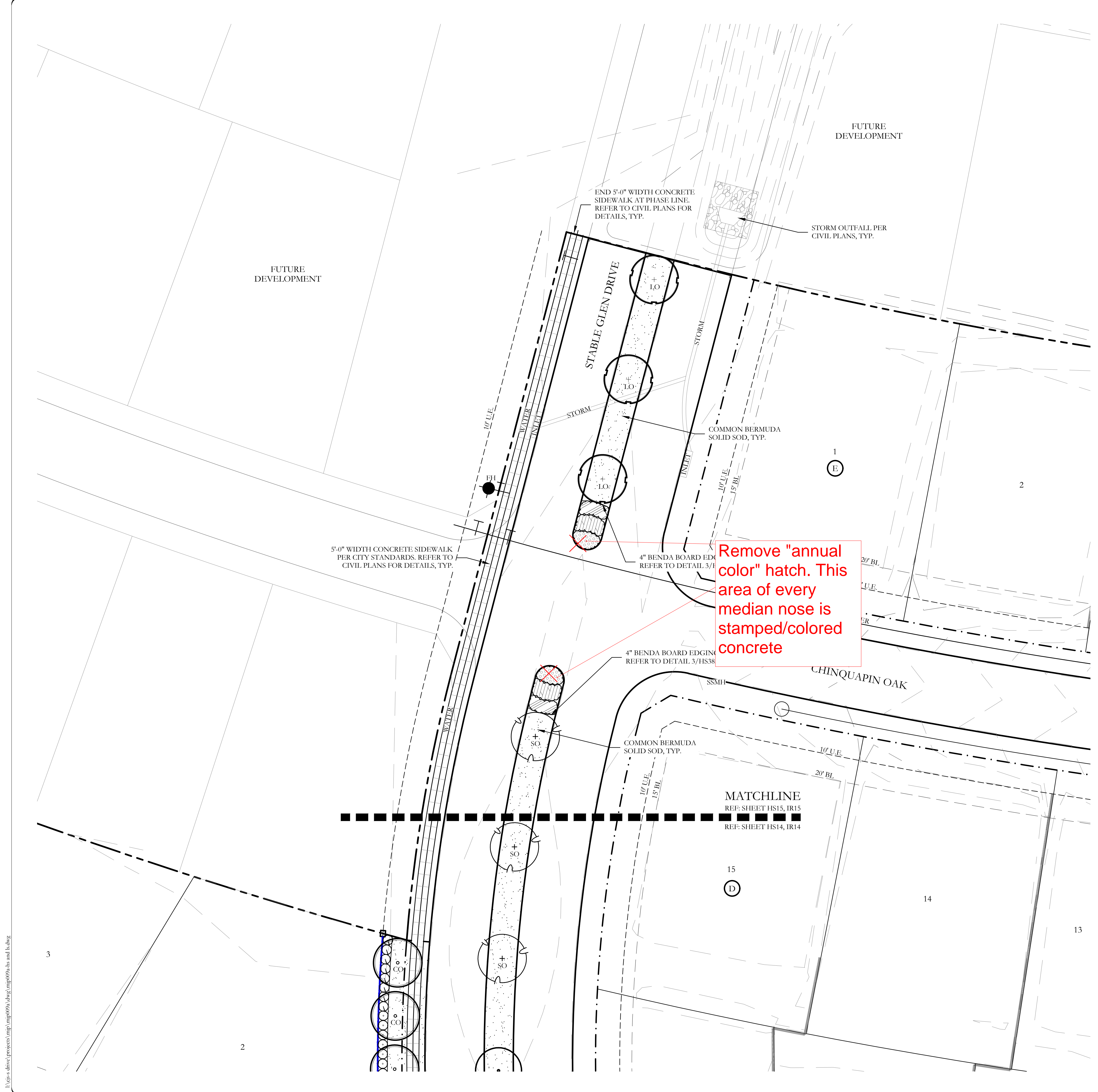
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		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





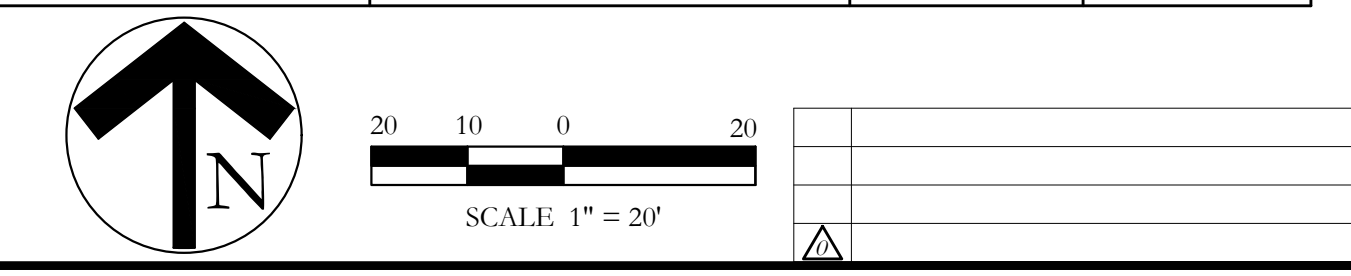
Remove "annual color" hatch. This area of every median nose is stamped/colored concrete

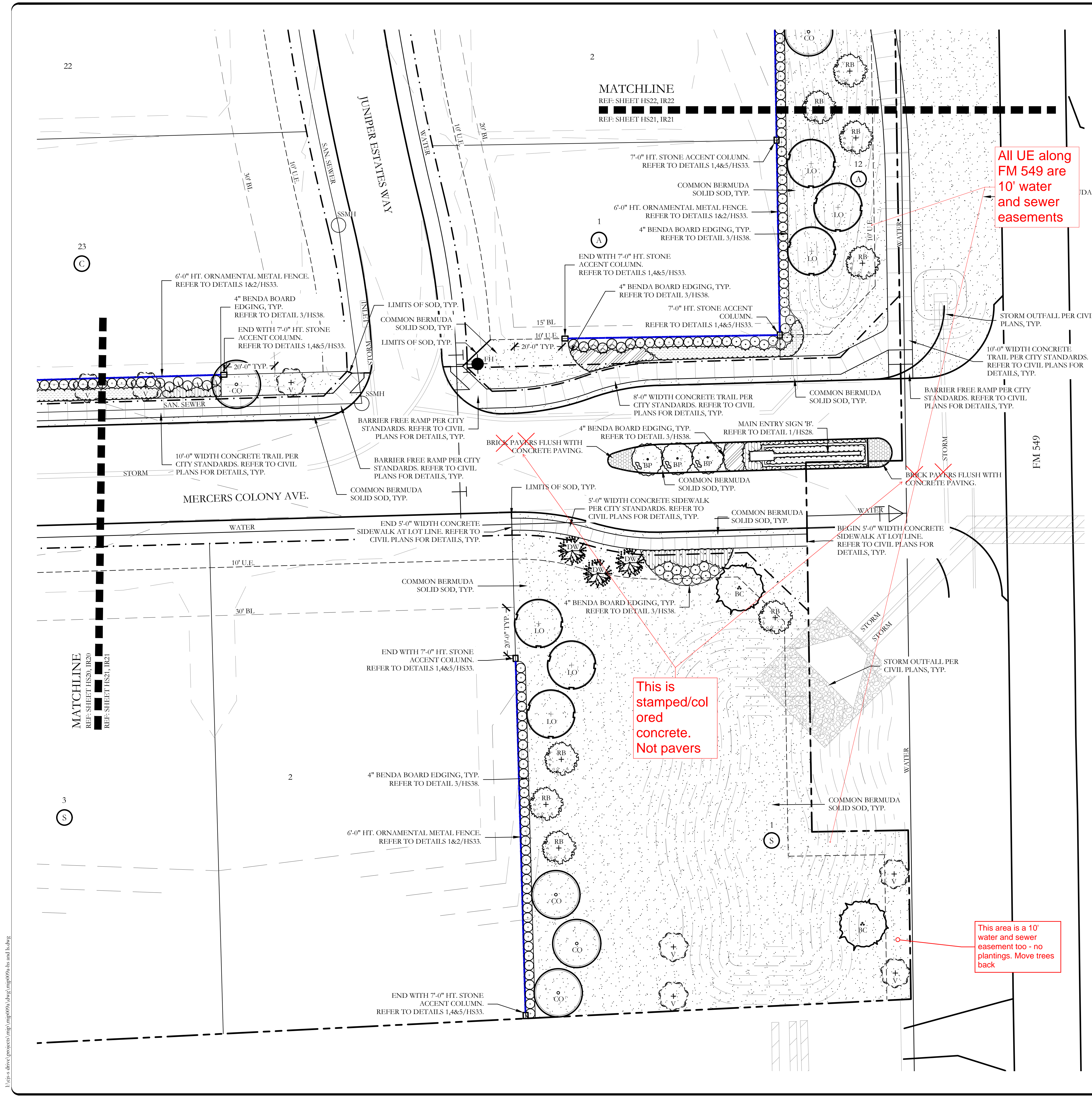
HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	S	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	P	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	CO	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	GM	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	CR	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	MF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



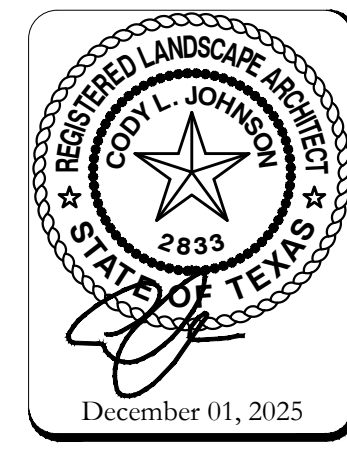


HARDSCAPE LEGEND

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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

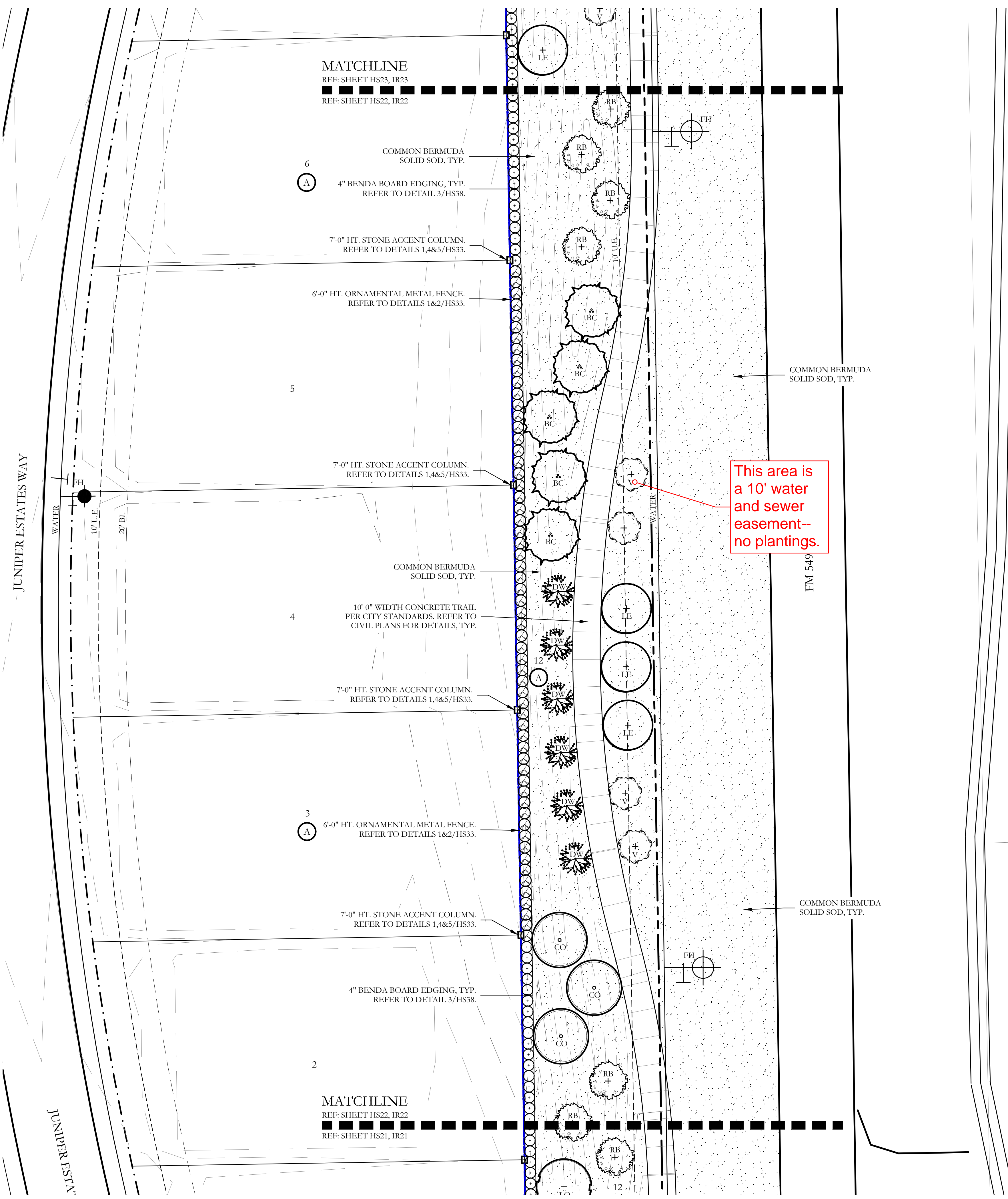
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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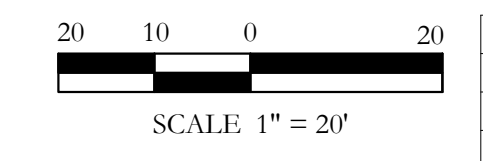
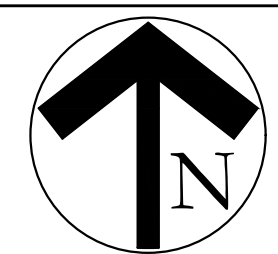
HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



MATCHLINE

REF: SHEET HS24, TR24
REF: SHEET HS23, TR23

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LIMITS OF SOD, TYP.
END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

STORM OUTFALL PER CIVIL PLANS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

COMMON BERMUDA SOLID SOD, TYP.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LIMITS OF SOD, TYP.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

JUNIPER ESTATES WAY

END WITH 7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 3/HS38.

7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

COMMON BERMUDA SOLID SOD, TYP.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 3/HS38.

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.

7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.

MATCHLINE

REF: SHEET HS23, TR23
REF: SHEET HS22, TR22

HARDSCAPE LEGEND

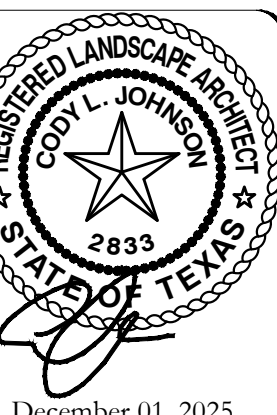
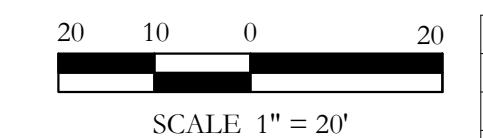
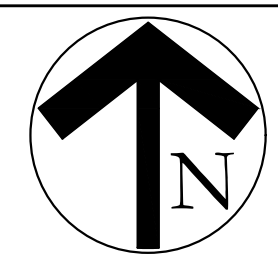
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

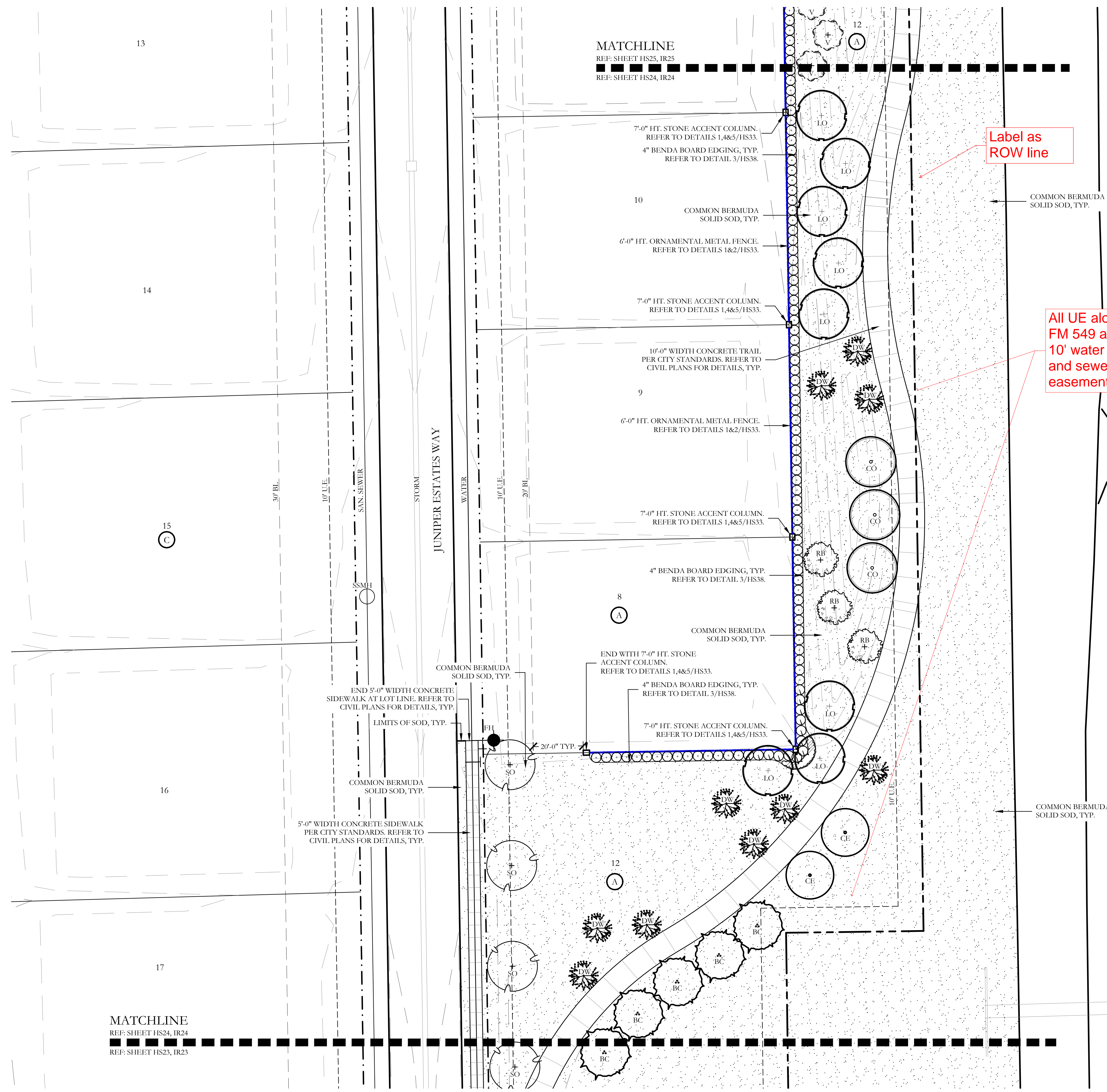
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
	S	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	P	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	CO	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	DW	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
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	CR	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
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	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

Label as ROW line

All UE along FM 549 are 10' water and sewer easements



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Label as ROW line

All UE along FM 549 are 10' water and sewer easements

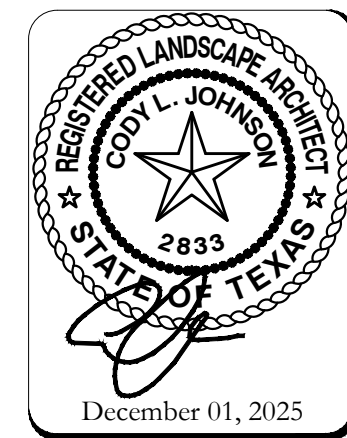
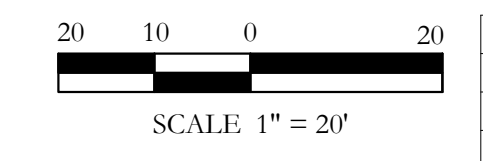
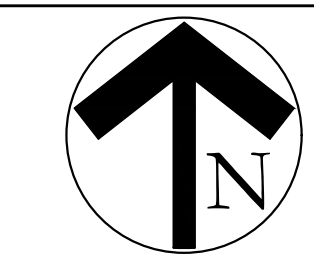
HARDSCAPE LEGEND

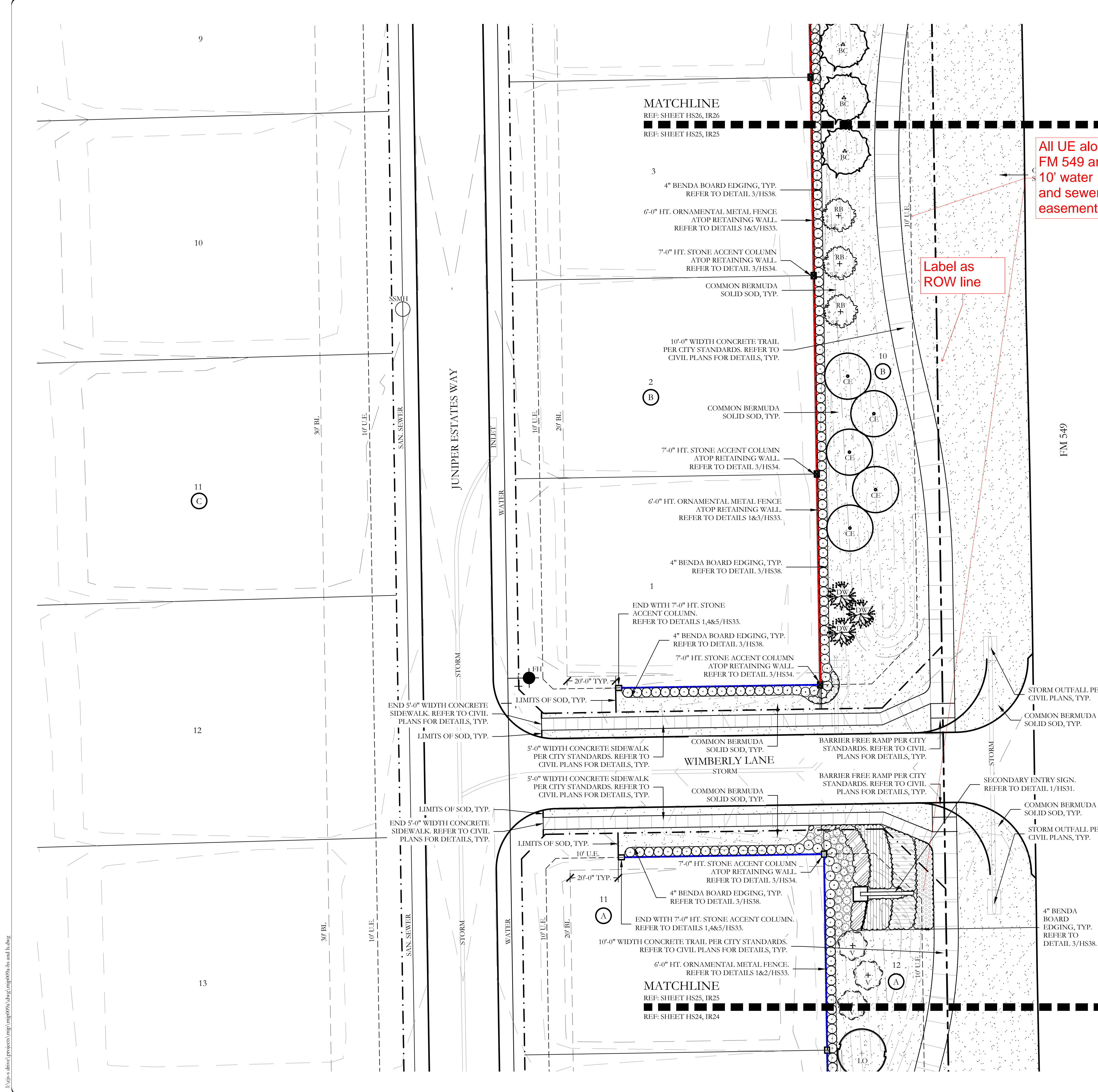
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.		

NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





HARDSCAPE LEGEND

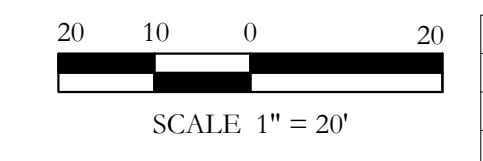
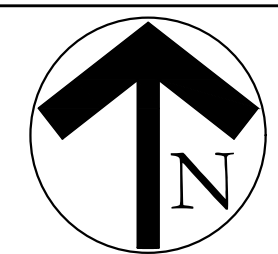
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	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

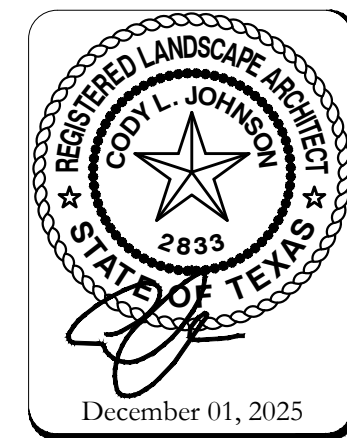
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HADELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

All UE along FM 549 are 10' water and sewer easements

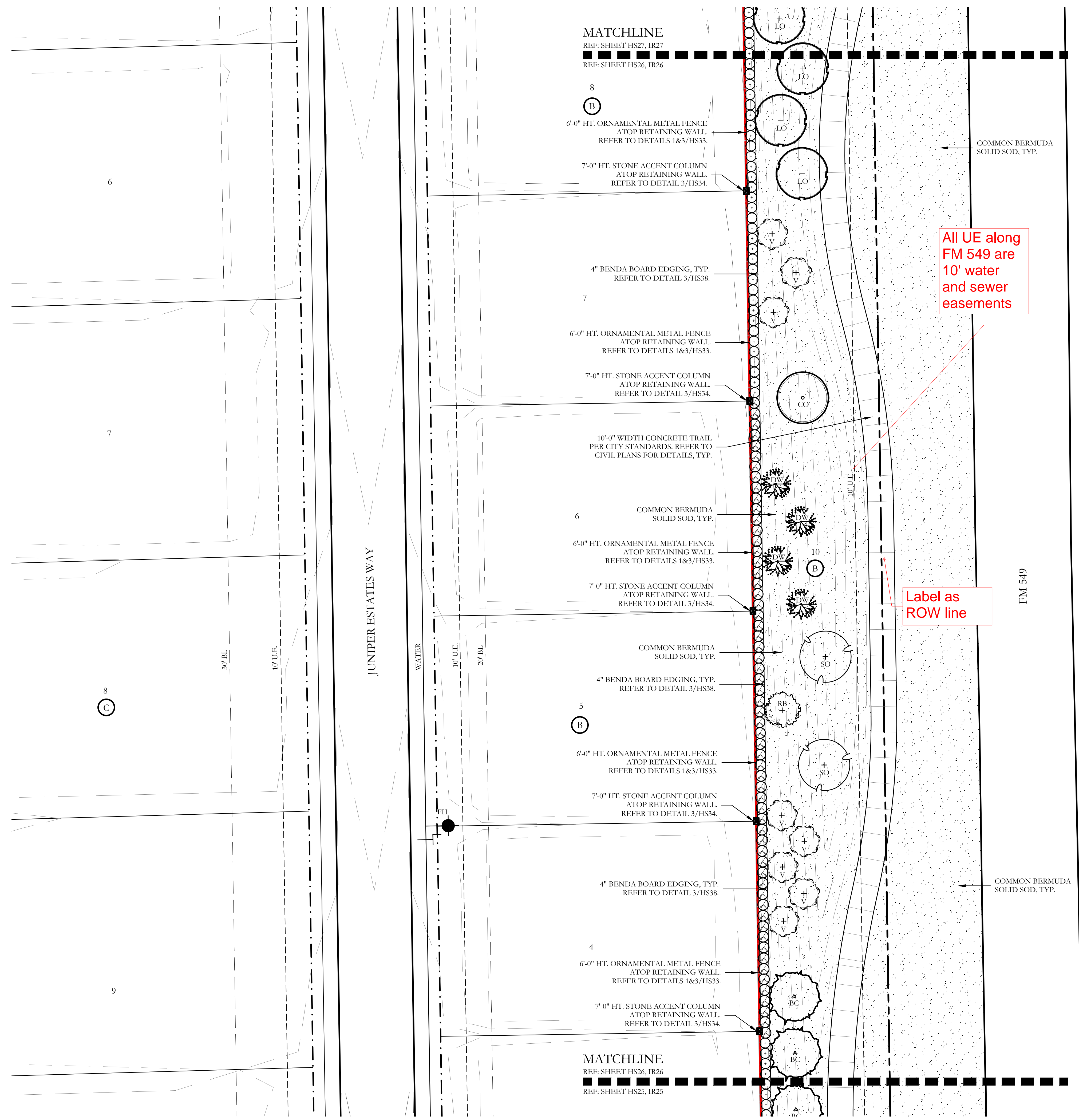
Label as ROW line



I:\gis\drive\projects\mjp\mjp009a.dwg\mjp009a.dwg and ksb.dwg



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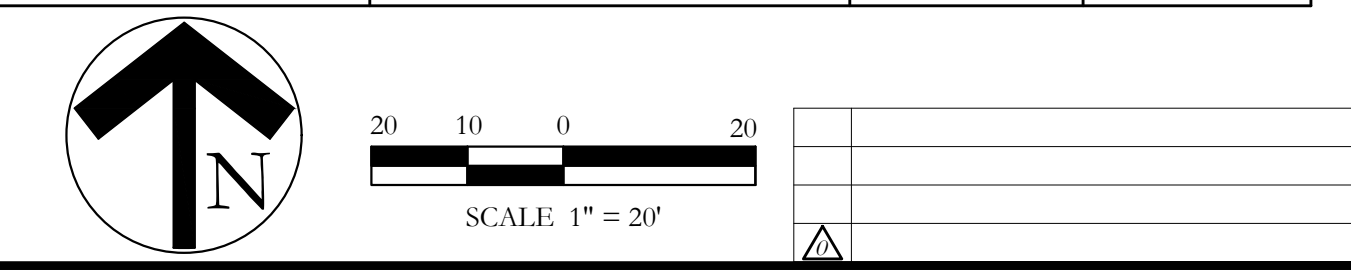


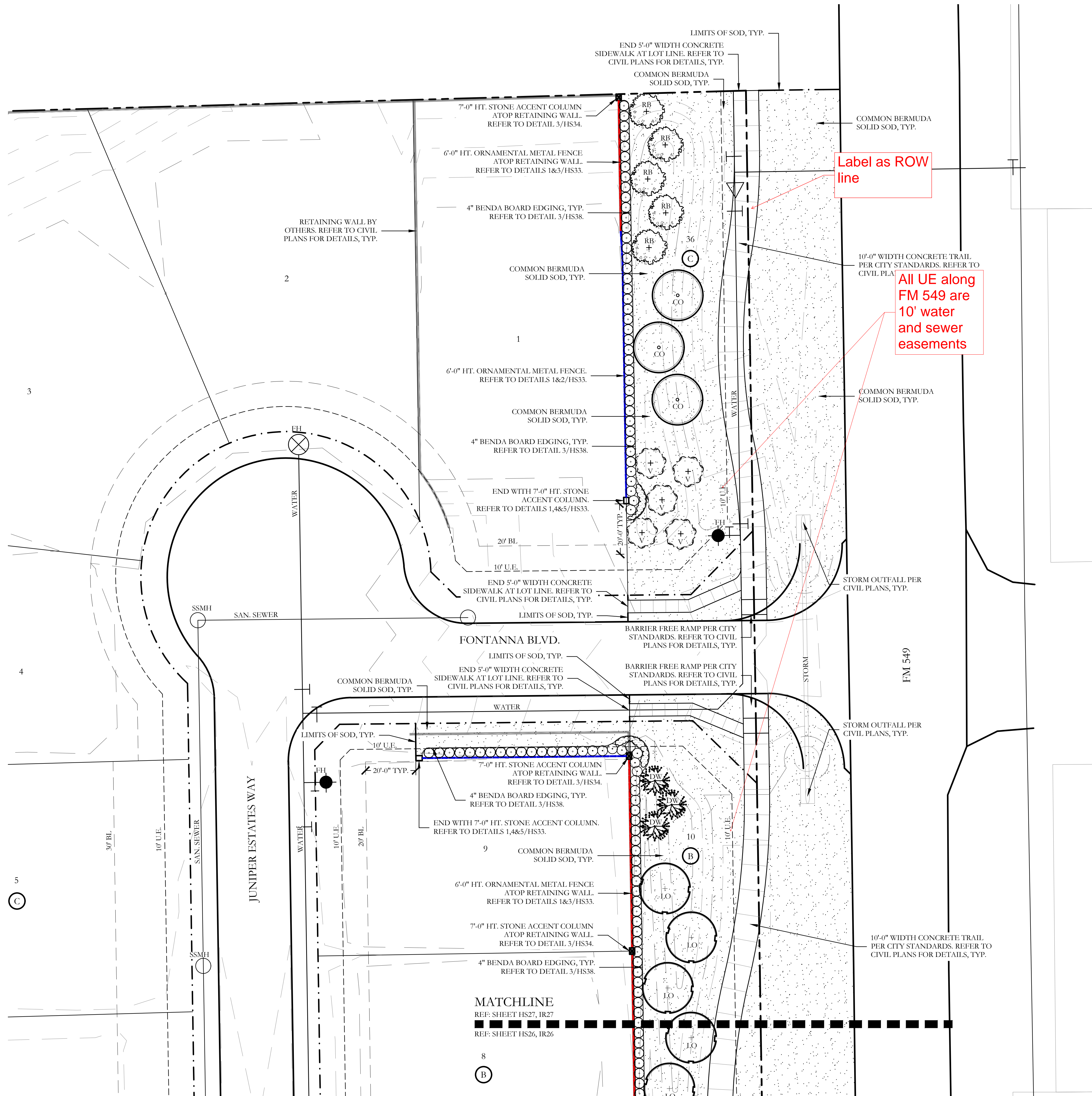
HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	H	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
	A	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
	L	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
	S	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
	RU	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
	CO	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
	DF	DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
	GM	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
	CR	CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
	BG	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
	MF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
	AC	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
	CB	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



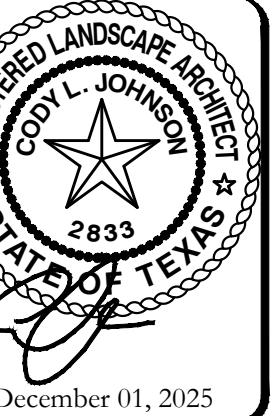
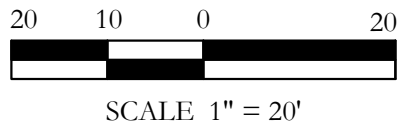
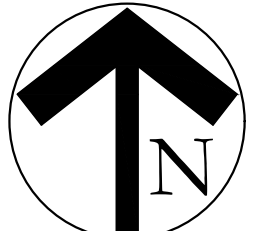


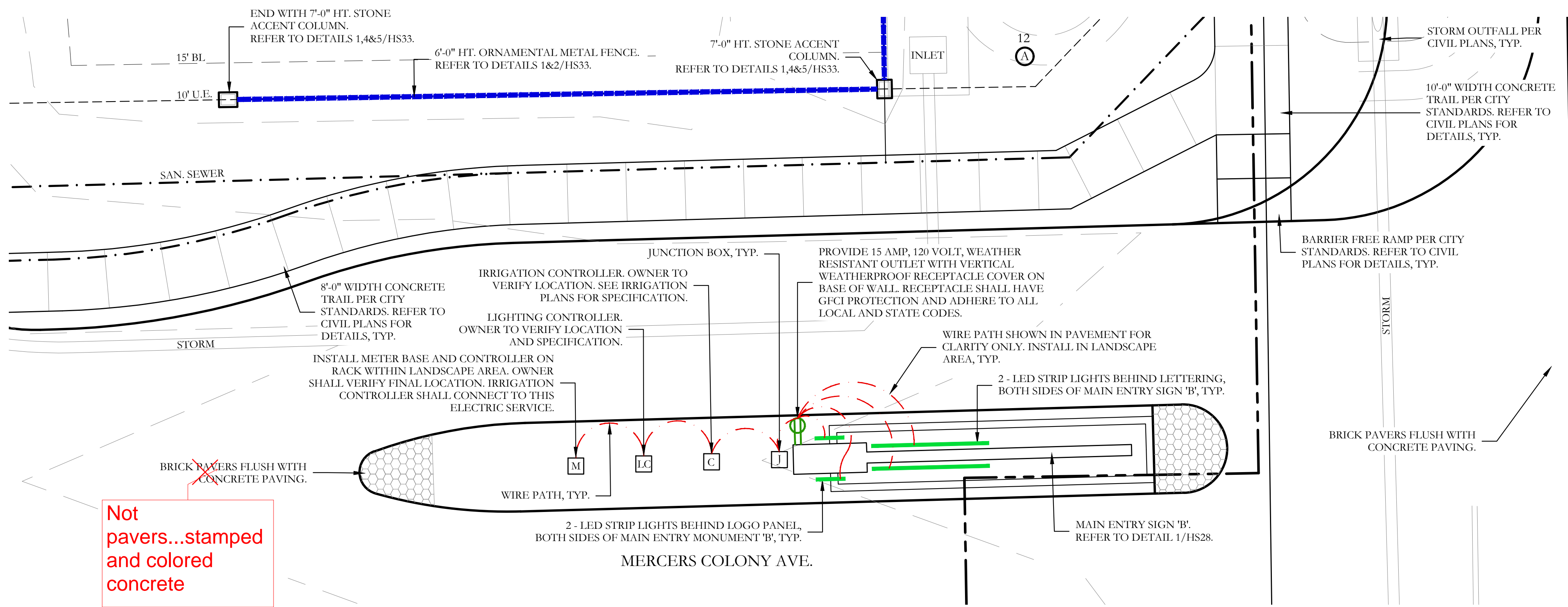
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PLANT LEGEND

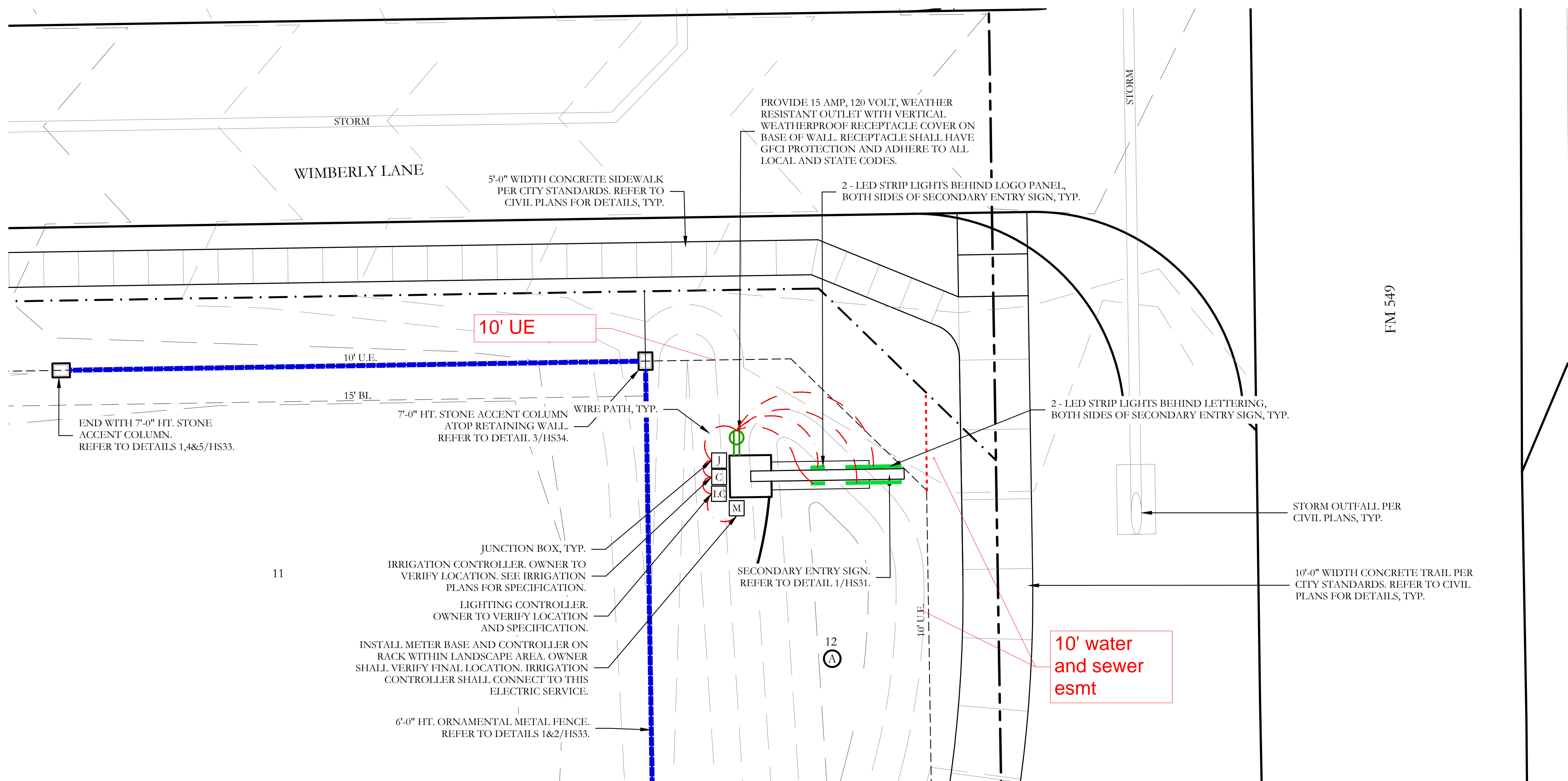
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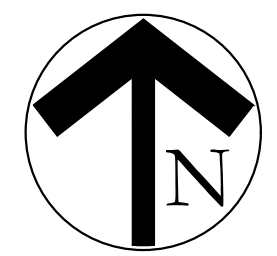
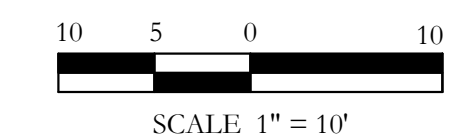
Not pavers...stamped and colored concrete

1 MAIN ENTRY LIGHTING AT FM 549 AND MERCER COLONY AVE.



10' water and sewer esmt

1 MAIN ENTRY LIGHTING AT FM 549 AND WIMBERLY LANE



I:\gis\drive\projects\mjp\mjp009a\dwg\mjp009a_sch.dwg and ksh.dwg



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) *
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) *
- FINAL PLAT (\$300.00 + \$20.00 ACRE) *
- REPLAT (\$300.00 + \$20.00 ACRE) *
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) *
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) *
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) * 2
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) *

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2

NOTES:

* 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 **Spans between S John King Blvd & FM 549 at Mercers Colony Avenue**

SUBDIVISION **Juniper Phase 1**

LOT

BLOCK

GENERAL LOCATION **Spans between S John King Blvd & FM 549 at Mercers Colony Avenue**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-103**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **143.431**

LOTS [CURRENT]

LOTS [PROPOSED] **195**

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 CONTACTOR ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Qualico Developments (US), Inc**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Ryan Joyce**

ADDRESS

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 John Vick [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 \$ 3,118.62 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."

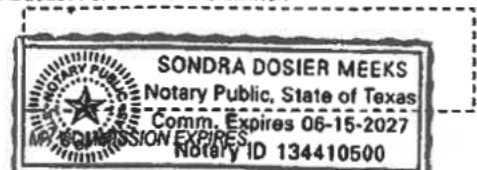
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

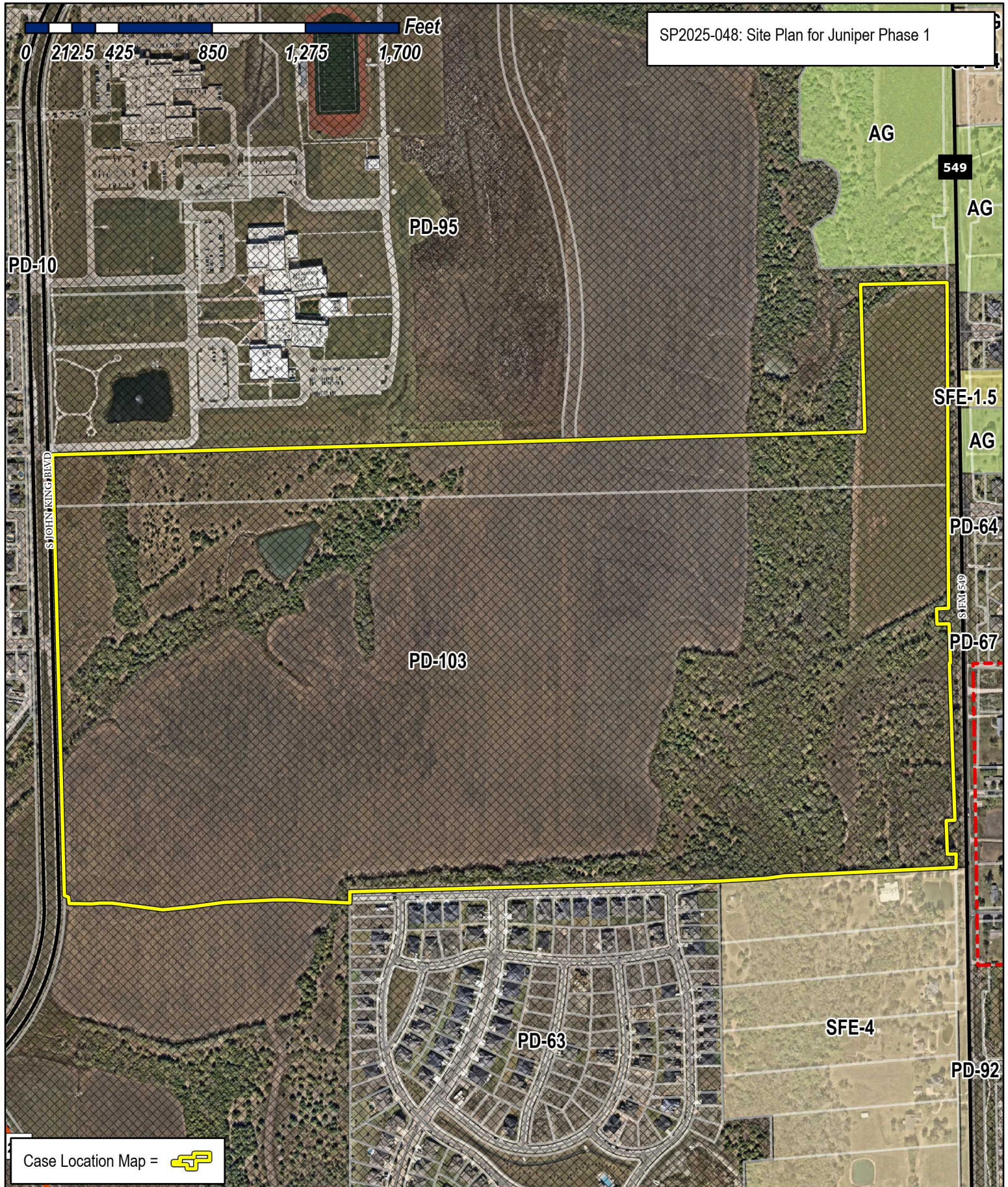
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





Case Location Map =



City of Rockwall

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

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



S88° 23'38"W 1738.80'

PD SITE PLAN OF

JUNIPER PHASE I

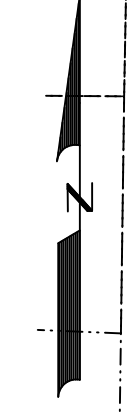
- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150
 DECEMBER 2025

0 50 100 200
 SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	



Δ = 00°04'58"
 R = 1004.93'
 L = 1.15'
 C = 1.15'
 B = N01°27'43"W

S88°32'18"W 20.84'
 N07°17'08"W 25.48'
 N89°51'31"W 55.21'

Δ = 31°15'05"
 R = 100.00'
 L = 54.54'
 C = 53.87'
 B = S89°29'04"W

Δ = 24°53'46"
 R = 830.00'
 L = 360.61'
 C = 357.78'
 B = N87°20'11"W

Δ = 09°55'28"
 R = 2221.00'
 L = 384.71'
 C = 384.23'
 B = S85°10'45"W

Δ = 06°35'43"
 R = 1000.00'
 L = 115.11'
 C = 115.05'
 B = N86°33'39"W

Δ = 08°21'00"
 R = 1000.00'
 L = 145.74'
 C = 145.61'
 B = N87°26'18"W

Δ = 10°07'29"
 R = 640.00'
 L = 113.09'
 C = 112.95'
 B = N09°33'23"E

Δ = 28°35'46"
 R = 2175.00'
 L = 1085.54'
 C = 1074.31'
 B = S60°17'31"E

Δ = 10°53'49"
 R = 235.00'
 L = 44.69'
 C = 44.63'
 B = S40°36'21"W

Δ = 22°54'32"
 R = 615.00'
 L = 245.90'
 C = 244.26'
 B = S46°36'43"W

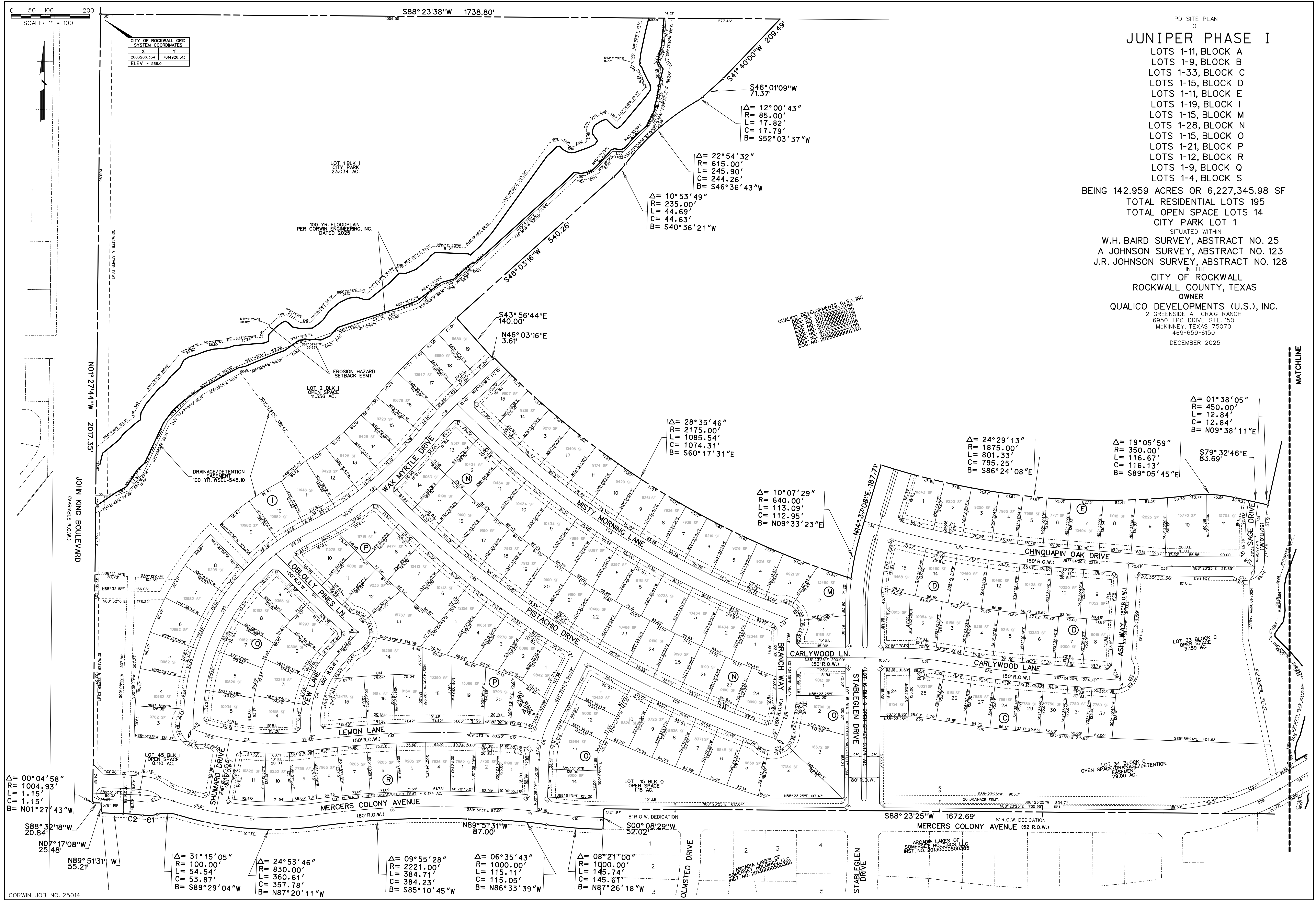
Δ = 12°00'43"
 R = 85.00'
 L = 17.82'
 C = 17.79'
 B = S52°03'37"W

Δ = 24°29'13"
 R = 1875.00'
 L = 801.33'
 C = 795.25'
 B = S86°24'08"E

Δ = 19°05'59"
 R = 350.00'
 L = 116.67'
 C = 116.13'
 B = S89°05'45"E

Δ = 01°38'05"
 R = 450.00'
 L = 12.84'
 C = 12.84'
 B = N09°38'11"E

S79°32'46"E 83.69'



QUALICO DEVELOPMENTS (U.S.), INC.
 2025000000210

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385

MATCHLINE



LOT 1,
BLOCK 1
CITY PARK

FUTURE DEVELOPMENT

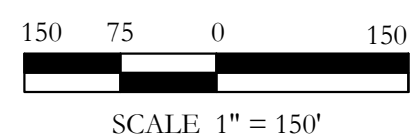
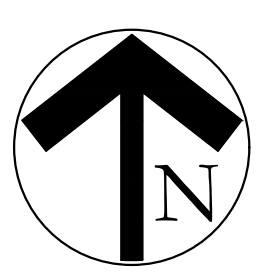
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2025.

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

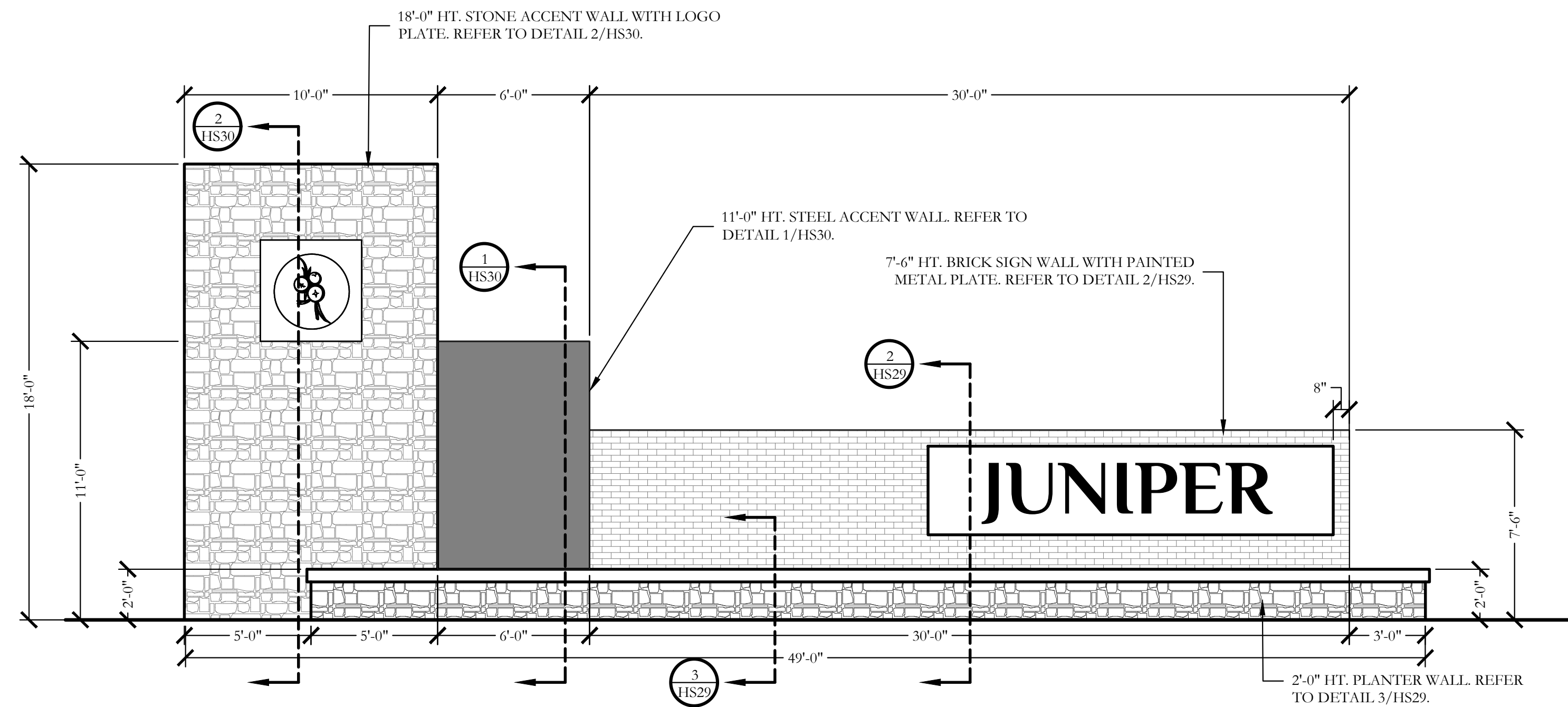
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

FENCE LEGEND	
	6'-0" FT. ORNAMENTAL METAL FENCE; BY DEVELOPER.
	STONE COLUMN; BY DEVELOPER.
	6'-0" FT. ORNAMENTAL METAL FENCE; BY BUILDER.
	6'-0" FT. CEDAR FENCE; BY BUILDER.
	STONE COLUMN; BY BUILDER.

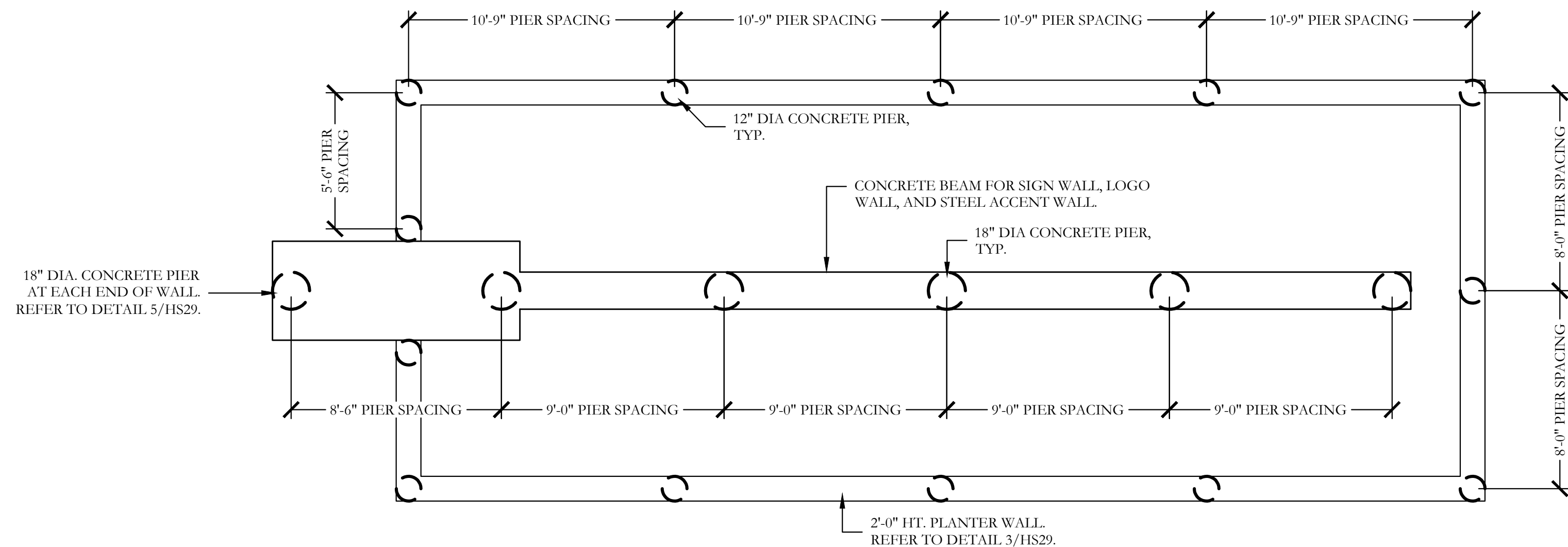


E:\city-drive\projects\mjp\mjp009a\fig\mjp009a-fei-and-bufybg



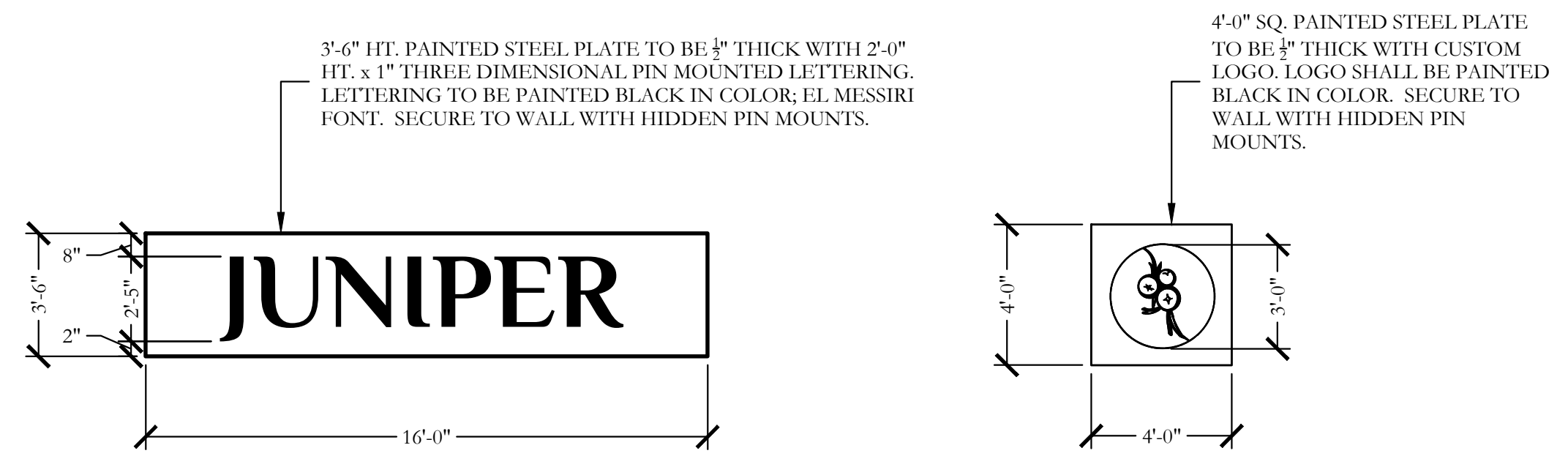
1 MAIN ENTRY SIGN 'A' AND 'B' ELEVATION

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



2 MAIN ENTRY SIGN 'A' PIER SPACING PLAN

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



3 MAIN ENTRY SIGN LETTERING AND LOGO PANEL ELEVATION

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

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

WALL NOTES

- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
- PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
- ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE WALL STONE MATERIAL & PATTERNS SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
- CLEAN STONEMAN PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELS AND FOLDED PLATES
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 6# BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/8" IN ACCORDANCE WITH ASTM C476 REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

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

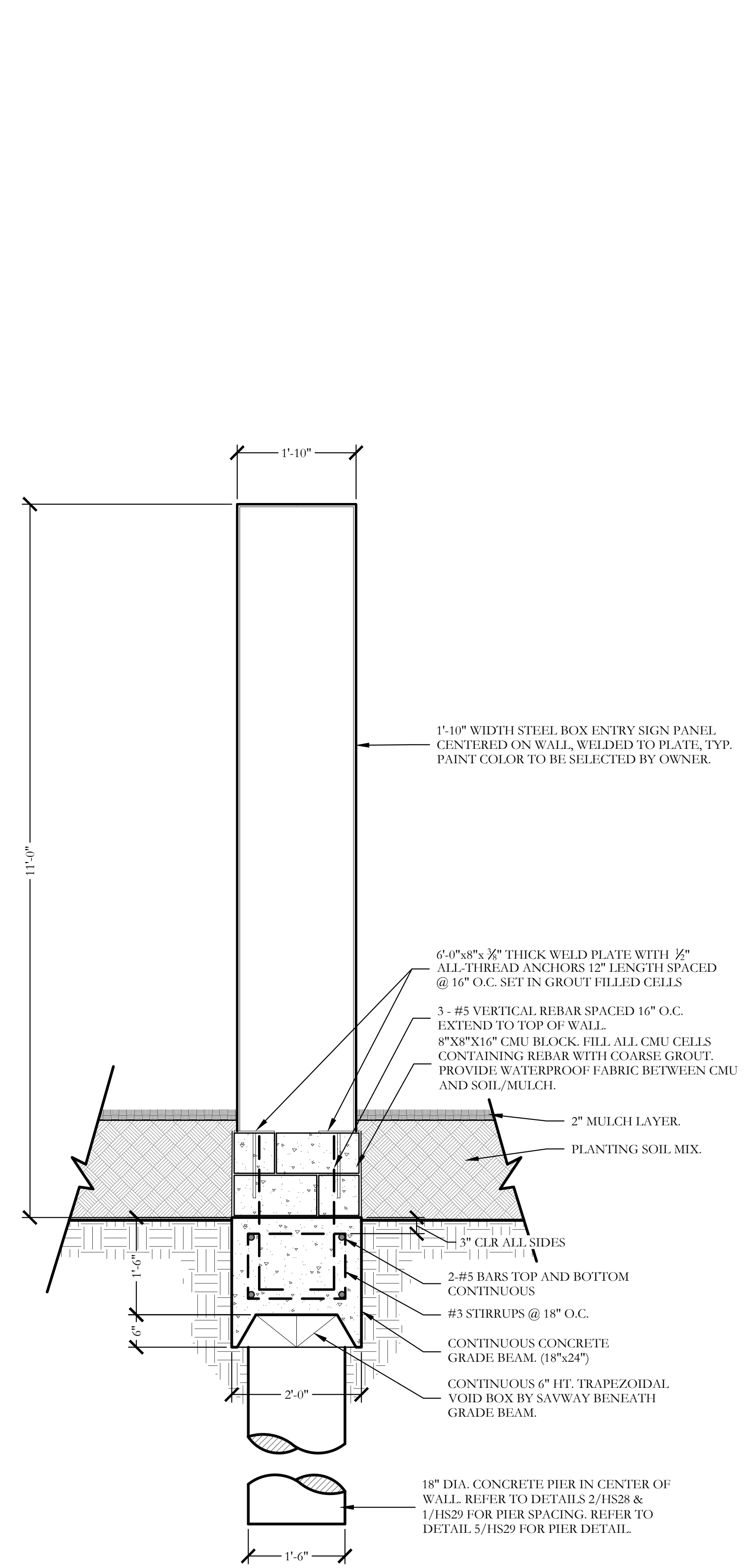
WITNESS OUR HANDS, this _____ day of _____, _____.

 Planning & Zoning Commission, Chairman

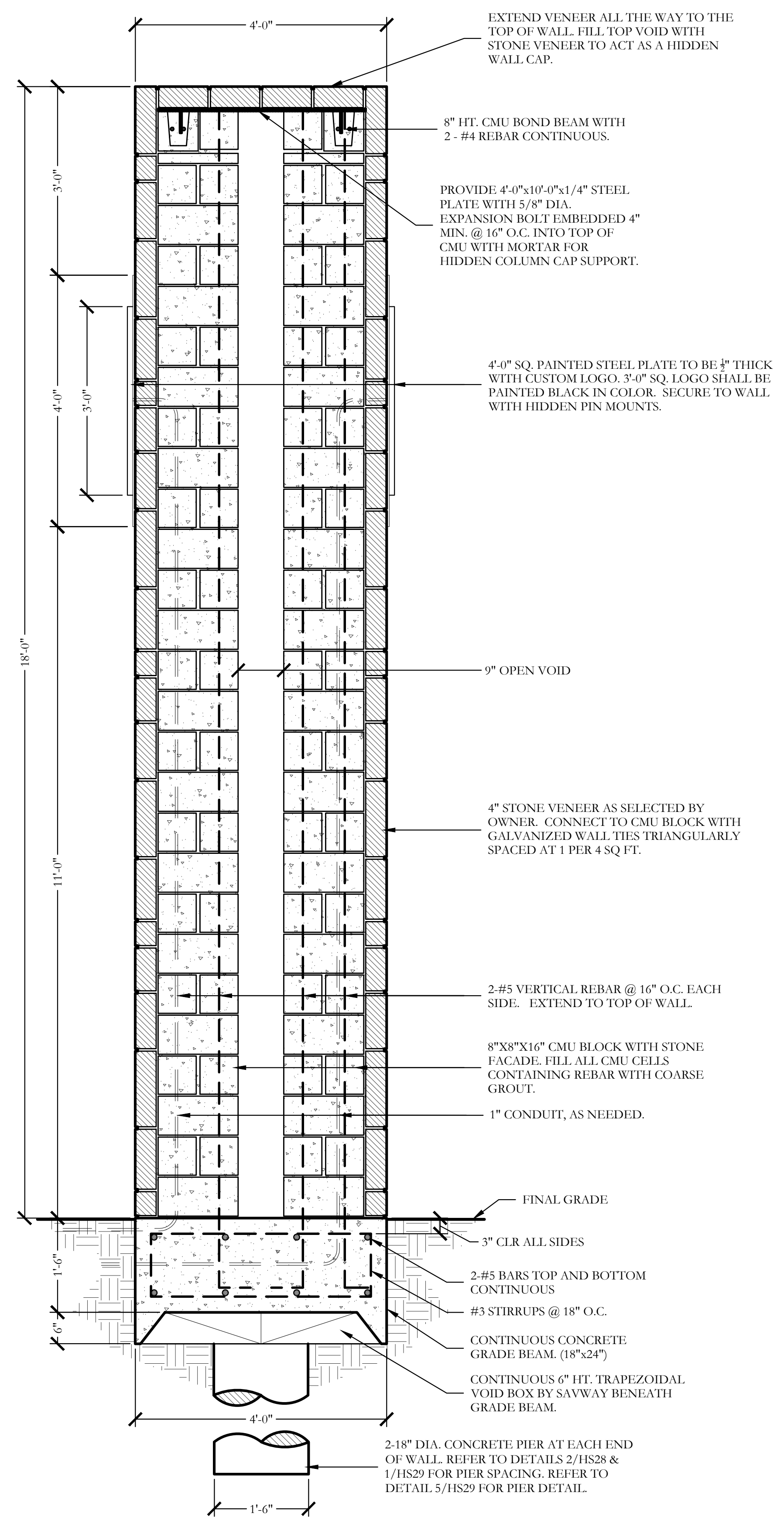
 Director of Planning and Zoning

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



1 11'-0" HT. STEEL ACCENT WALL
 SECTION SCALE: 3/4"=1'-0"



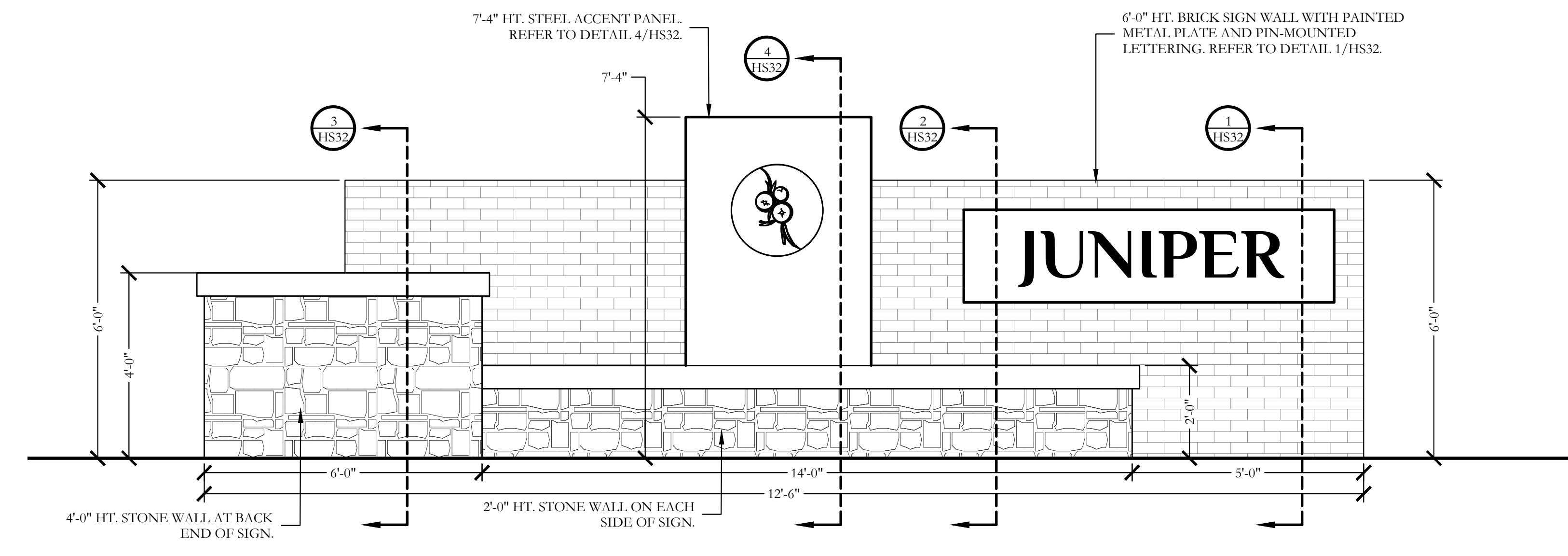
2 18'-0" HT. STONE ACCENT WALL
 SECTION SCALE: 3/4"=1'-0"

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

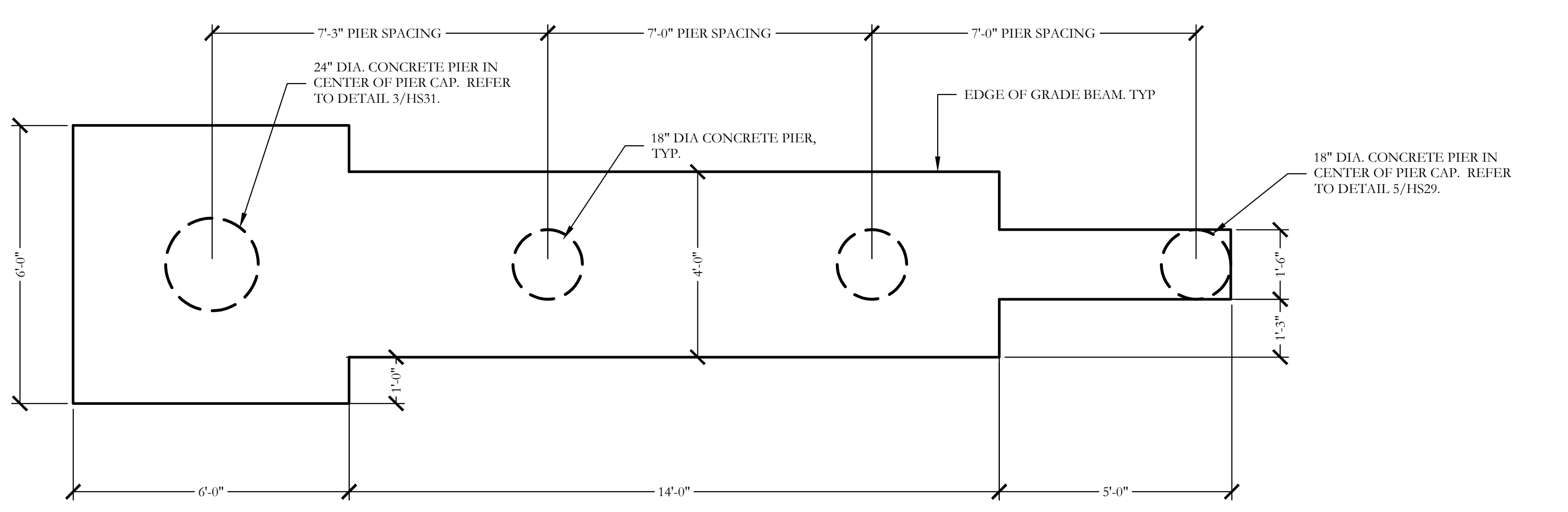
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

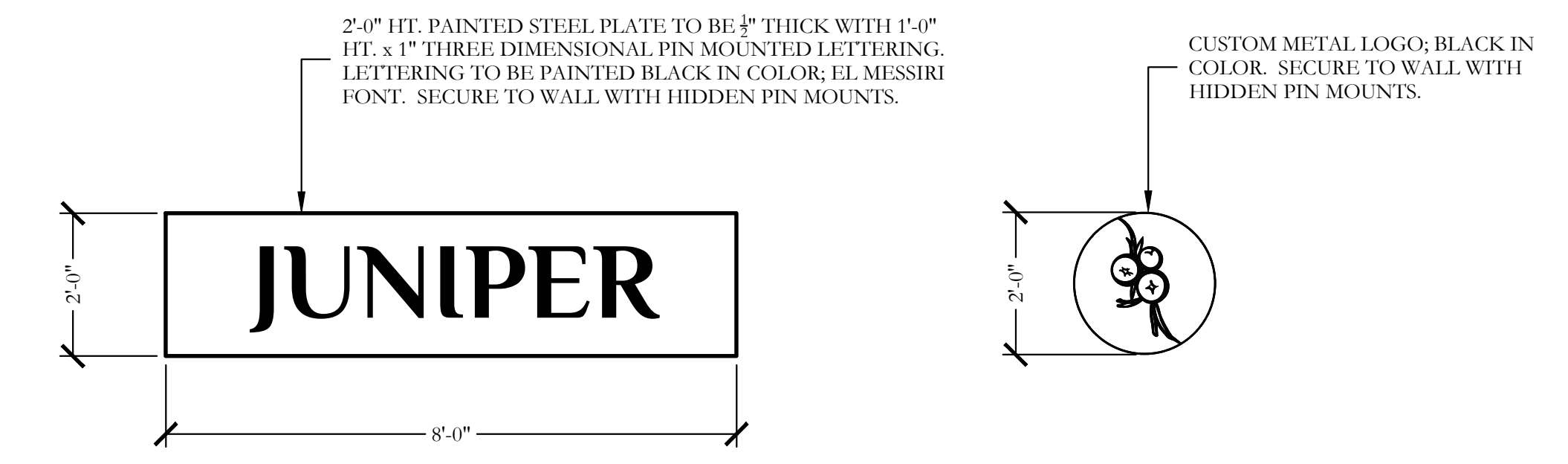
Director of Planning and Zoning



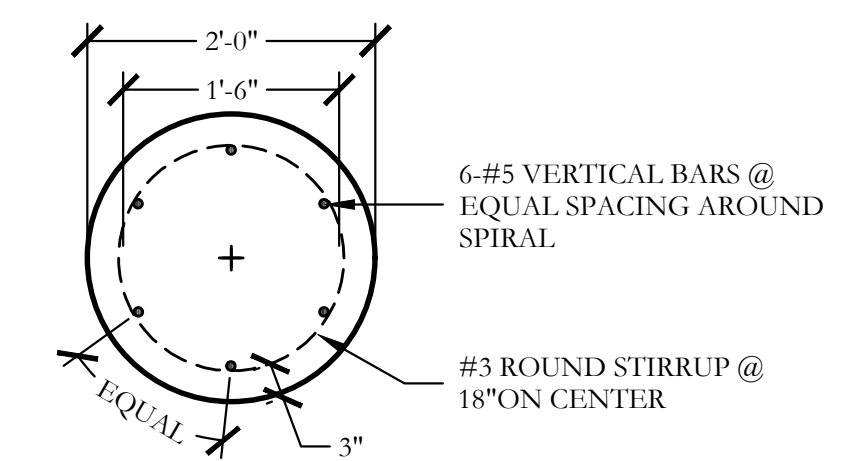
1 SECONDARY ENTRY SIGN ELEVATION SCALE: 1/2" = 1'-0"



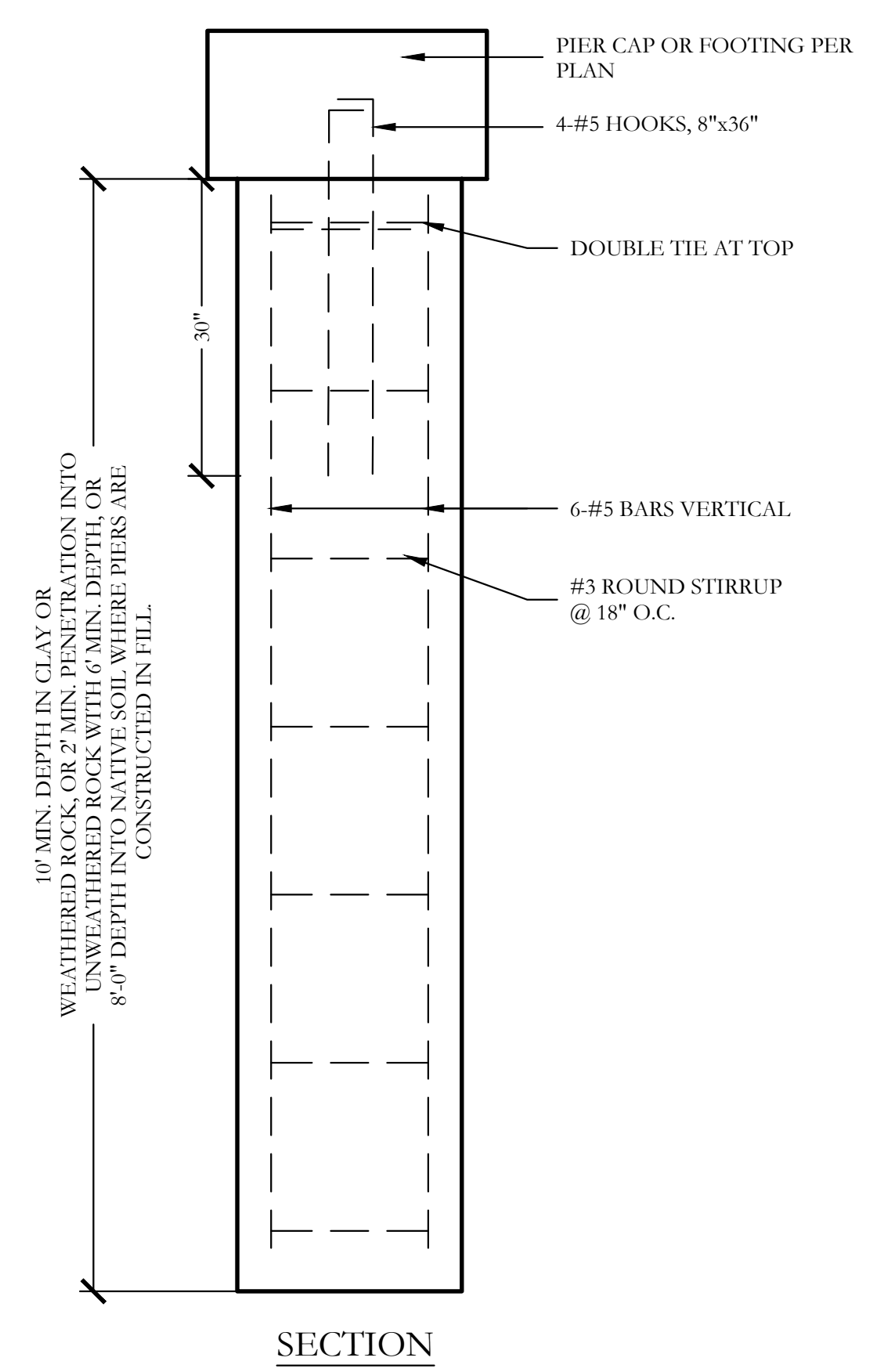
2 SECONDARY ENTRY SIGN - PIER SPACING PLAN SCALE: 1/2" = 1'-0"



3 SECONDARY ENTRY SIGN LETTERING AND LOGO PANEL ELEVATION SCALE: 1/4" = 1'-0"



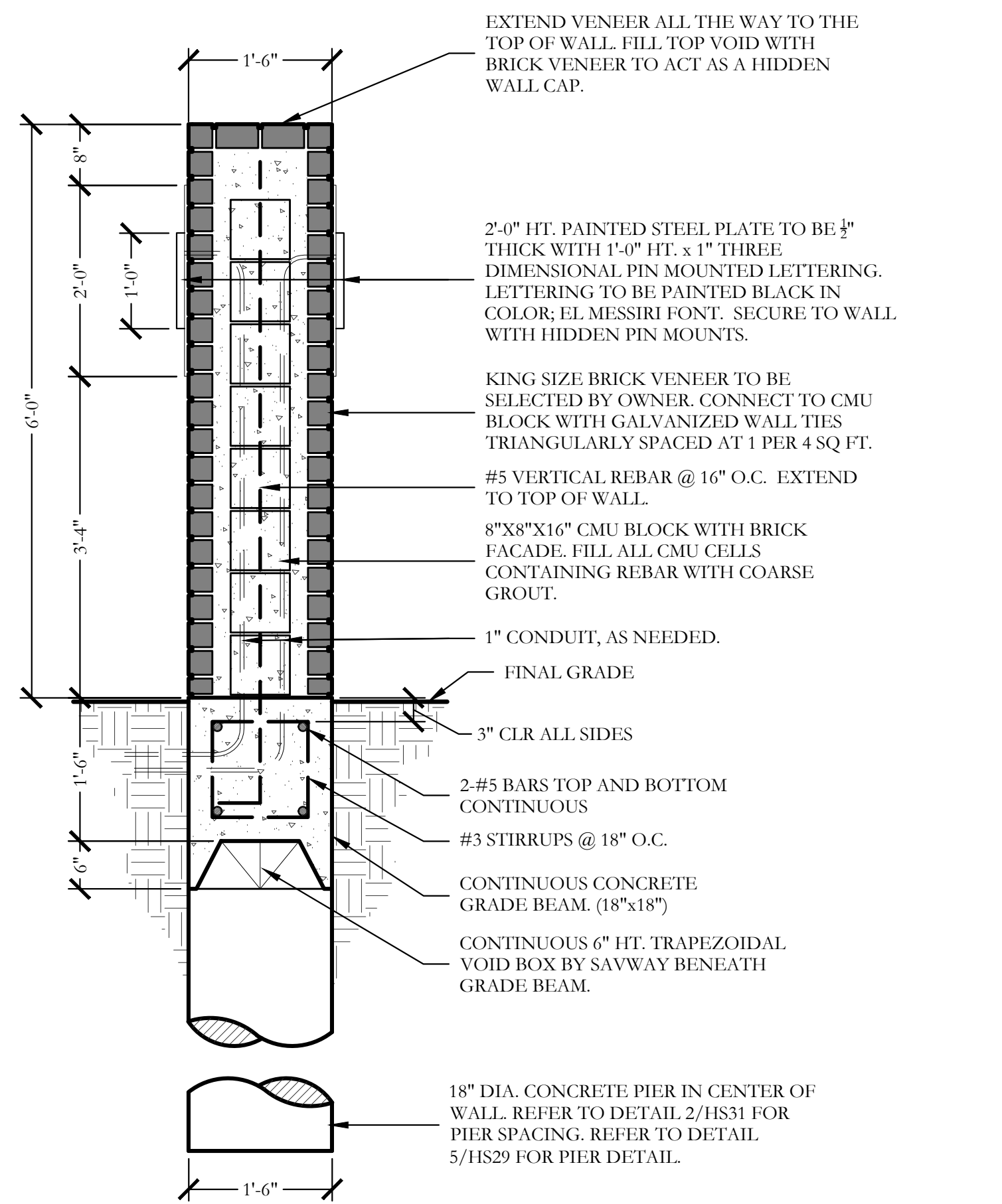
PLAN/SECTION



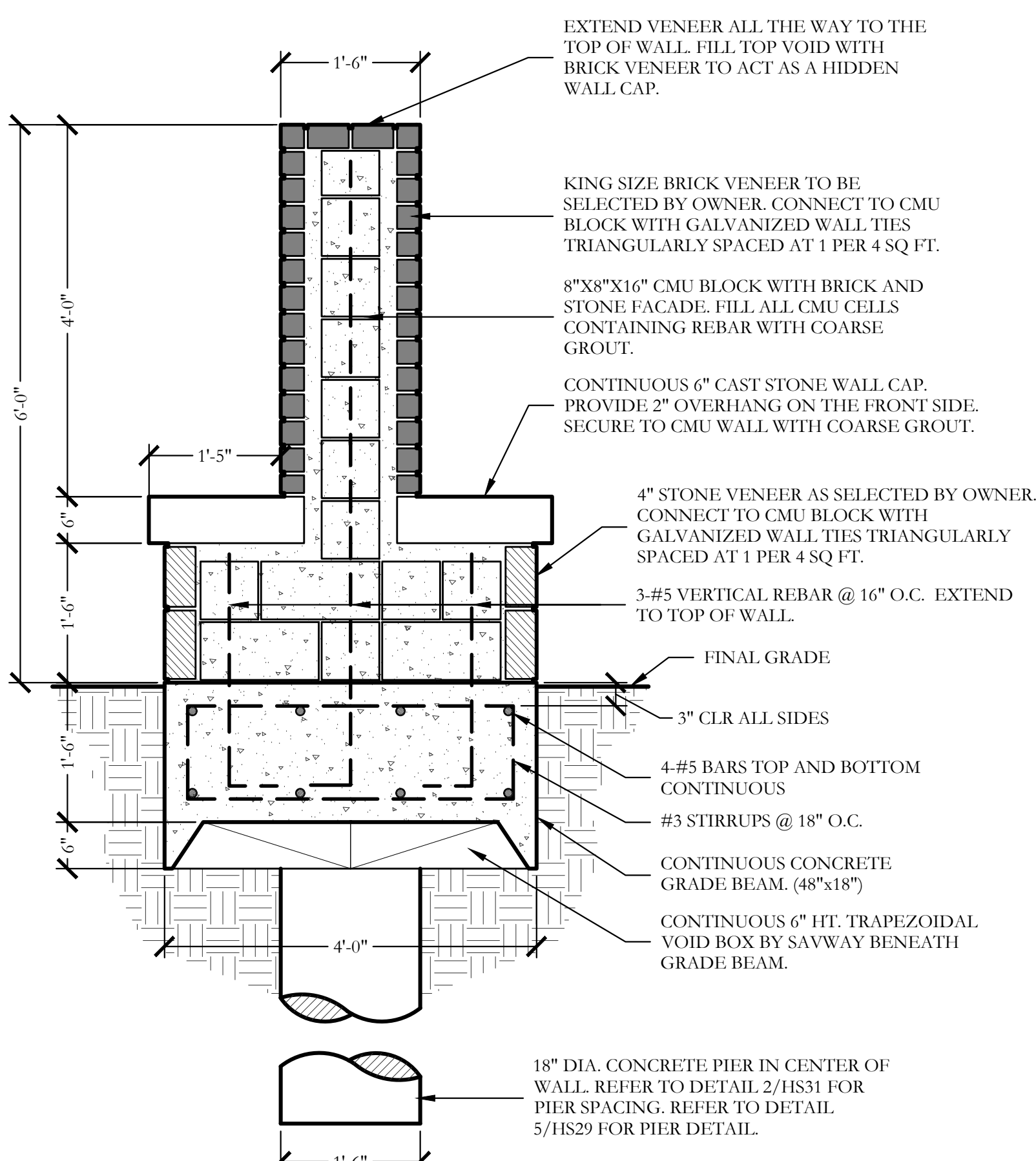
SECTION

4 PIER (24" DIA.) PLAN/SECTION SCALE: 3/4" = 1'-0"

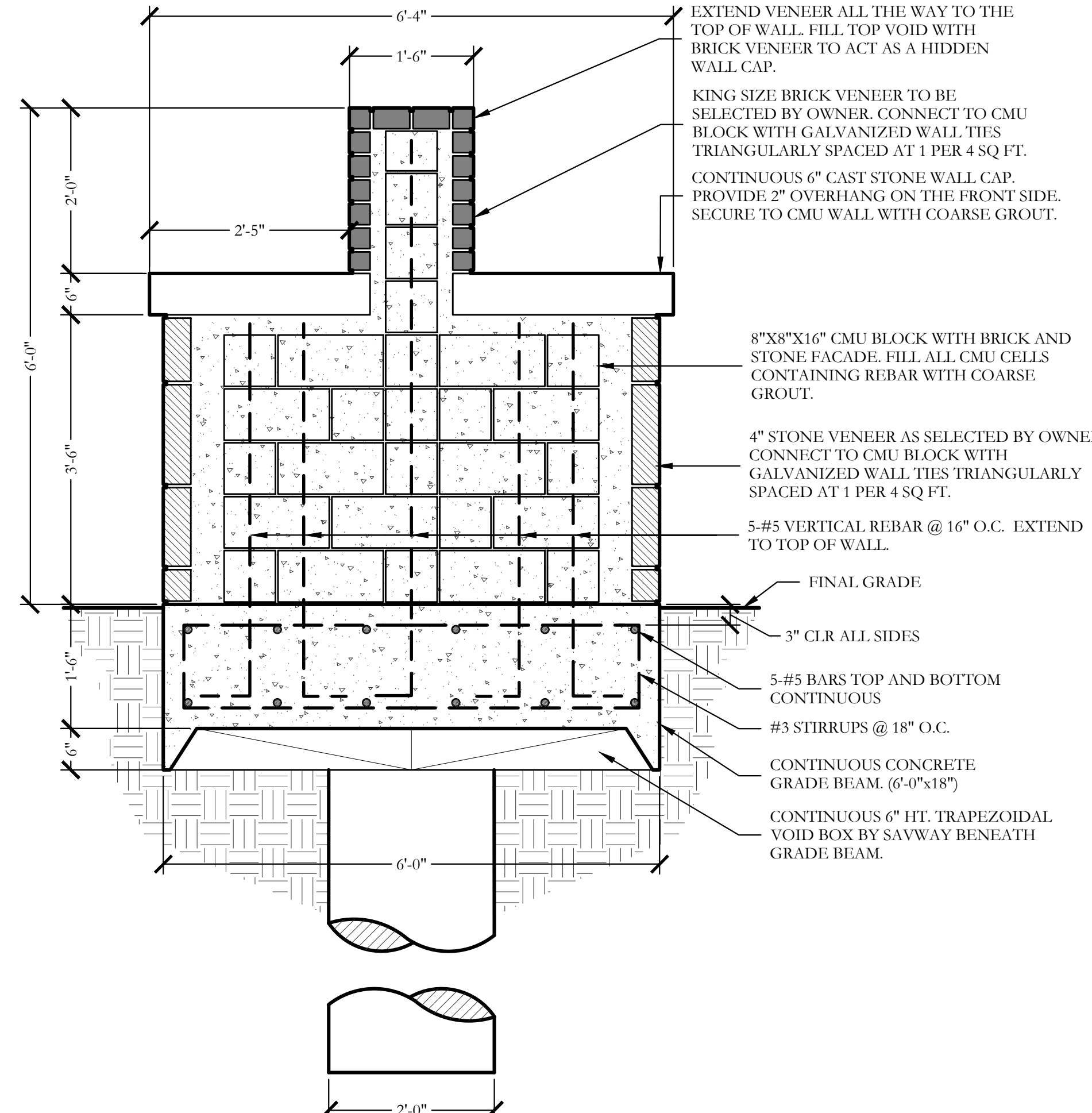
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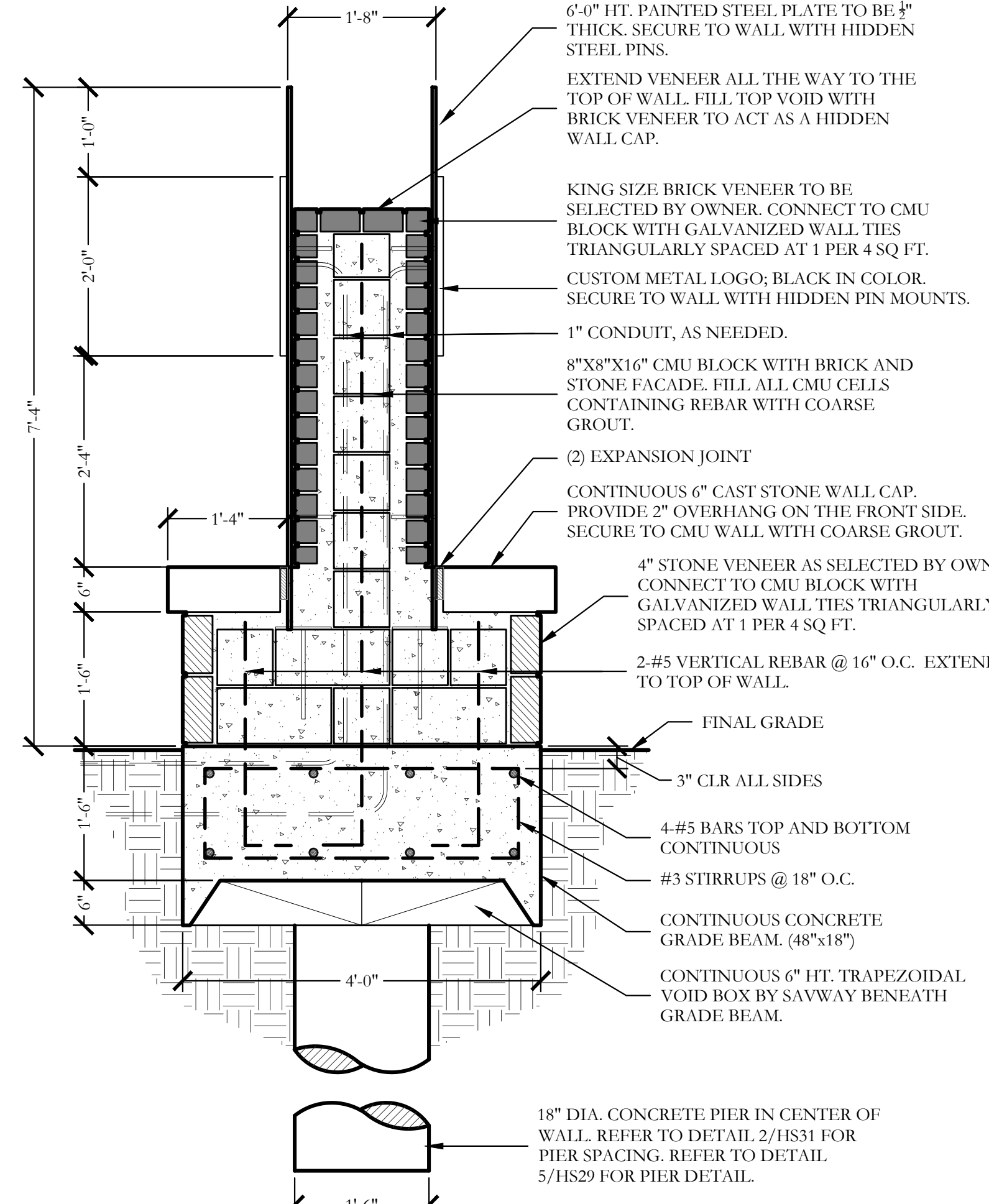
1 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



2 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



3 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"



4 SECONDARY ENTRY SIGN SECTION SCALE: 3/4"=1'-0"

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.

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

 Planning & Zoning Commission, Chairman

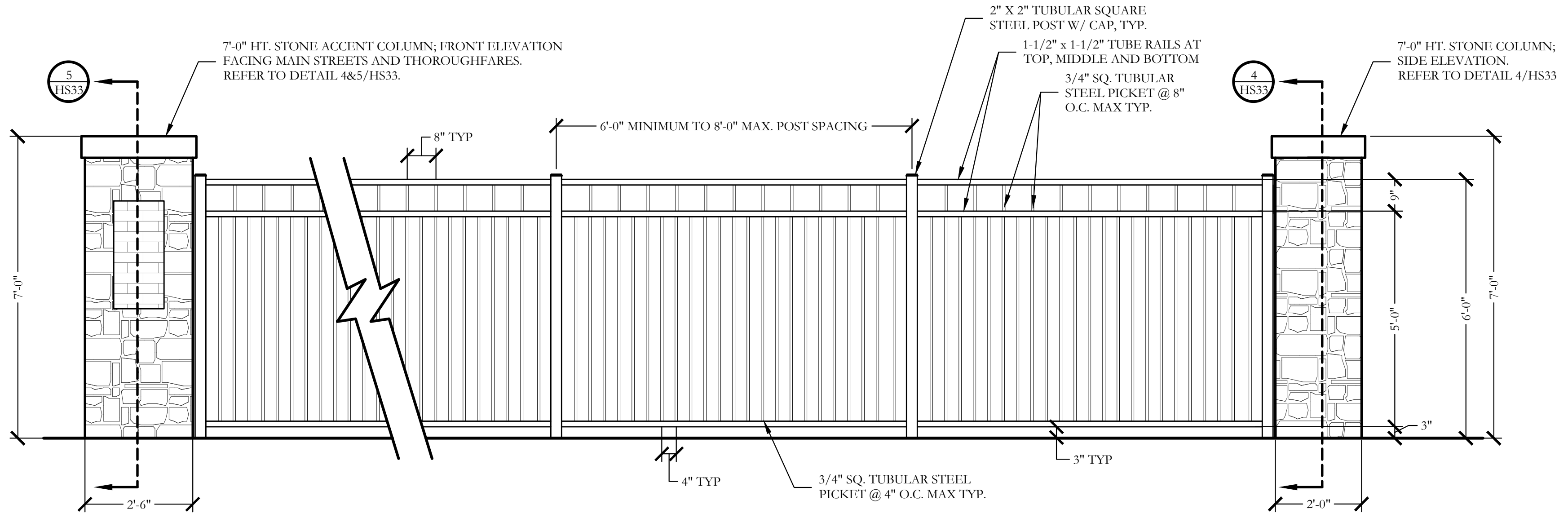
 Director of Planning and Zoning

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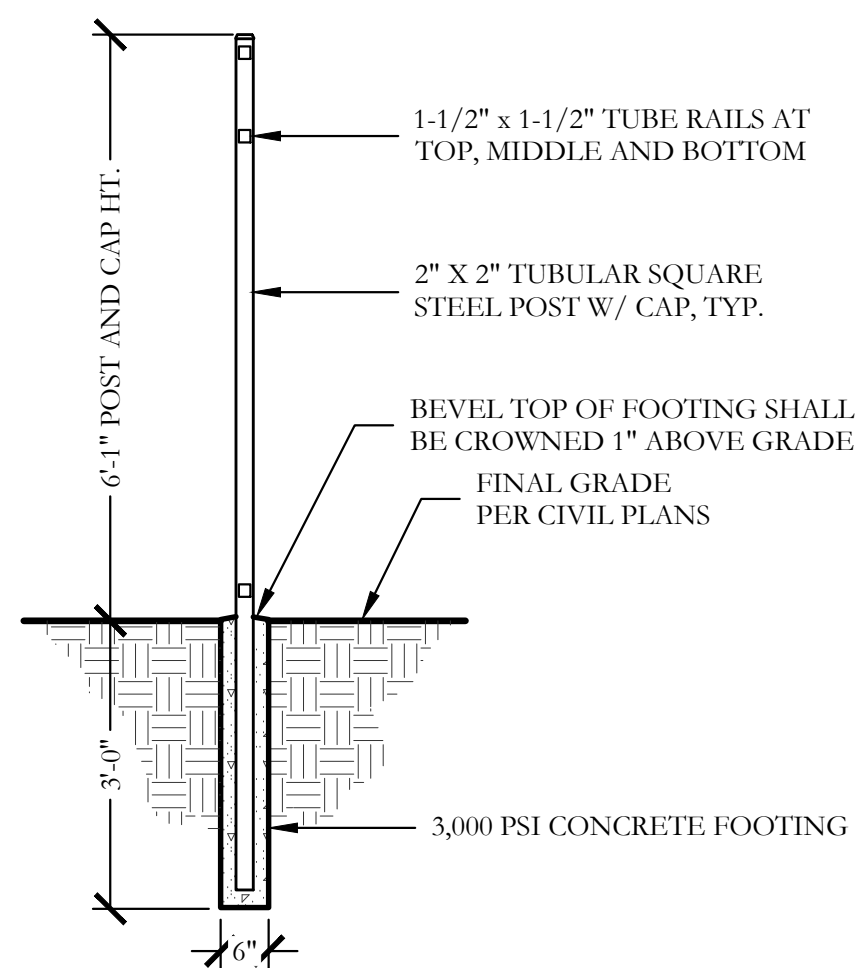
Director of Planning and Zoning



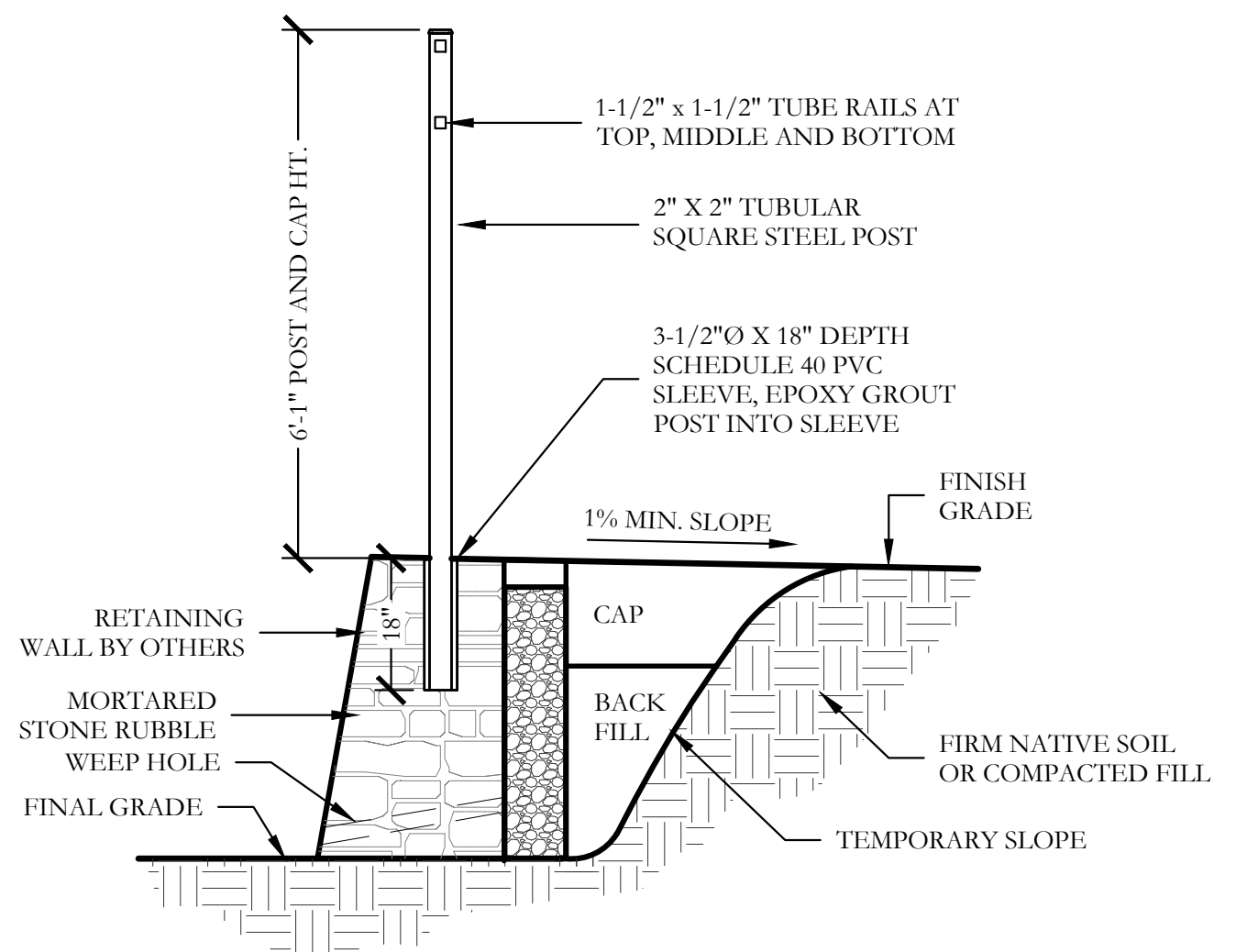
1 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"

ORNAMENTAL METAL FENCE NOTES

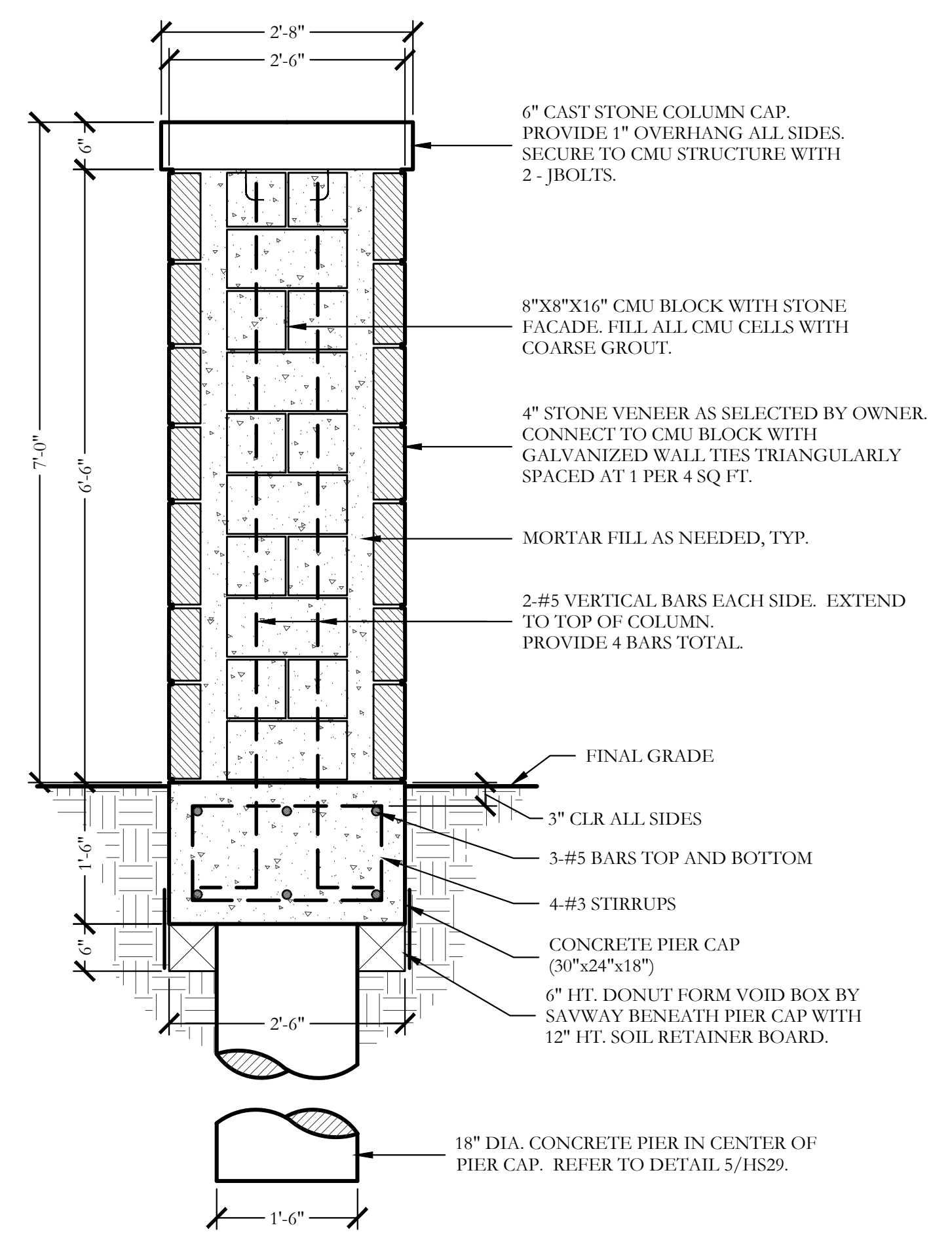
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



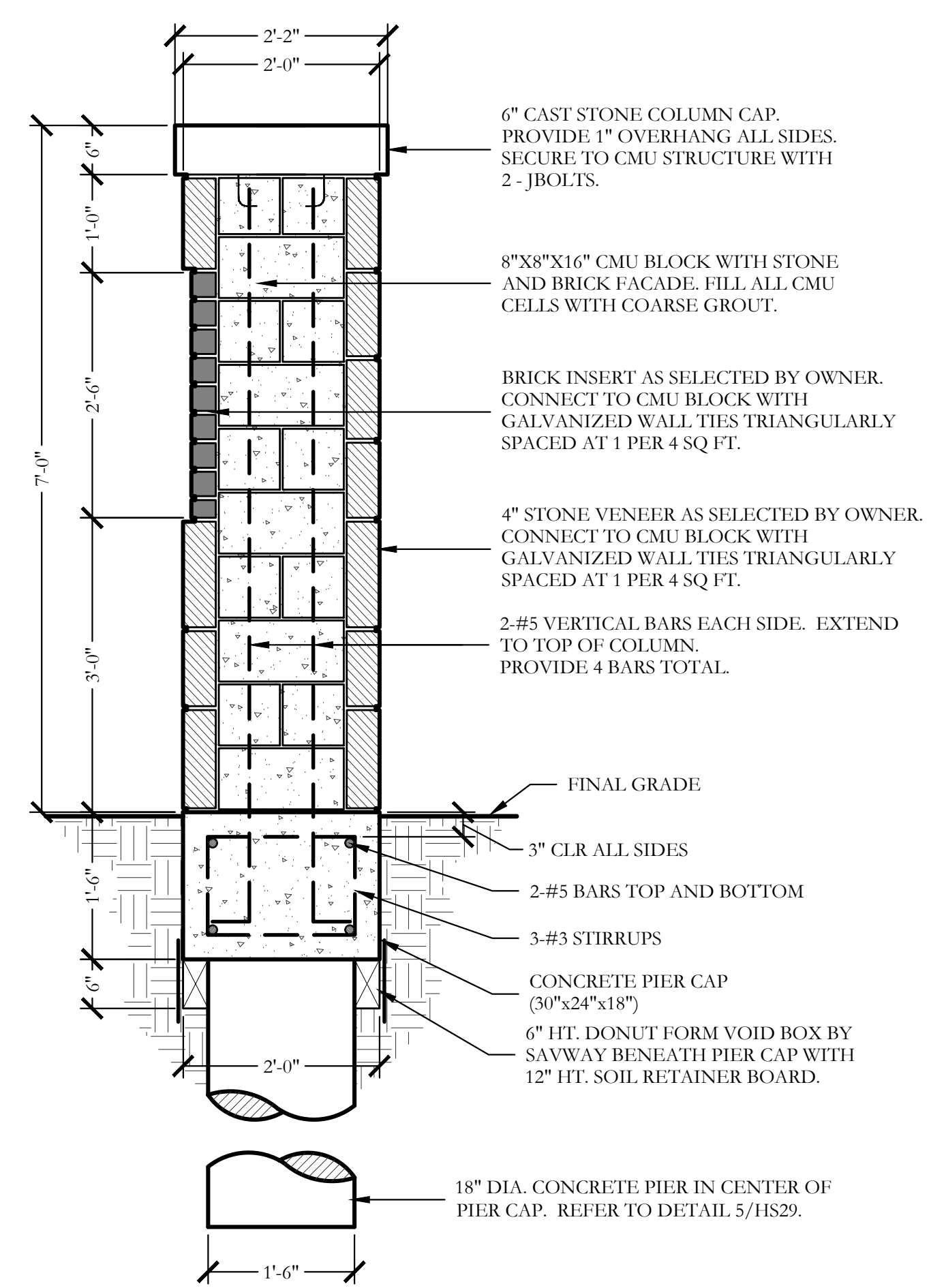
2 TYP. METAL POST FOOTING SECTION SCALE: 1/2" = 1'-0"



3 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL SECTION SCALE: 3/4" = 1'-0"



4 7'-0" HT. STONE ACCENT COLUMN SECTION SCALE: 3/4" = 1'-0"



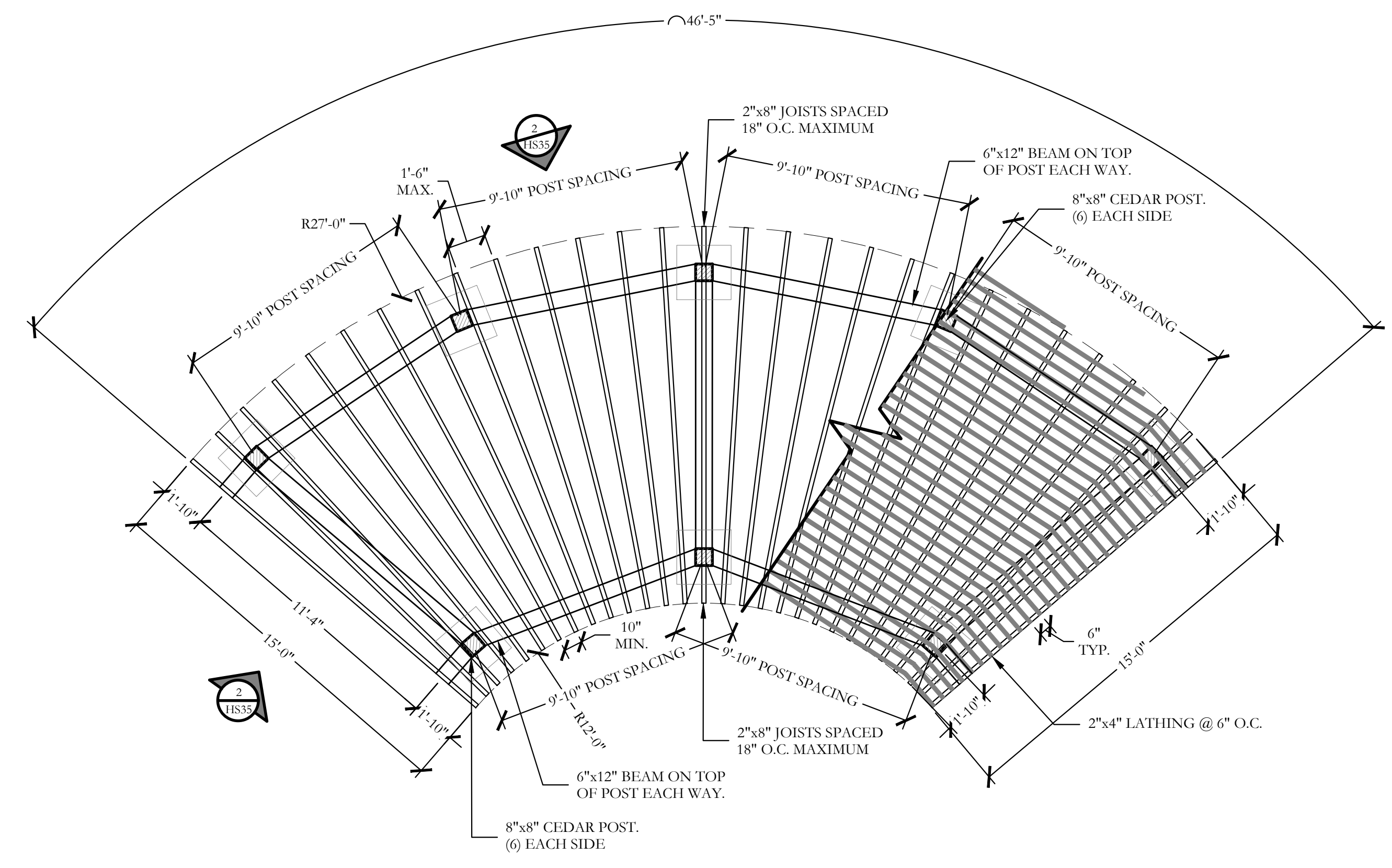
5 7'-0" HT. STONE ACCENT COLUMN SECTION SCALE: 3/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

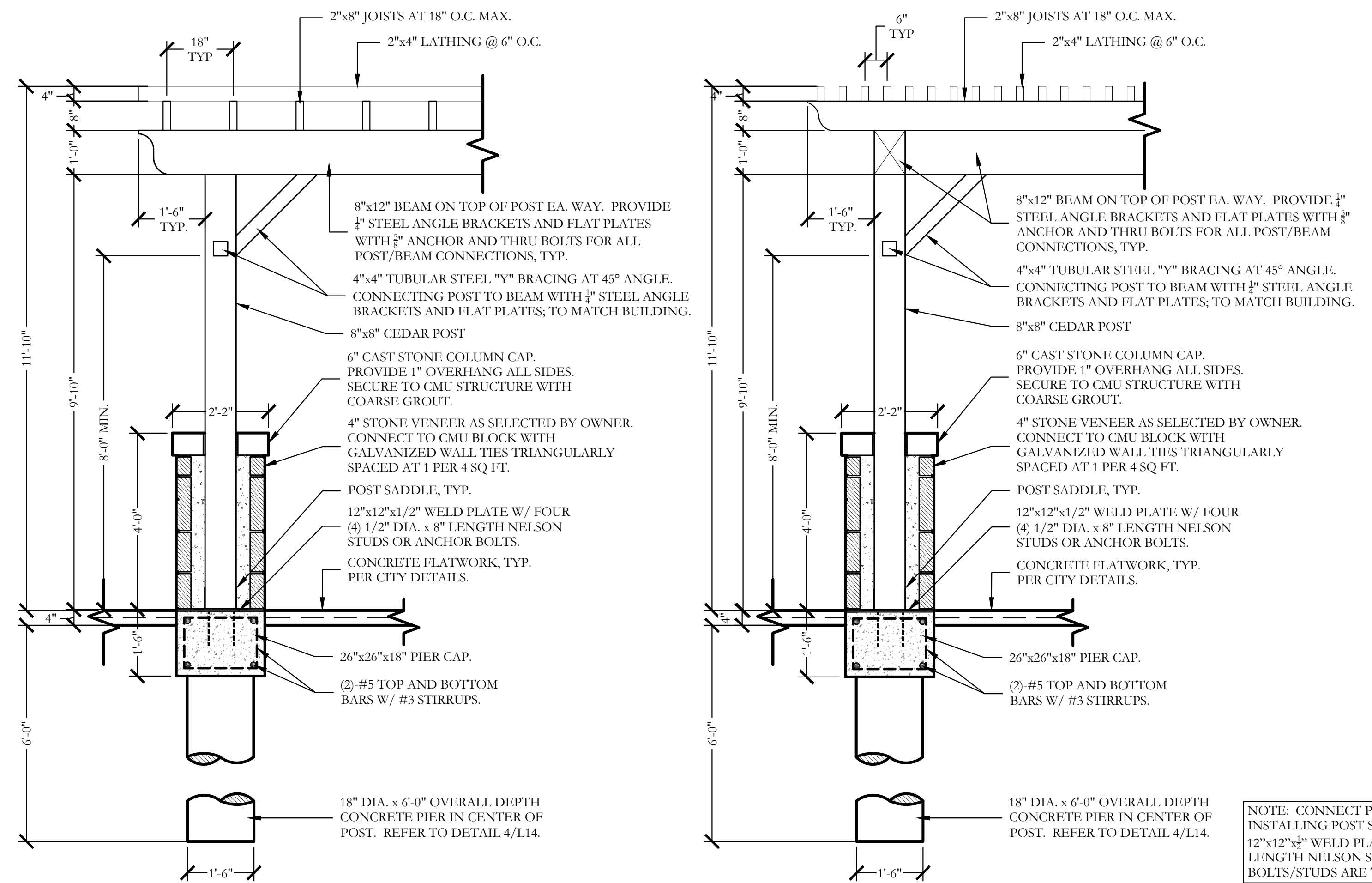


CEDAR SHADE STRUCTURE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS WORKS VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR STRUCTURE
 - 4.1. JOIST - CEDAR, #2 GRADE OR BETTER.
 - 4.2. BEAM - CEDAR, #2 GRADE OR BETTER.
 - 4.3. POST - CEDAR, #2 GRADE OR BETTER.
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. BEAMS SHALL BE SECURED TO POSTS USING STEEL PLATES/BRACKETS AND 5/8" DIAMETER THRU BOLTS AND 5/8" DIAMETER X 4" LAG SCREWS.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS SHALL RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED FROM SAMPLE BY OWNER.

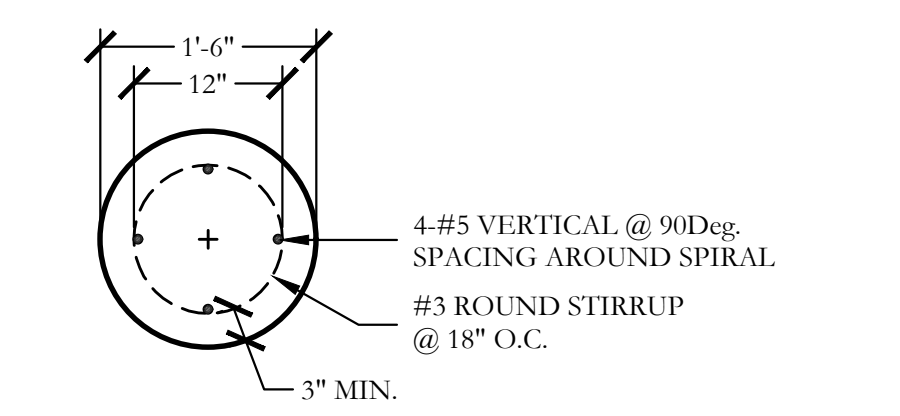
1 ARCHED CEDAR SHADE STRUCTURE PLAN

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

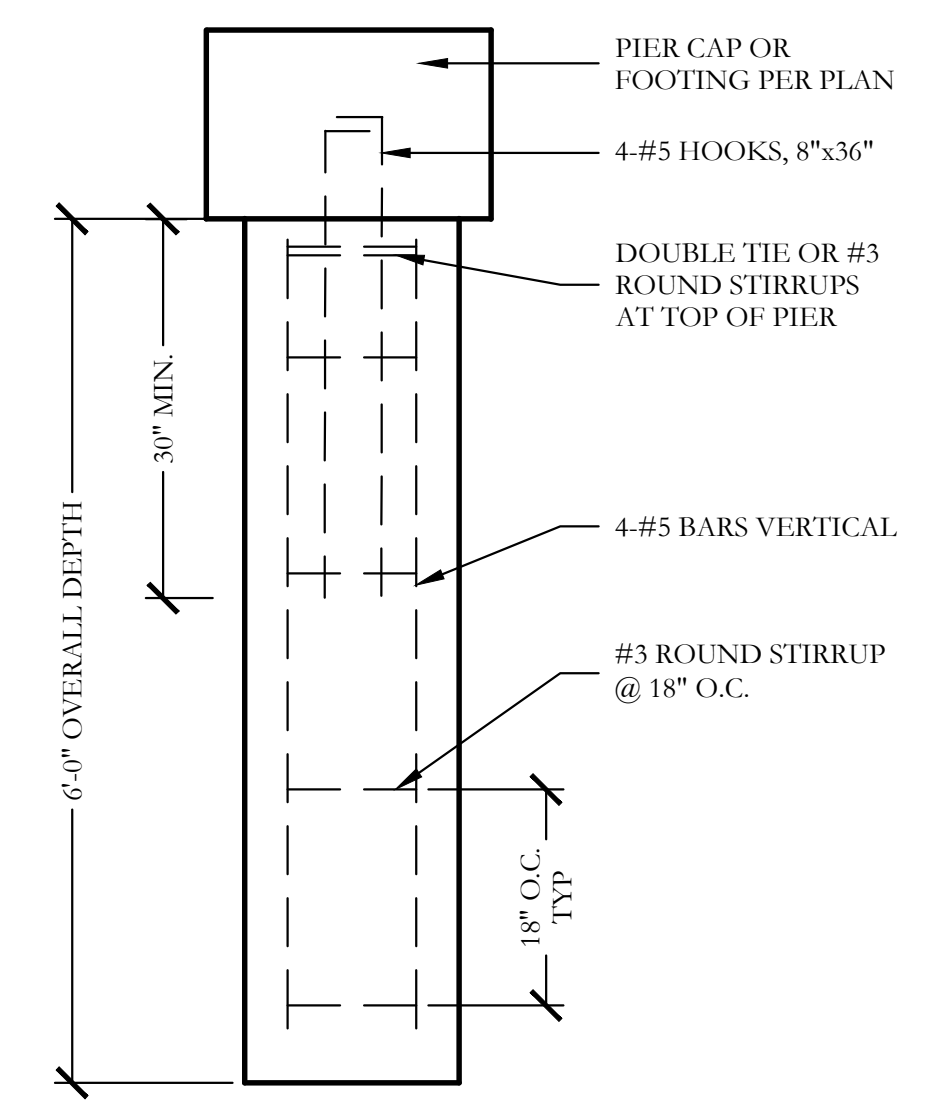


2 CEDAR SHADE STRUCTURE DETAILS SECTION

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



PLAN/SECTION



SECTION

3 PIER (18" DIA.) SECTION

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

NOTE: CONNECT POST TO FOOTING BY INSTALLING POST SADDLE WELDED TO 12"x12"x1/2" WELD PLATE AND (4) 1/2" DIAMETER X 8" LENGTH NELSON STUDS OR ANCHOR BOLTS. BOLTS/STUDS ARE TO BE DRILLED AND EPOXY.

MTB-0510-00001
Legacy #MLPT510-S

500 SERIES



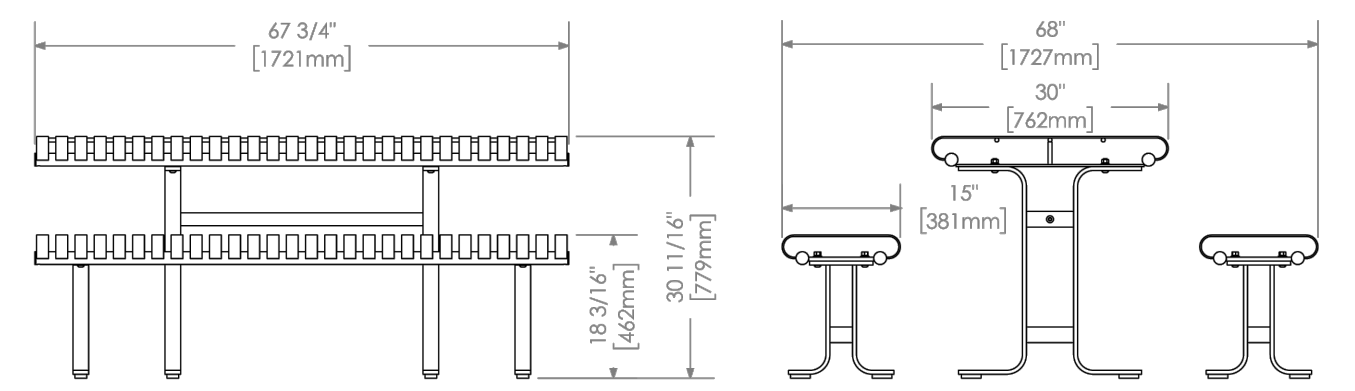
MATERIALS: Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled.

TO SPECIFY: Select MTB-0510-00001
Choose:
- Powdercoat Color

TABLE HEIGHT: 30.69" (77.9cm) TABLE LENGTH: 67.75" (172.1) TOTAL WIDTH: 68" (172.7cm) WEIGHT: 372.23lbs (169kg)



MAGLIN
Site Furniture
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F 877.260.9393
www.maglin.com
info@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1 PARK TABLE CUT SHEET

NOT TO SCALE

MBE-0310-00008
Legacy #MLB310-MH

300 SERIES



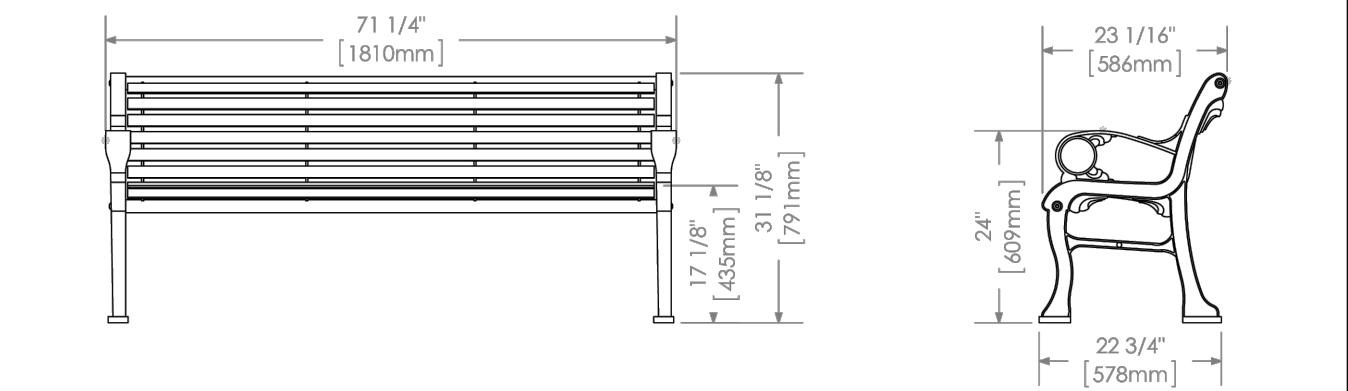
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0310-00008
Choose:
- Powdercoat Color

HEIGHT: 31.16" (79.1cm) LENGTH: 71.25" (181cm) DEPTH: 23.06" (58.6cm) WEIGHT: 161.48lbs (73.2kg)



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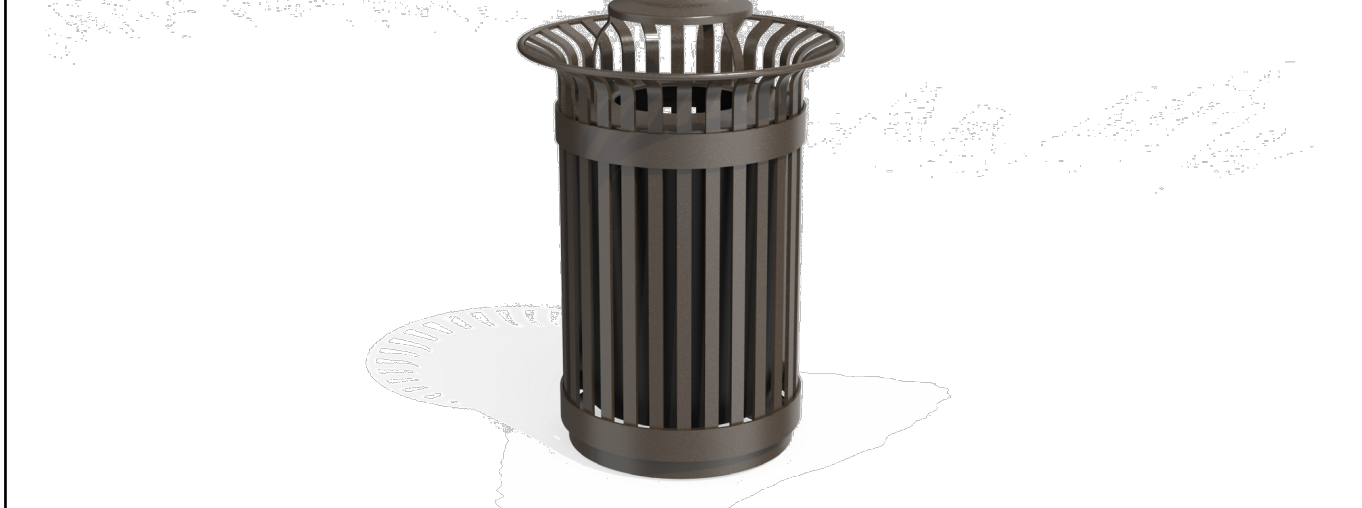
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- Details and specifications may vary due to continuing improvements of our products.

2 6'-0" BENCH CUT SHEET

NOT TO SCALE

MTR-0200-00011
Legacy #MLWR200-32-DL32

200 SERIES



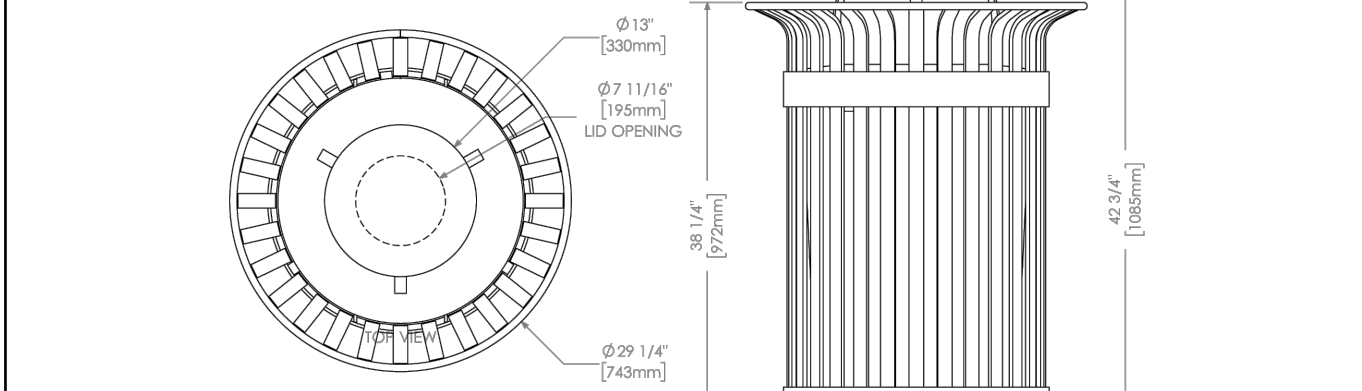
MATERIALS: The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MTR-0200-00011
Choose:
- Powdercoat Color

HEIGHT: 42.75" (108.5cm) OUTER RADIUS: 29.25" (74.3cm) WEIGHT: 200.75lbs (91.3kg) LINER CAPACITY: 32gal (121 L)



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info@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

3 TRASH RECEPTACLE CUT SHEET

NOT TO SCALE

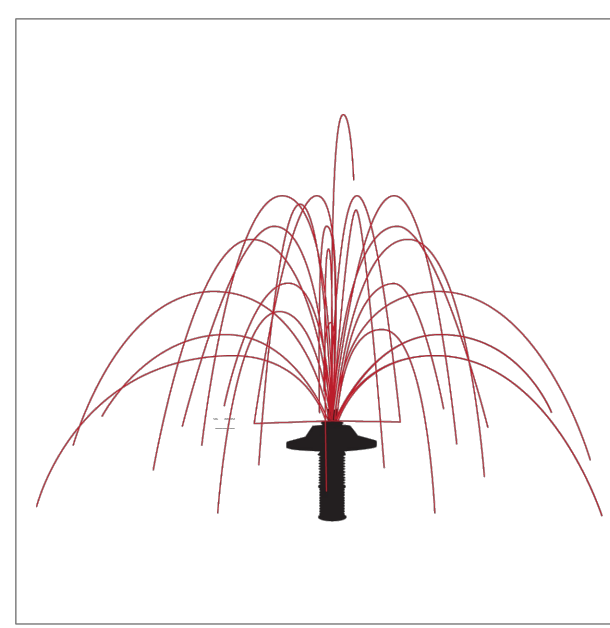
ALL SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

SS2 DISPLAY AERATOR SYSTEM REQUIREMENTS - PENTULATOR

The SS2 Display Aerator must be a Pentulator that must have a 5 tier pattern with a vertical stream surrounded by 4 tiers of 6 heavy, arching streams. The Pentulator nozzle must be interchangeable with all other Aqua Control SS2 Display Aerator spray patterns of the same horsepower.

SPRAY PATTERN SPECIFICATIONS

Dimensions for water display must be: For 5 HP, performance height must be 22 feet. Diameter must be 50 feet. The pumping rate must be 600 GPM.



Aqua Control SS2 Display Aerator - Pentulator

HP	PERFORMANCE		DEPTH		AMPS			
	HT. (feet)	DIA. (feet)	MIN.	HORZ.	230V	208V	230V 460V	
1	8'	25"	250	VERT.	N/A	10	5	3
2	12'	30"	350	44"	28"	13	9	5
3	16'	42"	450	44"	28"	17	13	7
5	22'	50"	600	44"	28"	28	21	11
7.5	33'	60"	850	44"	28"	N/A	31	14

SPRAY NOZZLE ASSEMBLY

The nozzle must attach to the head which attaches to the upper tube assembly. The head supports the Aerator assembly on the float. The upper tube assembly shall be made from 6" engineered SDR 35 PVC for toughness and corrosion resistance. The 6" size matches the pump housing to reduce pressure losses from transitions.

FLOAT

The float must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and as easy height adjustability to achieve minimum visibility with as little as 1/2" of a 15" diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

MOTOR SPECIFICATIONS

The Display Aerator must have a 5 HP 1 phase motor using 230 volts and drawing 28 amps.

The motor must be an industry standard submersible motor with mechanical seal and heavy duty bearings designed to operate under water. All external components must be stainless steel.

MOTOR WIRING

Single phase, 1HP motors shall be 2 wire plus ground with self contained capacitors and a built in overload.

1HP, three phase motors and 2HP thru 7.5HP motors (regardless of phase) shall be 3 wire plus ground with external capacitors and manually resettable overloads in a motor control box. A motor lead connects to the motor via a waterproof plug. All motors must have a ground wire. Three phase motors all use 3 wires plus ground.

PUMP ASSEMBLY

All pump components, including propellers, shrouds and flow straighteners must be precision molded Geyol and Noryl resins for the highest strength and durability. The pump components must be highly streamlined to provide efficient flow path with no performance robbing sharp turns or obstacles.

1HP units must have a water intake reaching a depth of 29 inches below the surface.

2HP to 7.5HP units must have a water intake below the surface reaching a depth of 42 inches for vertical system, or 26 inches for a horizontal system.

A short motor shaft extension must be accurately attached to the motor shaft to provide a rigid and precision attachment for the propellers.

INTAKE SUCTION SCREEN

1HP systems must have one non collapsible, high strength Geyol & Noryl resin intake suction screen made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 2.35 square feet of suction area of which at minimum 51% is available for water intake.

2HP to 7.5HP systems must have two non collapsible, high strength Geyol & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 4.2 square feet of suction area of which at minimum 51% is available for water intake.

UNDERWATER POWER CONNECTION

The electrical connector system for the pump motor must form a watertight connection between the motor lead plug and the pump cord socket. The connector must be UL/ULC/ULCE rated at 600 volts and 32 amps for continuous submersion to a depth of 33 feet. It must be available with either 3 or 4 pins for connection to 2 wire or 3 wire motors plus a ground. The plug shall be epoxy potted to the motor lead and the socket to the pump cord to create a permanent and watertight connection to those wires. This connector system shall allow for a fast and highly reliable system for disconnecting the fountain for service or storage. In addition, both the plug and socket shall have waterproof caps which will allow either to remain dry when submerged while disconnected.

UNDERWATER POWER CORD

The Power Cord must be UL listed for continuous submersion. It must be SOOW heavy duty round stranded and double insulated, copper cord. One wire in each cord must always act as a ground for proper system grounding.

The Motor Power Cord will be 8 gauge and 200 feet in length.

The Lighting Power Cord will be 16 gauge, 3 wires, and 200 feet in length.

CONTROL PANELS

The single phase control panels must be UL rated as a Fountain Control Panel.

Control panels are contained within lockable NEMA-3R Fiberglass or painted steel enclosures rated for outdoor installation.

All control panels must include a factory installed externally operated disconnect switch, circuit breaker, class A (human rated) Ground Fault Circuit Interrupter (GFCI) on-off switch, 24 hour timer, contactor, and output terminals. 2hp thru 5hp, single phase motors have a motor control box inside the panel. It holds the starting relay and capacitors and keeps them away from the water. Three phase control panels must have a Motor Circuit Controller that provides on-off, overload, phase loss, and short circuit protection.

FASTENERS

All fasteners must be stainless steel.

WARRANTY

SS2 units come with a 3-year warranty. Control panel components have a 3-year warranty.

PRODUCER

This will be an Aqua Control 5 HP Select Series 2 (SS2), produced by Aqua Control, Inc., 6A Wofler Industrial Drive, Spring Valley, IL 61362 U.S.A. Phone: 800-377-0019; Fax: 815-664-4901.

FOUNTAIN NOTES:
1. REFER TO LAYOUT PLANS FOR PROPOSED FOUNTAIN LOCATIONS.
2. FINAL LOCATION SHALL BE CONFIRMED BY OWNER.
3. CONTRACTOR TO ENSURE ELECTRICAL REQUIREMENTS AND CONNECTIONS PER LOCAL CODES.

Aqua Control, Inc. 6 A Wofler Industrial Drive, Spring Valley, IL 61362 USA
Phone: 800.377.0019 815.664.4900 Fax: 815.664.4901 info@aquacontrol.com www.aquacontrol.com

Aqua Control, Inc. 60 Hz. Specifications Manual © 2017

23

4 POND FOUNTAIN

NOT TO SCALE

5 PET WASTE STATION CUT SHEET

NOT TO SCALE

Pet Waste Stations

STEP 1: CHOOSE YOUR WASTE STATION

- SBARK-480 (WITH WASTE RECEPTACLE): 9.25" L x 12.75" W x 67" H | 22 lbs.
- SBARK-488 (WITHOUT WASTE RECEPTACLE): 9.25" L x 11" W x 67" H | 22 lbs.

STEP 2: CHOOSE YOUR COLOR

STEP 3: CHOOSE YOUR SIGNAGE

Details

SBARK-480	Pet Waste Station	\$211	Green or Blue
SBARK-488	Pet Waste Station (without receptacle)	\$181	Green or Blue

APPROVED:

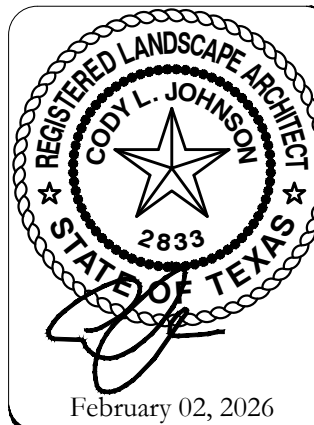
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of _____, 2025.

WITNESS OUR HANDS, this day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SCREENING AND BUFFERING
HARDSCAPE DETAILS



SCALE:
REFER TO
DETAILS
One Inch
JVC No MJP000A

HS36 of 38

JUNIPER
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

LANDSCAPE PROVIDED:

APPROXIMATELY 17.16-ACRES OF EXISTING TREE CANOPY IS PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

PER ORDINANCE NO. 25-05, THE FOLLOWING PLANTING SHALL BE REQUIRED:

PRIVATE LOTS.

2 SHADE TREES SHALL BE PLANTED FOR EVERY PRIVATE LOT WITHIN THE FRONT YARD. IN ADDITION, CORNER LOTS SHALL HAVE 4 SHADE TREES TOTAL.
448 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON PRIVATE LOTS.

AMENITY CENTER.

48 - 4" CALIPER TREES ARE PROPOSED.
30 - 2" CALIPER TREES ARE PROPOSED.

JOHN KING BOULEVARD.

3 SHADE TREES AND 4 ACCENT TREES SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF FRONTAGE.
637 - 1 LINEAR FEET OF FRONTAGE.
20 - 4" CALIPER TREES ARE PROPOSED.
26 - 2" CALIPER TREES ARE PROPOSED.

FM 549.

5 SHADE TREES AND 4 ACCENT TREES SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF FRONTAGE.
2,489 - 1 LINEAR FEET OF FRONTAGE.
76 - 4" CALIPER TREES ARE PROPOSED.
100 - 2" CALIPER TREES ARE PROPOSED.

MERCERS COLONY AVENUE.

1 SHADE TREE AND 1 ACCENT TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF FRONTAGE.
3,102 - 1 LINEAR FEET OF FRONTAGE.
69 - 4" CALIPER TREES ARE PROPOSED.
66 - 2" CALIPER TREES ARE PROPOSED.

STABLE GLEN DRIVE.

1 SHADE TREE AND 1 ACCENT TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF FRONTAGE.
464 - 1 LINEAR FEET OF FRONTAGE.
10 - 4" CALIPER TREES ARE PROPOSED.
10 - 2" CALIPER TREES ARE PROPOSED.

OPEN SPACES.

81 - 4" CALIPER SHADE TREES ARE PROPOSED.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	59	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
SO	37	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BO	52	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LE	38	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CE	33	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BC	37	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
DW	56	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	81	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	72	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
BP	15	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	1,078	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	406	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	180	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	191	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	20	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	77	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	10	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	1,100	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	945	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	115	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	795	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,735	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,535	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	701,250	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

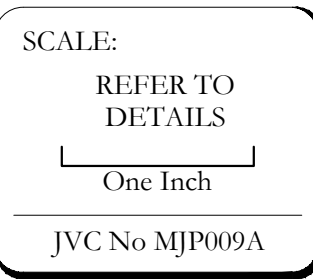
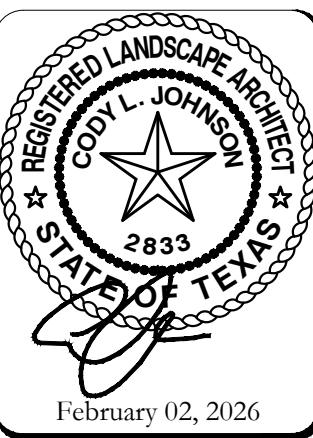
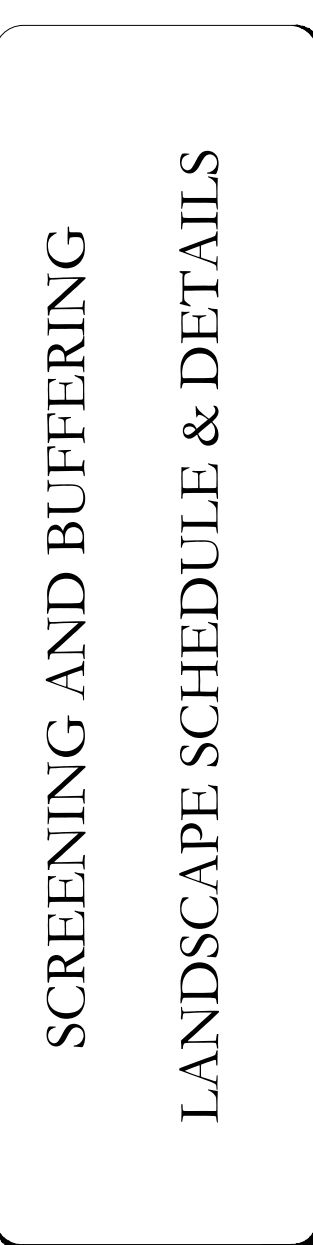
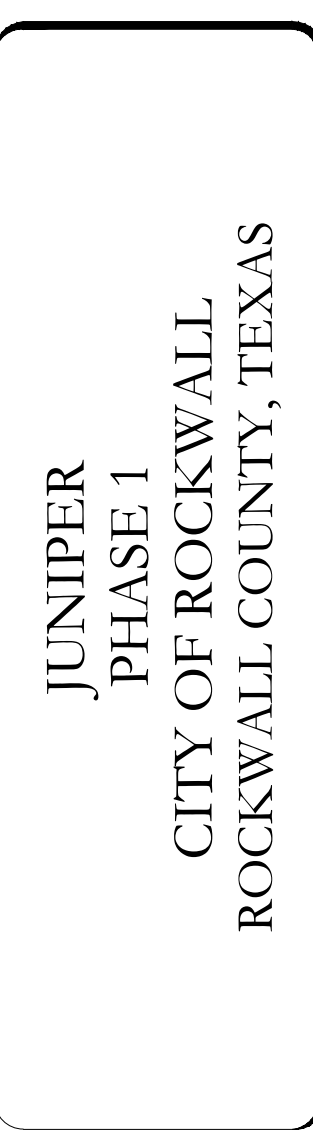
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



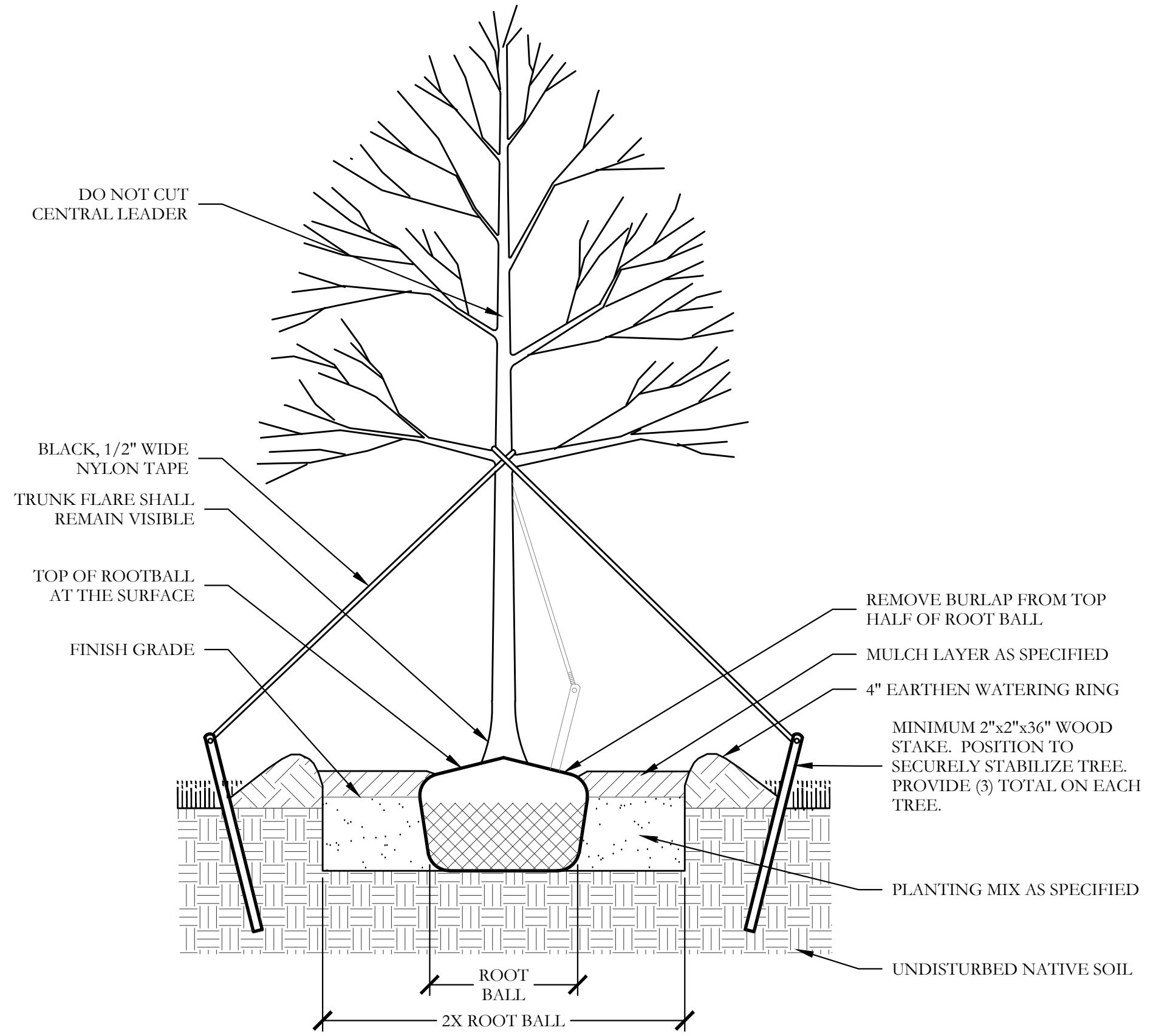
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

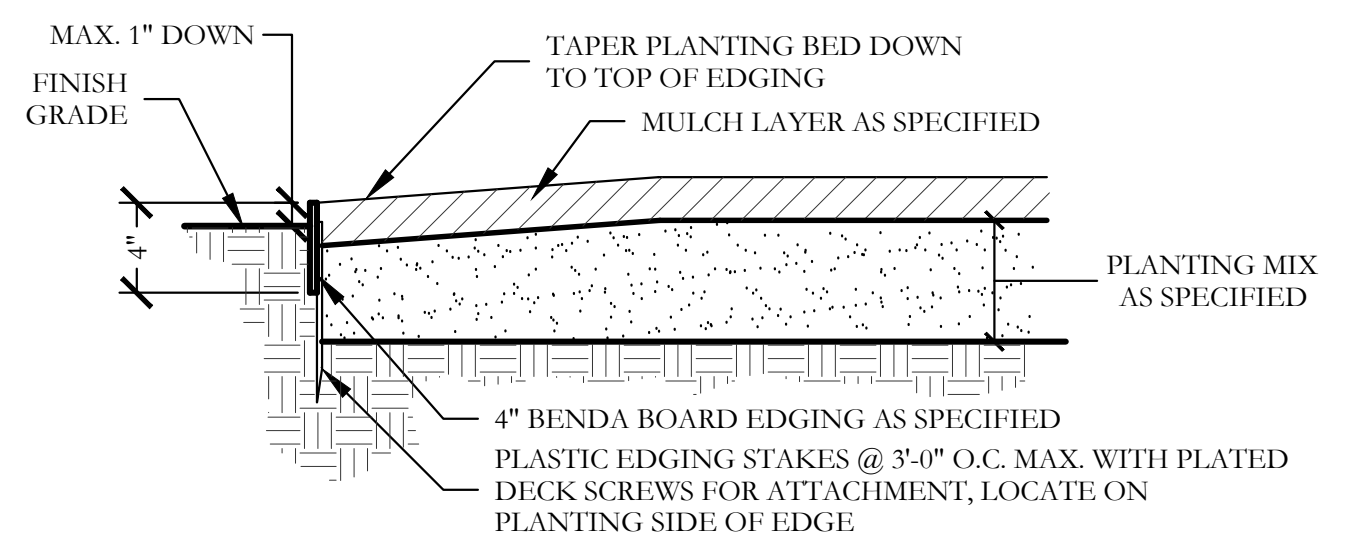
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

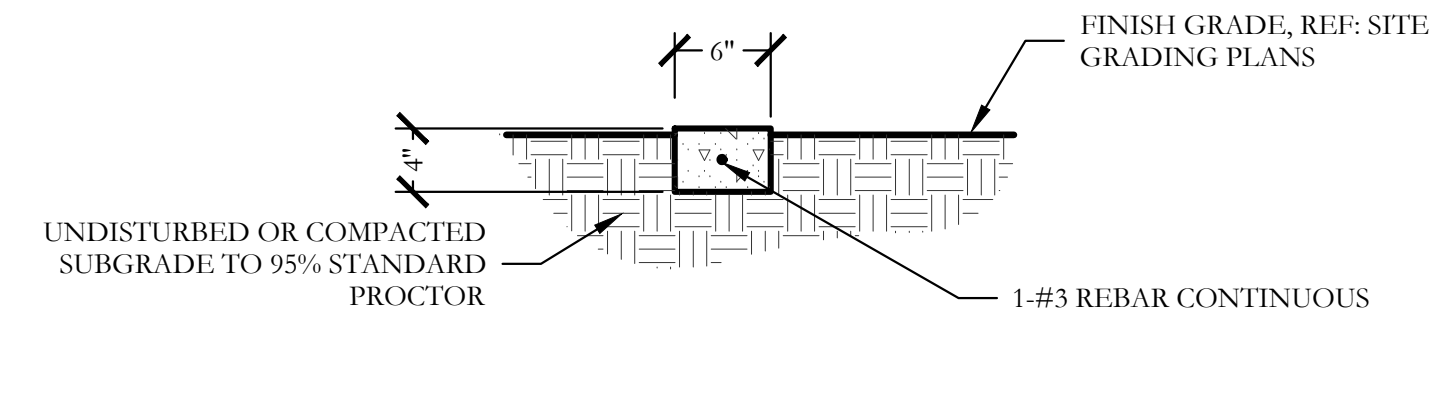
Director of Planning and Zoning



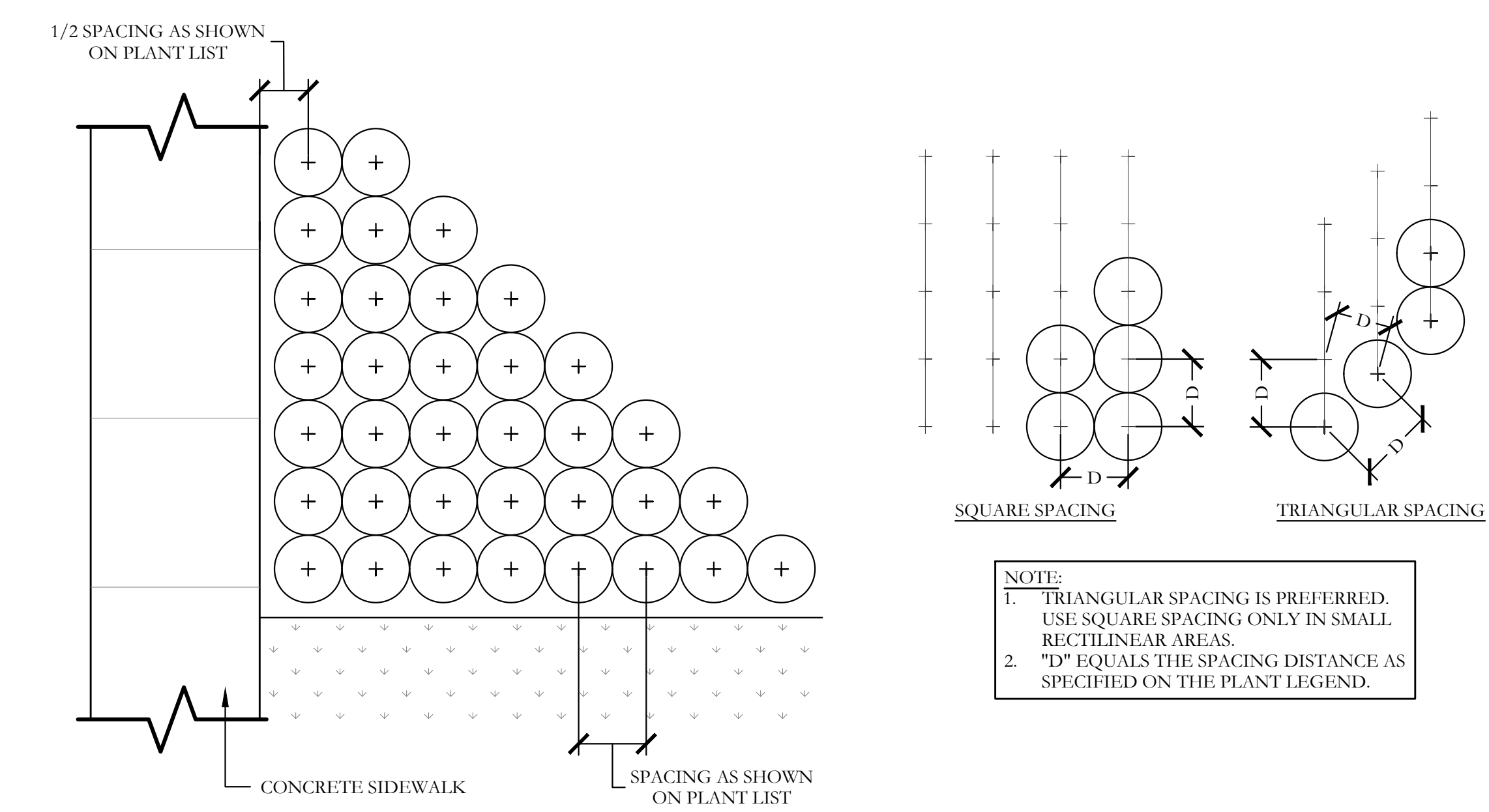
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



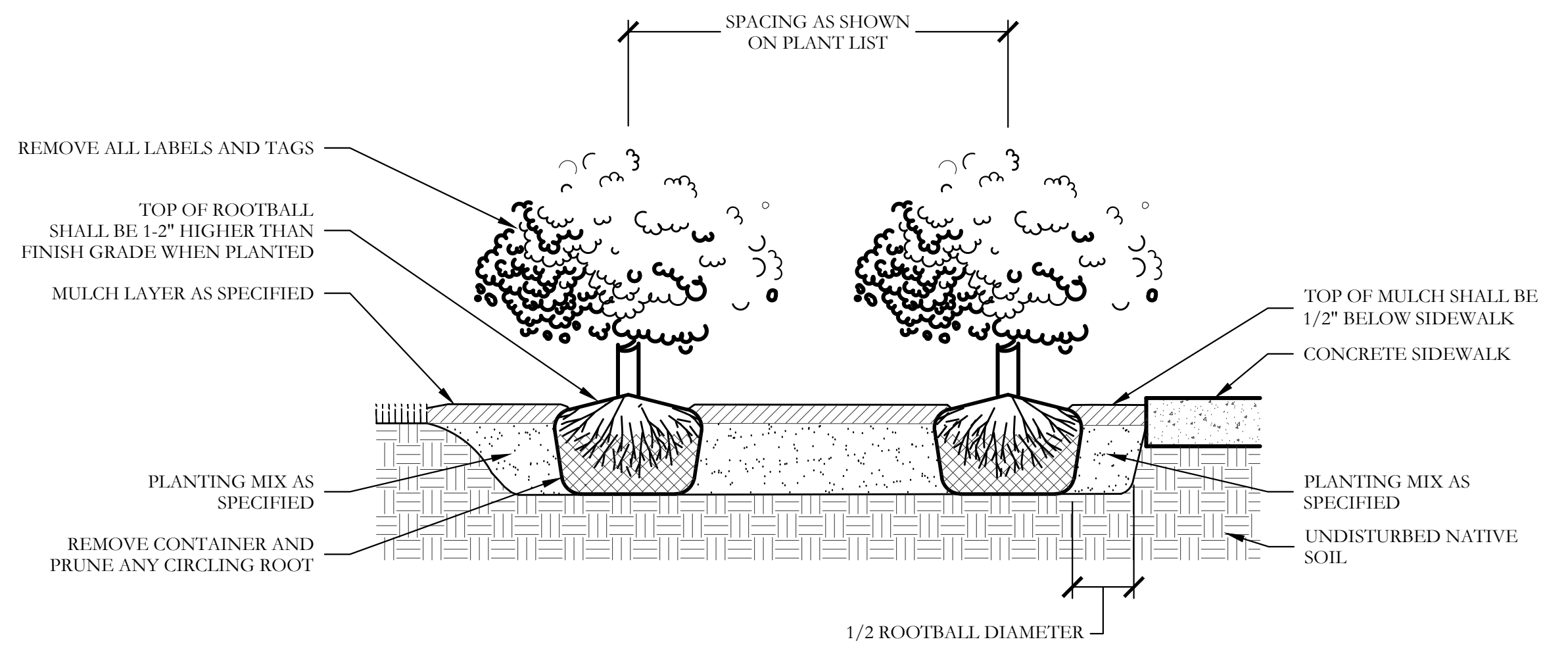
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



4 6" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"

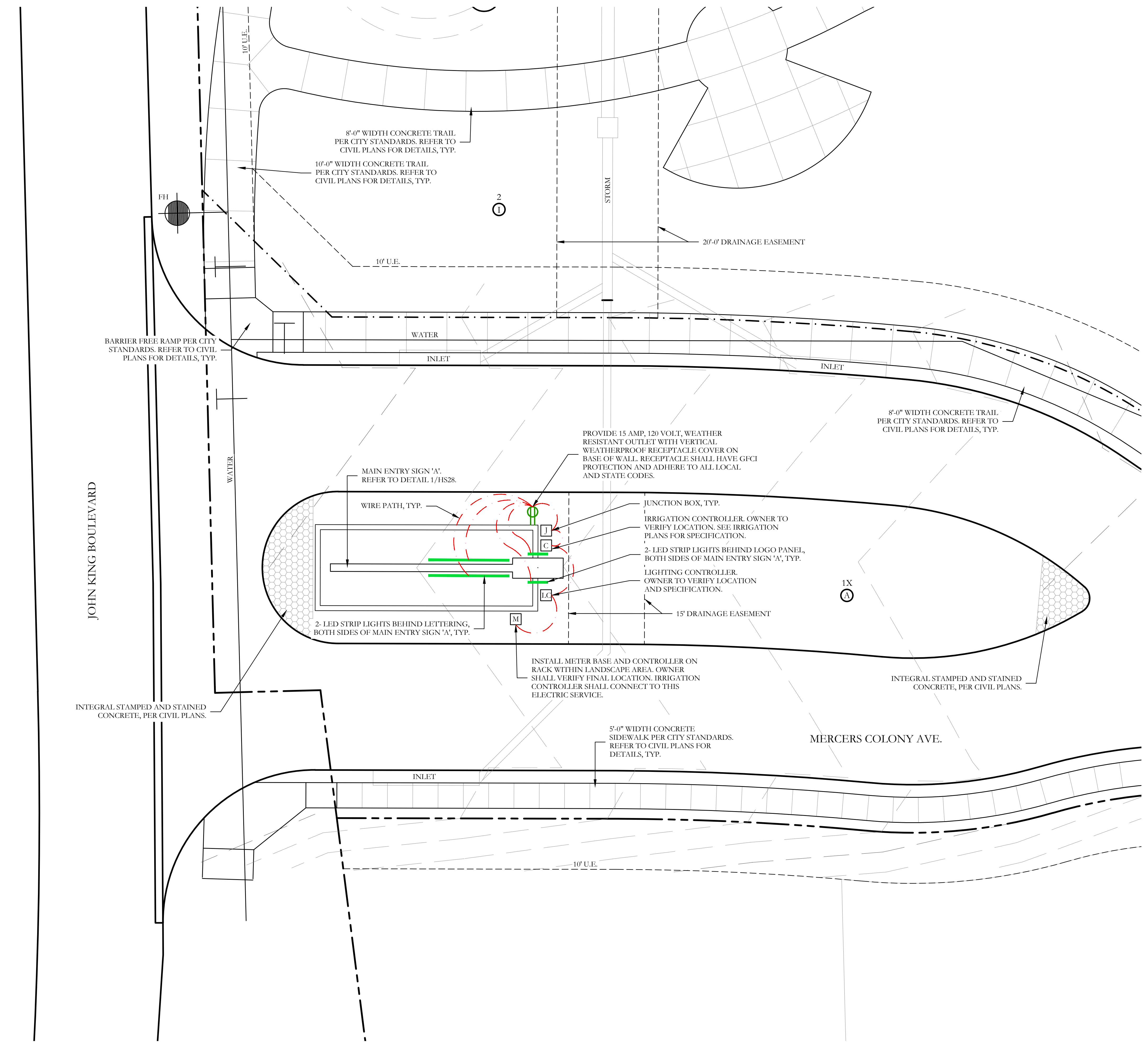


2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING SECTION NOT TO SCALE

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

Planning & Zoning Commission, Chairman

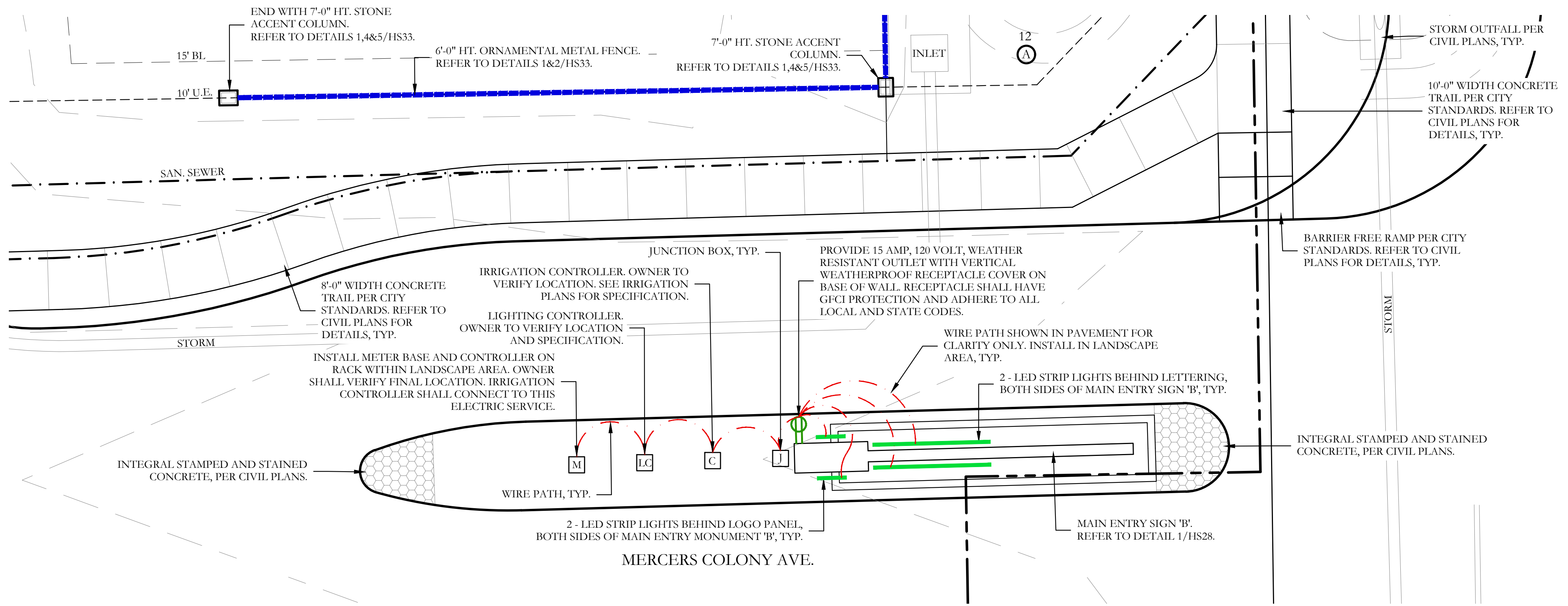
Director of Planning and Zoning

LIGHTING LEGEND		
SYMBOL	ITEM	QTY
[M]	PROPOSED METER BASE	3
[LC]	LIGHTING CONTROLLER AS SELECTED BY OWNER	3
[C]	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	3
[J]	JUNCTION BOX, AS NECESSARY	3
[Green Line]	LED STRIP LIGHTS	12
[GFCI Symbol]	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3

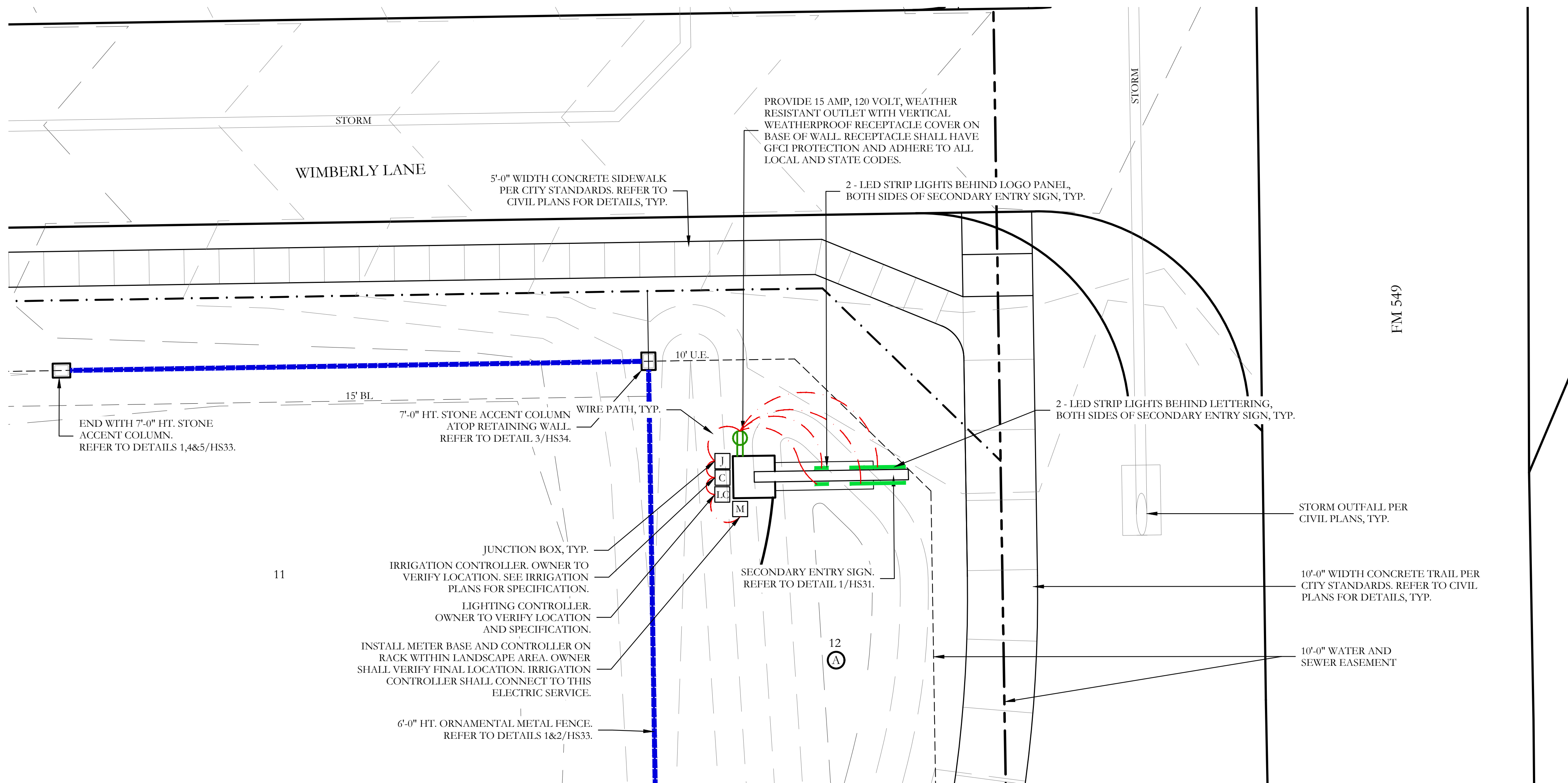
- LIGHTING NOTES**
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
 - COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
 - LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
 - LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
 - COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
 - THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
 - THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
 - REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
 - THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.

1 MAIN ENTRY LIGHTING AT MAIN STREET AND CROSS ROAD





1 MAIN ENTRY LIGHTING AT FM 549 AND MERCER COLONY AVE.



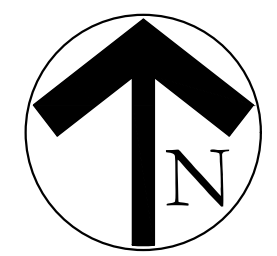
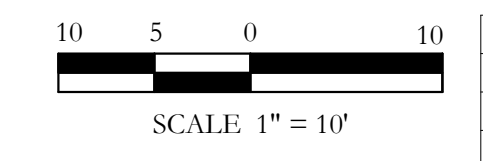
1 MAIN ENTRY LIGHTING AT FM 549 AND WIMBERLY LANE

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



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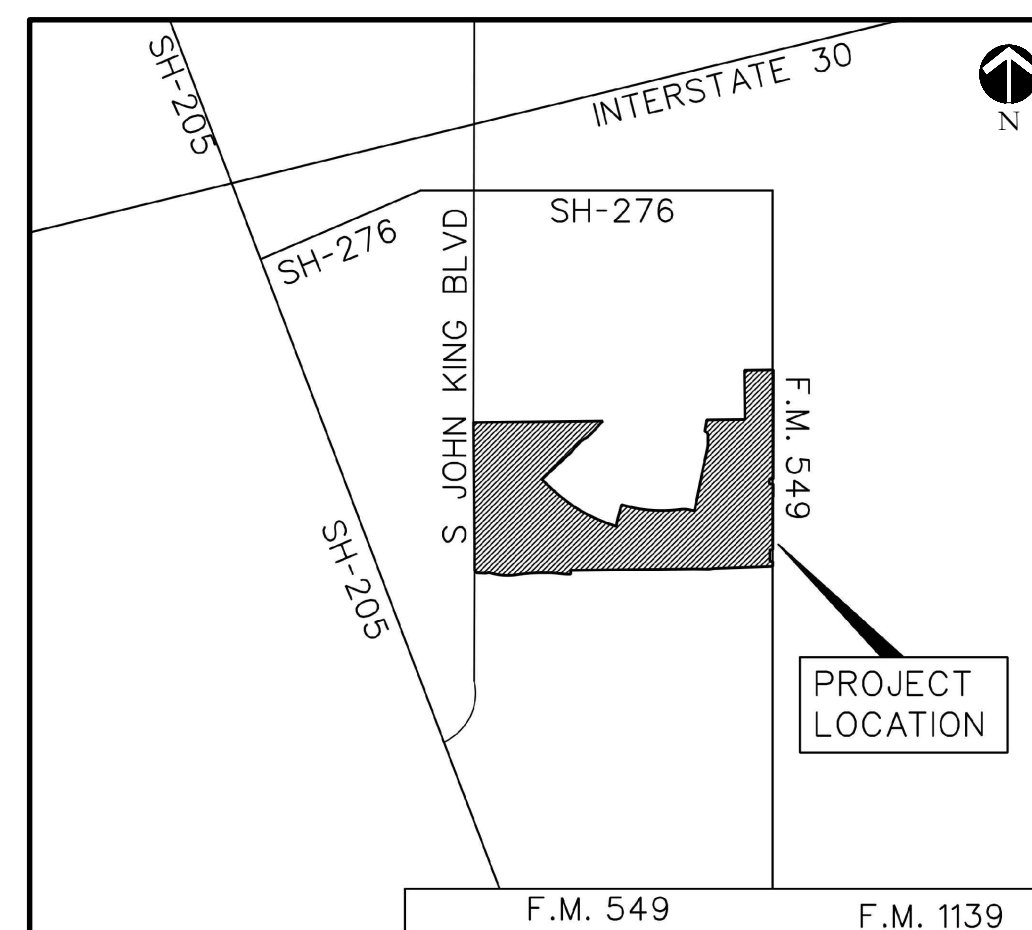
GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, AND TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~JUNIPER-PHASE 1~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: February 02, 2026



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL	OVERALL LAYOUT PLAN
HS1-HS27	HARDSCAPE AND LANDSCAPE PLANS
HS28-HS36	HARDSCAPE DETAILS
HS37-HS38	LANDSCAPE SCHEDULE & DETAILS
EX1-EX2	ENTRY LIGHTING EXHIBIT
FE1	OVERALL FENCE EXHIBIT

APPROVED:

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:

QUALICO DEVELOPMENTS, INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, SUITE 150
MCKINNEY, TEXAS 75070
PH. 469-659-6150
CONTACT: JOHN VICK

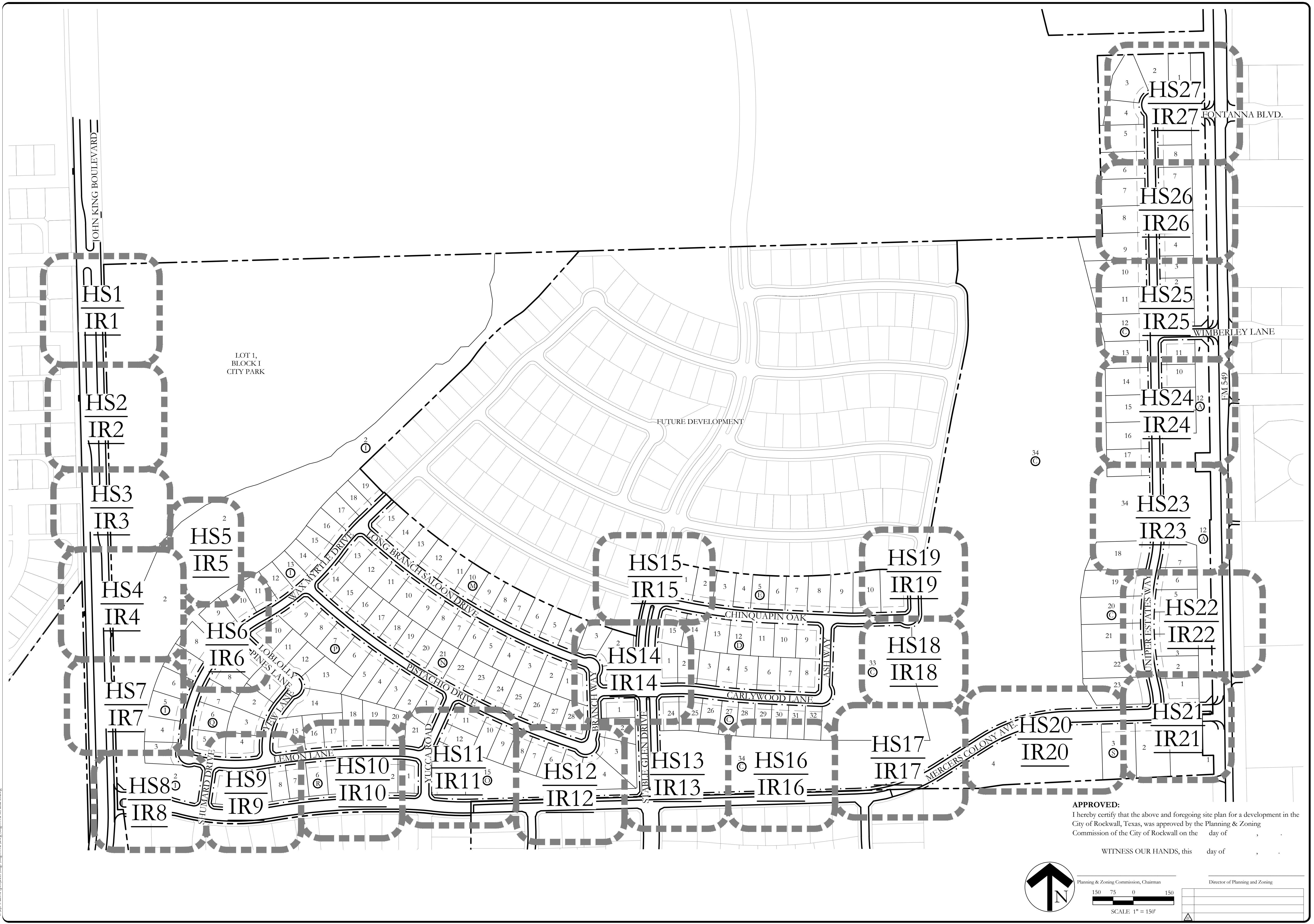
CIVIL ENGINEER:

CORWIN ENGINEERING, INC.
200 W. BELMONT
SUITE E
ALLEN, TEXAS 75013
PH. 972-396-1200
CONTACT: WARREN CORWIN

LANDSCAPE ARCHITECT:

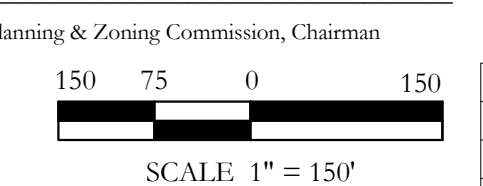
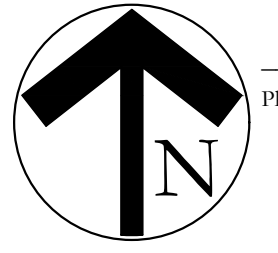
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI





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



 Director of Planning and Zoning

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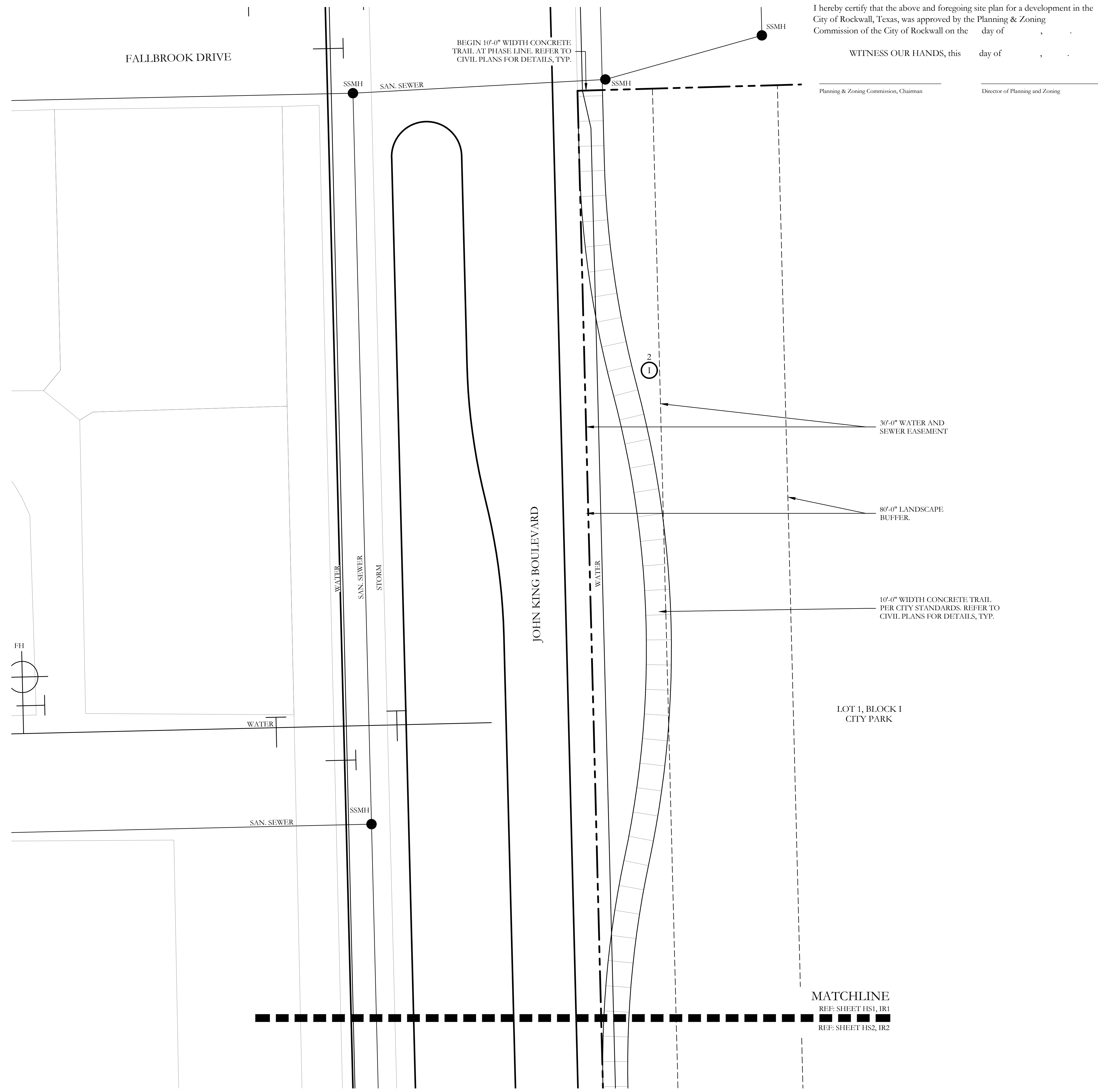
FALLBROOK DRIVE

BEGIN 10'-0" WIDTH CONCRETE TRAIL AT PHASE LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

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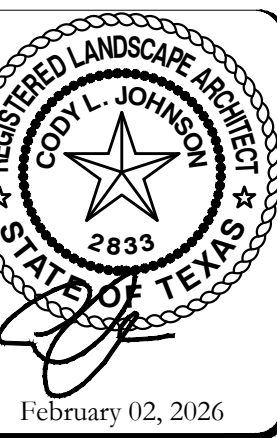
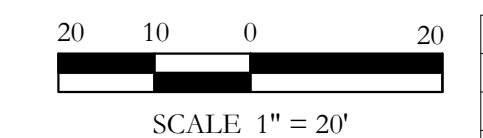
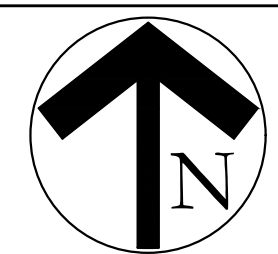
HARDSCAPE LEGEND

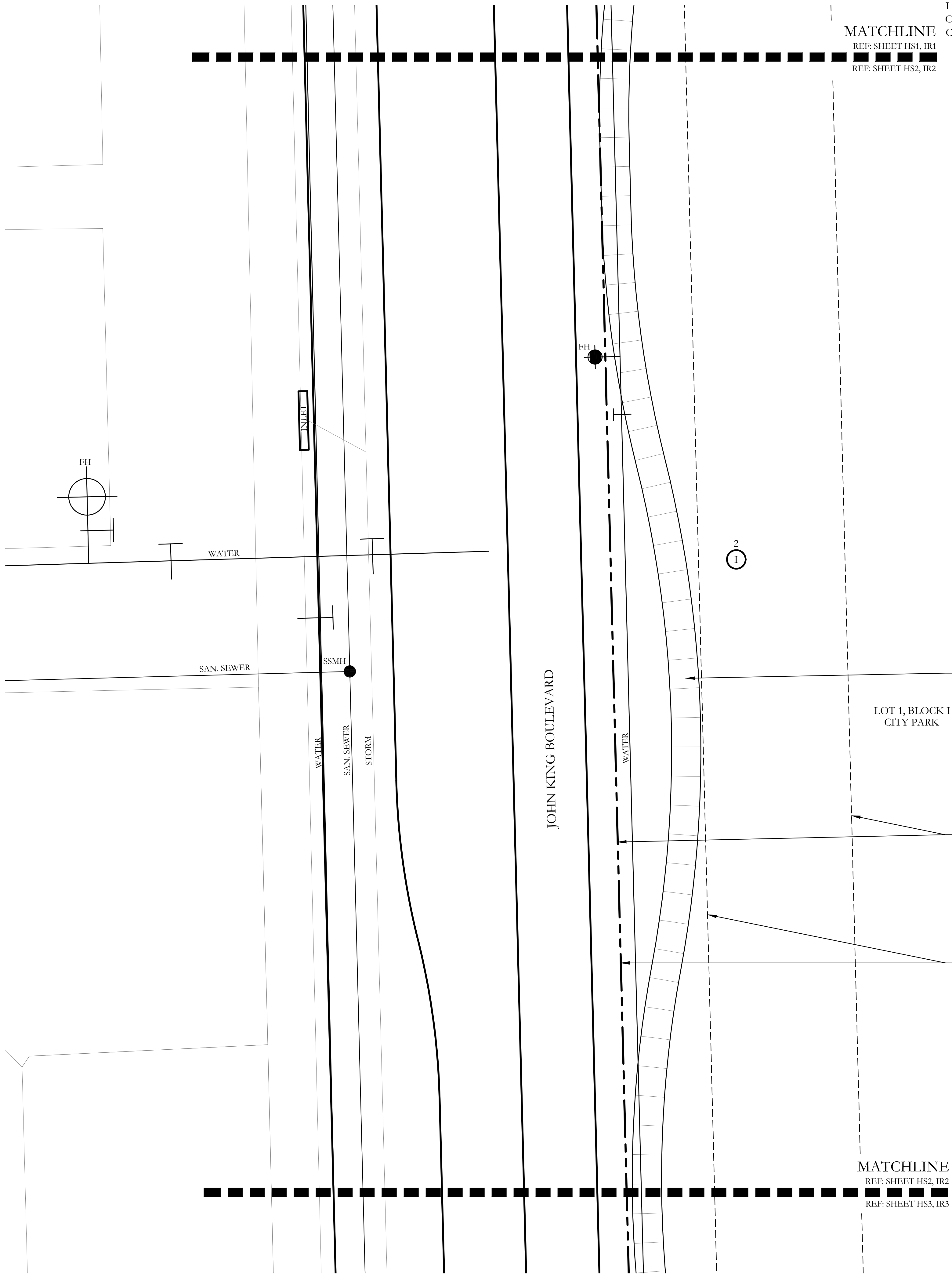
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HIS33.		PARK TABLE. REFER TO DETAIL 1/HIS36.
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HIS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HIS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HIS34.		PET WASTE STATION. REFER TO DETAIL 5/HIS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HIS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

MATCHLINE
REF: SHEET HIS1, IR1
REF: SHEET HIS2, IR2





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

Planning & Zoning Commission, Chairman

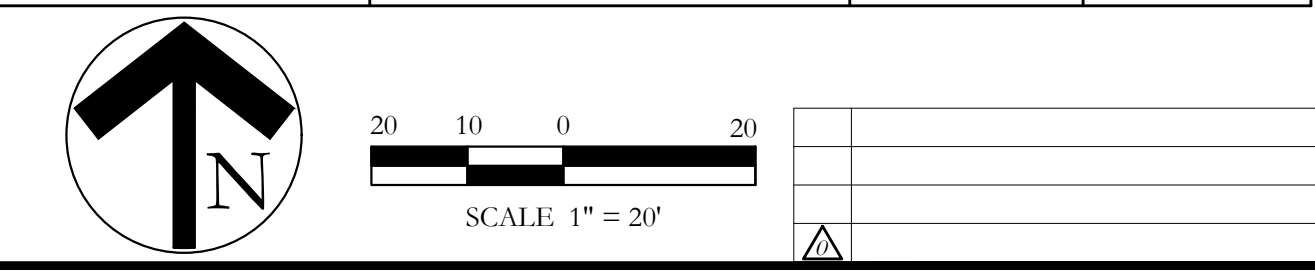
Director of Planning and Zoning

HARDSCAPE LEGEND

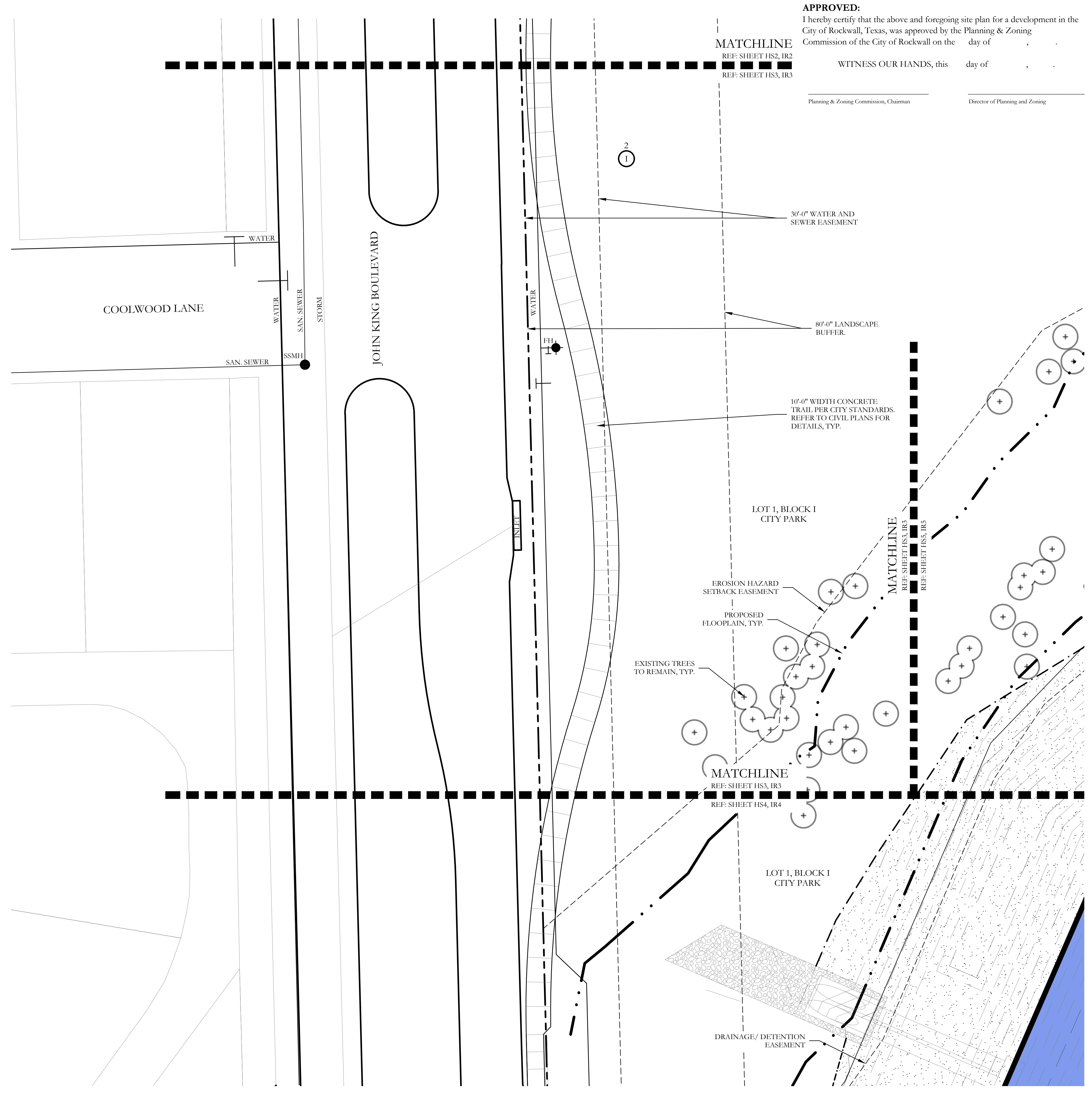
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		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



I:\projects\projects\mp\mp009\dwg\mp009-hs and ls.dwg



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

HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		ABELIA GRANDIFLORA 'EDWARD GOUCHER'	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
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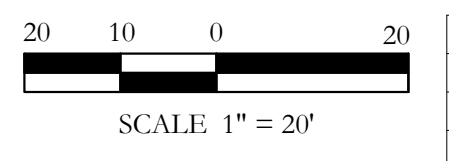
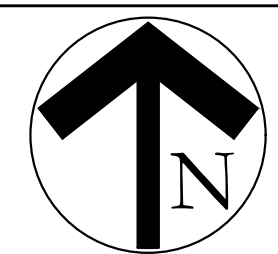
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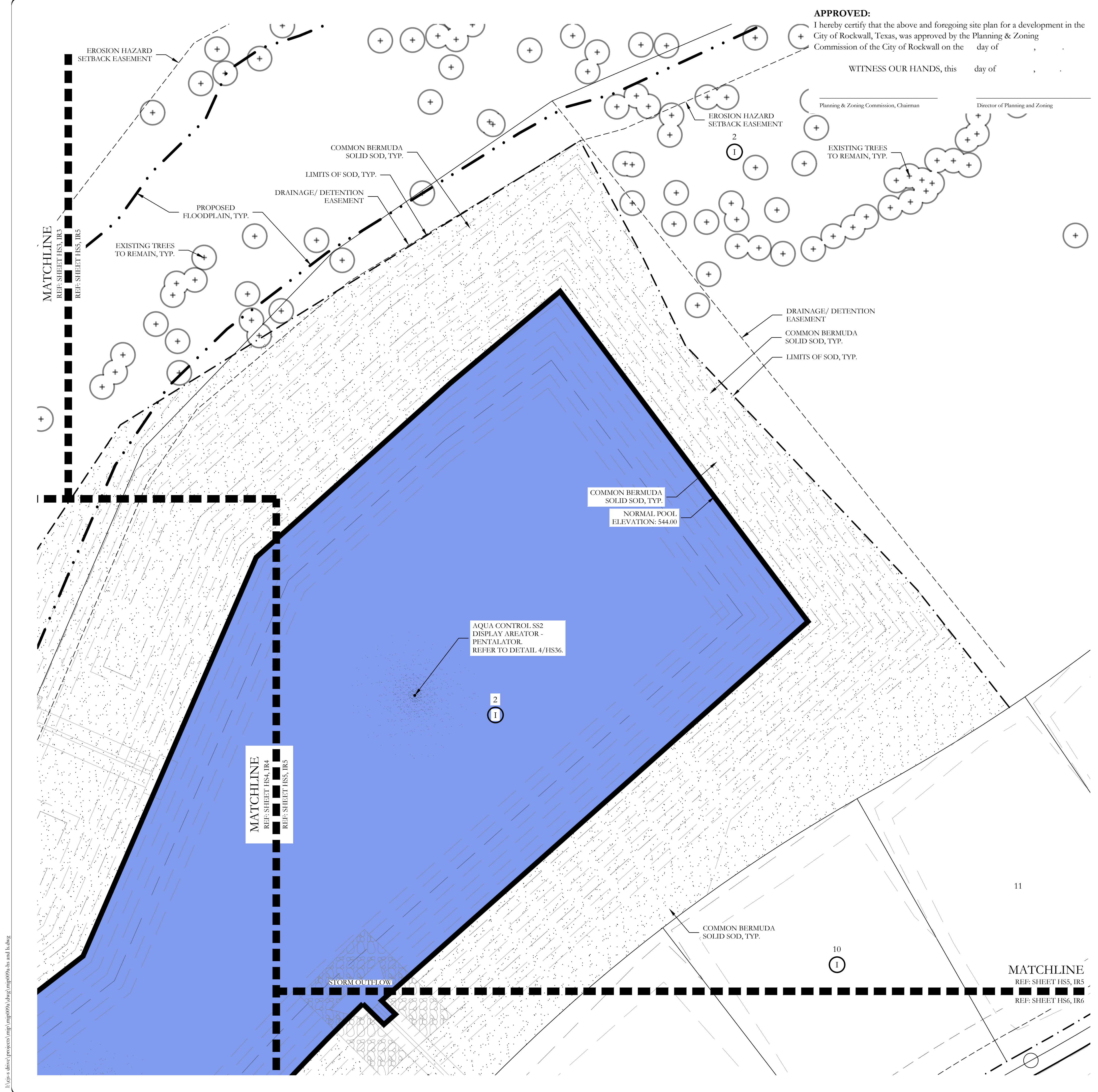
WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATCHLINE
REF: SHEET HS4, IR4
REF: SHEET HS7, IR7





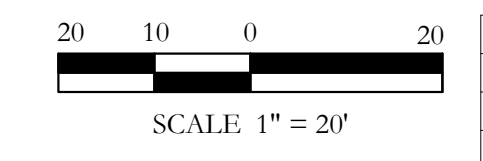
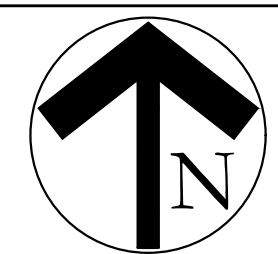
HARDSCAPE LEGEND

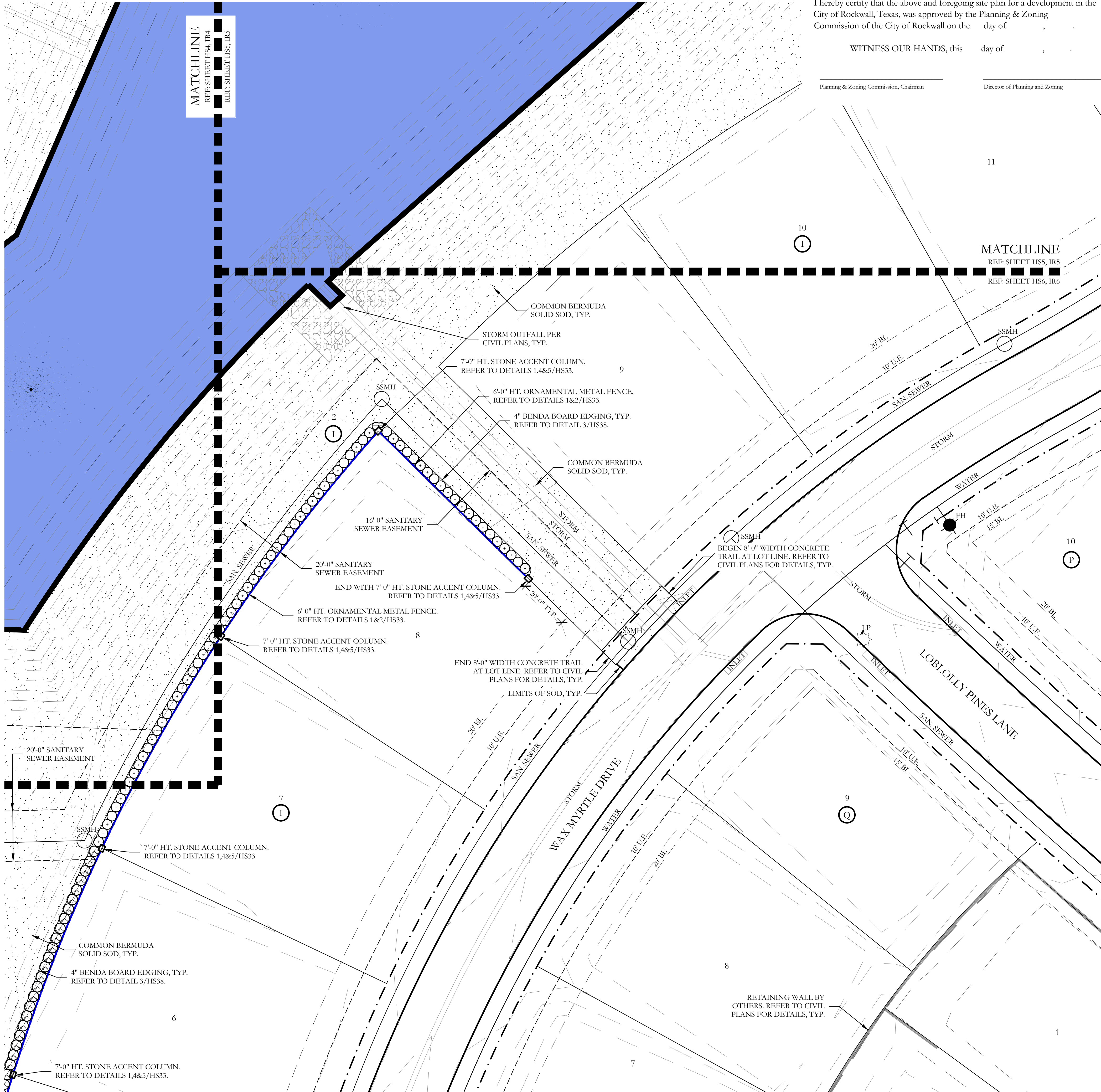
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NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

PLANT LEGEND

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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
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		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
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APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2025.

 Planning & Zoning Commission, Chairman

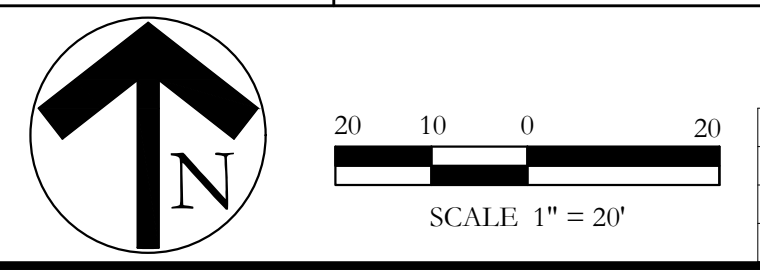
 Director of Planning and Zoning

HARDSCAPE LEGEND

- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.
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 - 18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.
 - PARK TABLE. REFER TO DETAIL 1/HS36.
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 - TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
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PLANT LEGEND

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	AU	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
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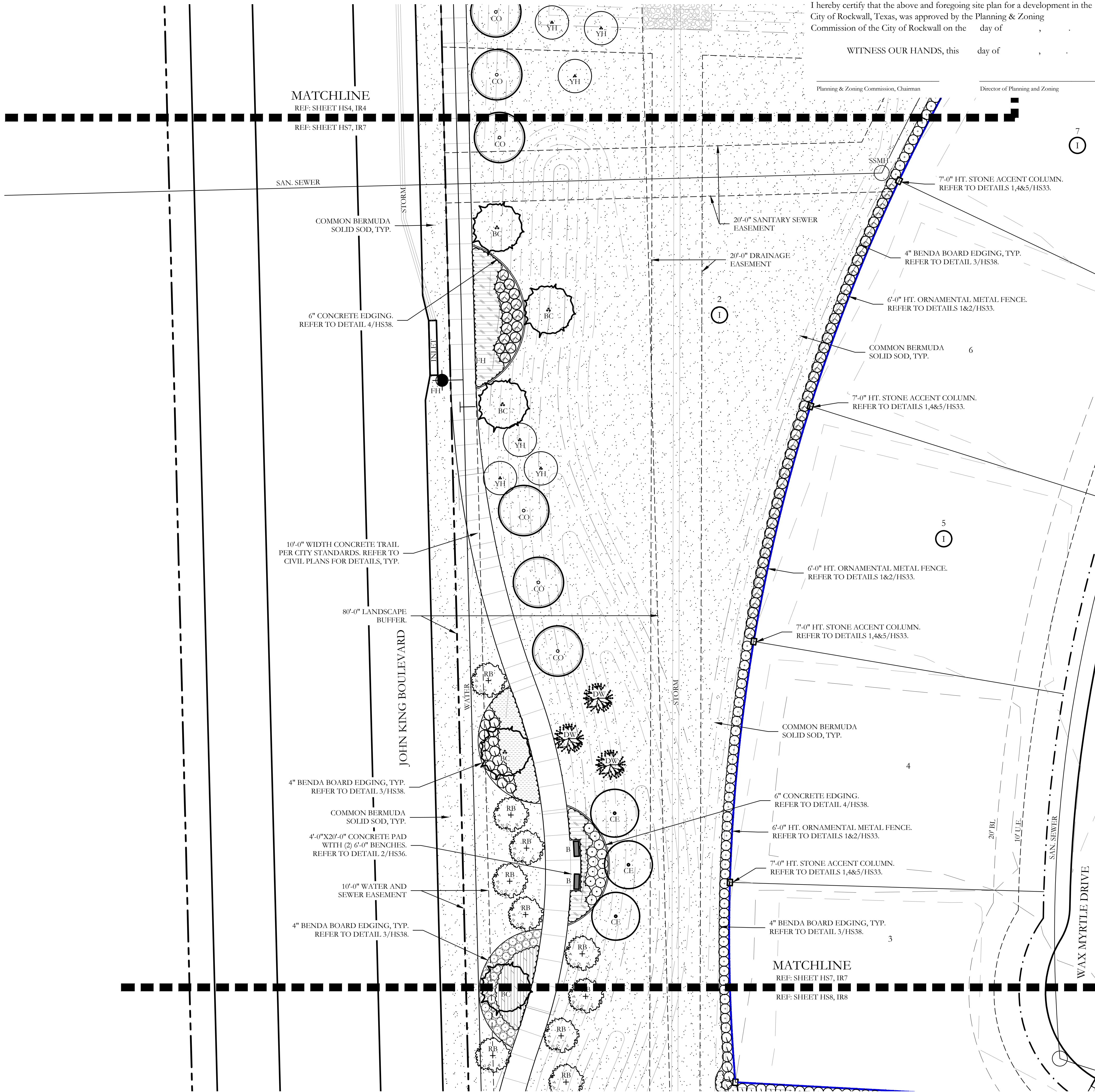


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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

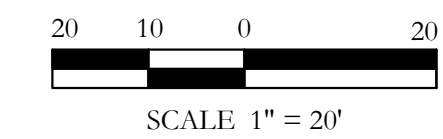
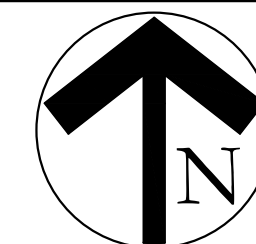


HARDSCAPE LEGEND

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PLANT LEGEND

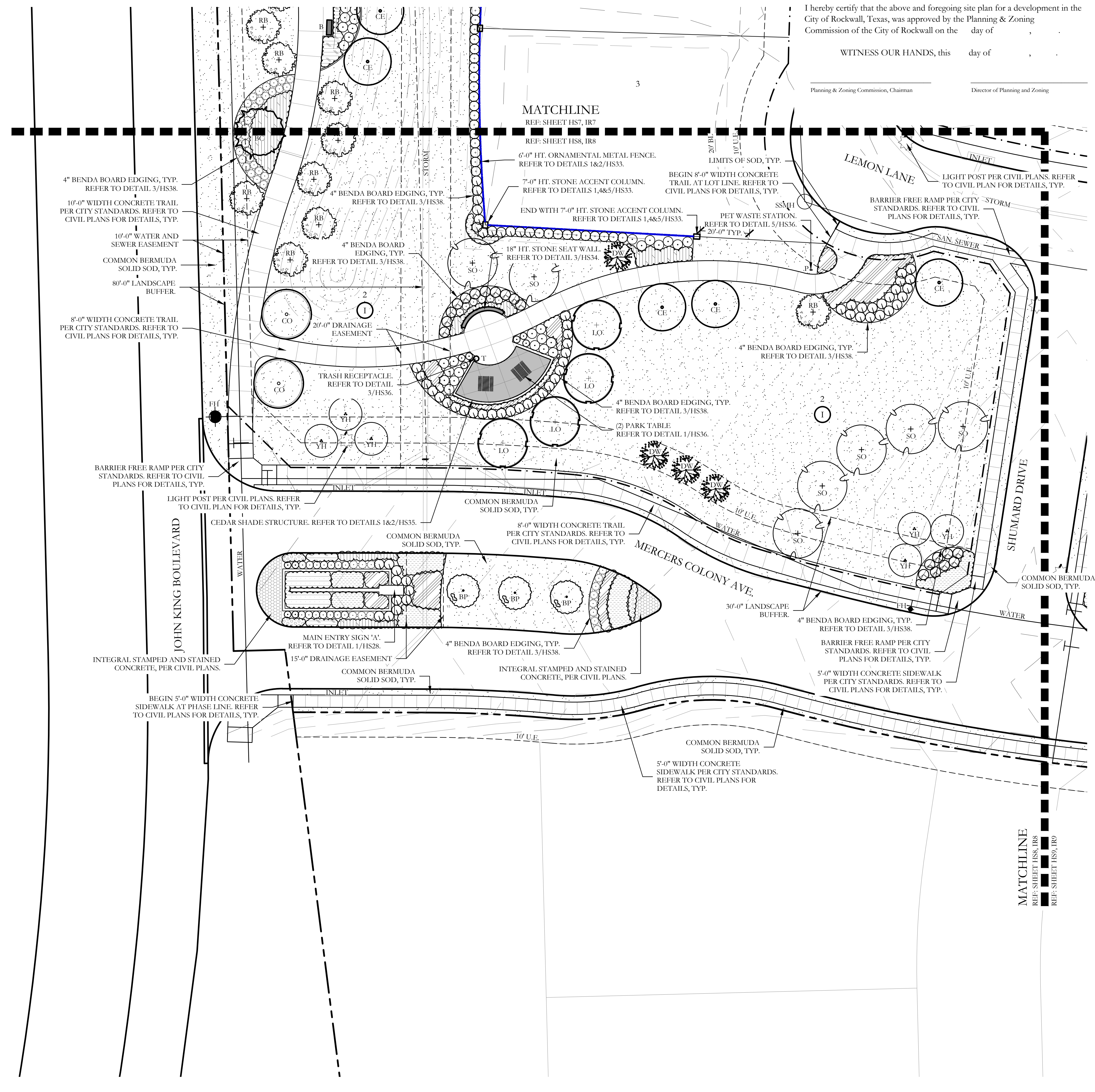
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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 Planning and Zoning Commission, Chairman Director of Planning and Zoning

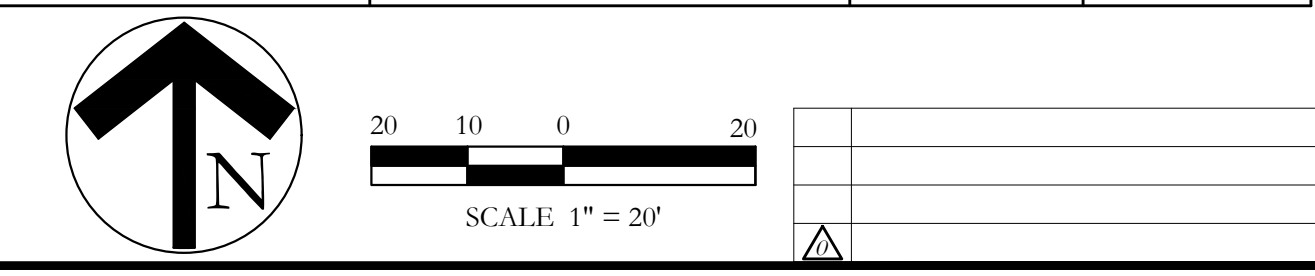


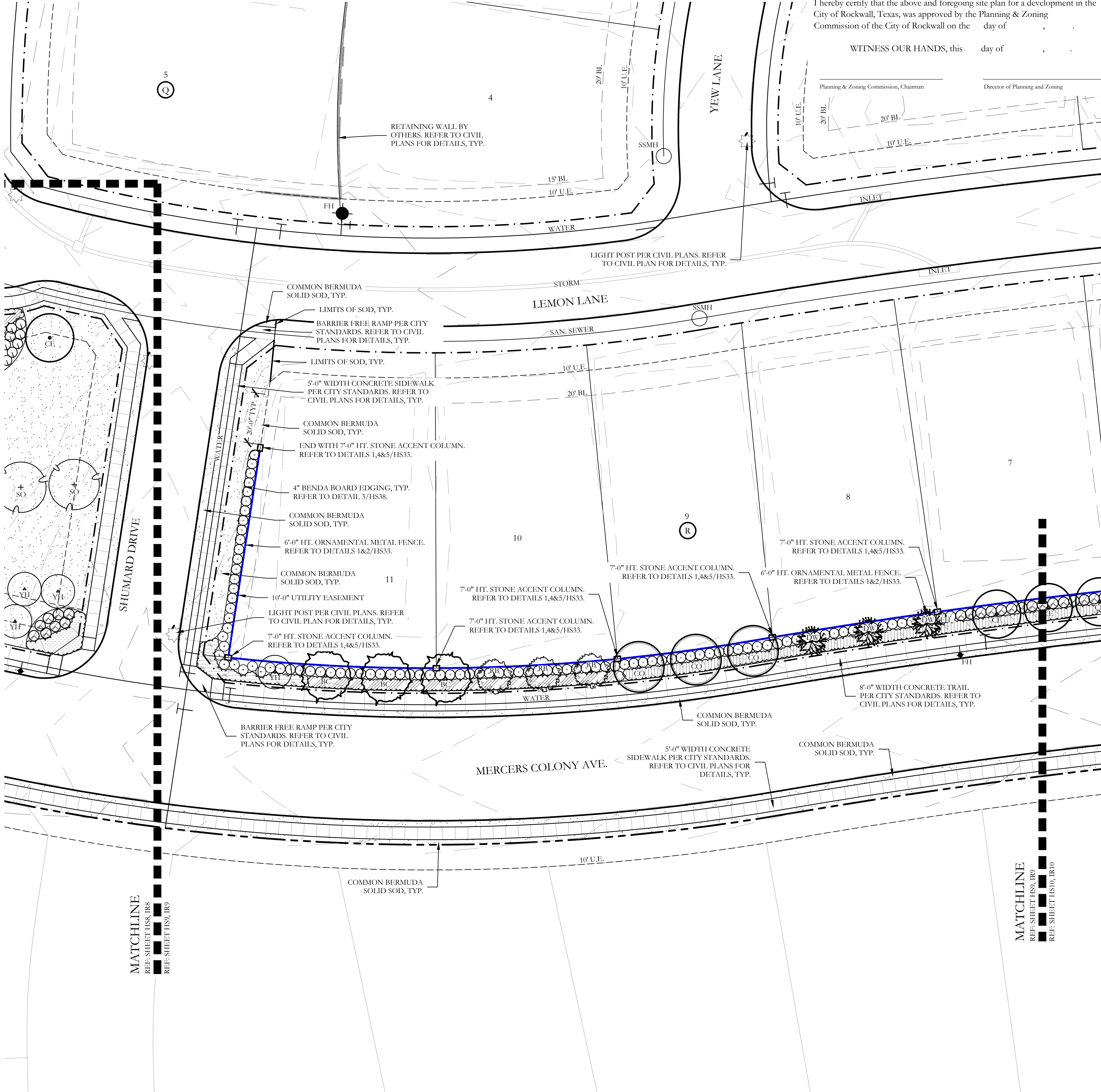
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





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

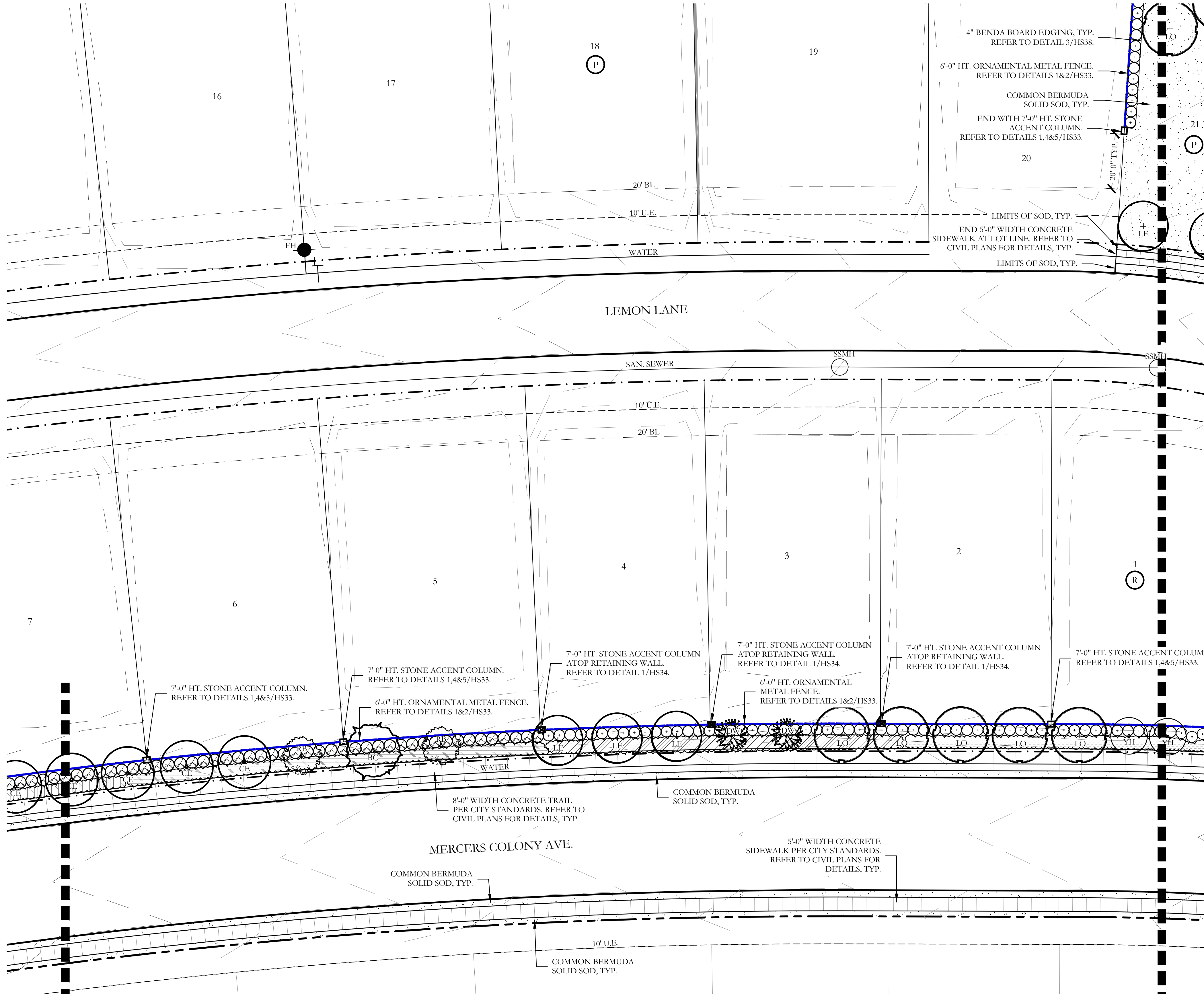
 Director of Planning and Zoning

HARDSCAPE LEGEND

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	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
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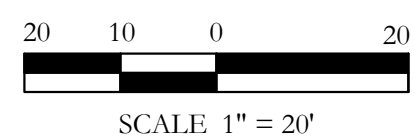
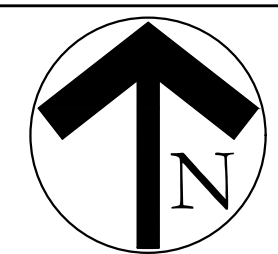
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 REF: SHEET HS10, IR10

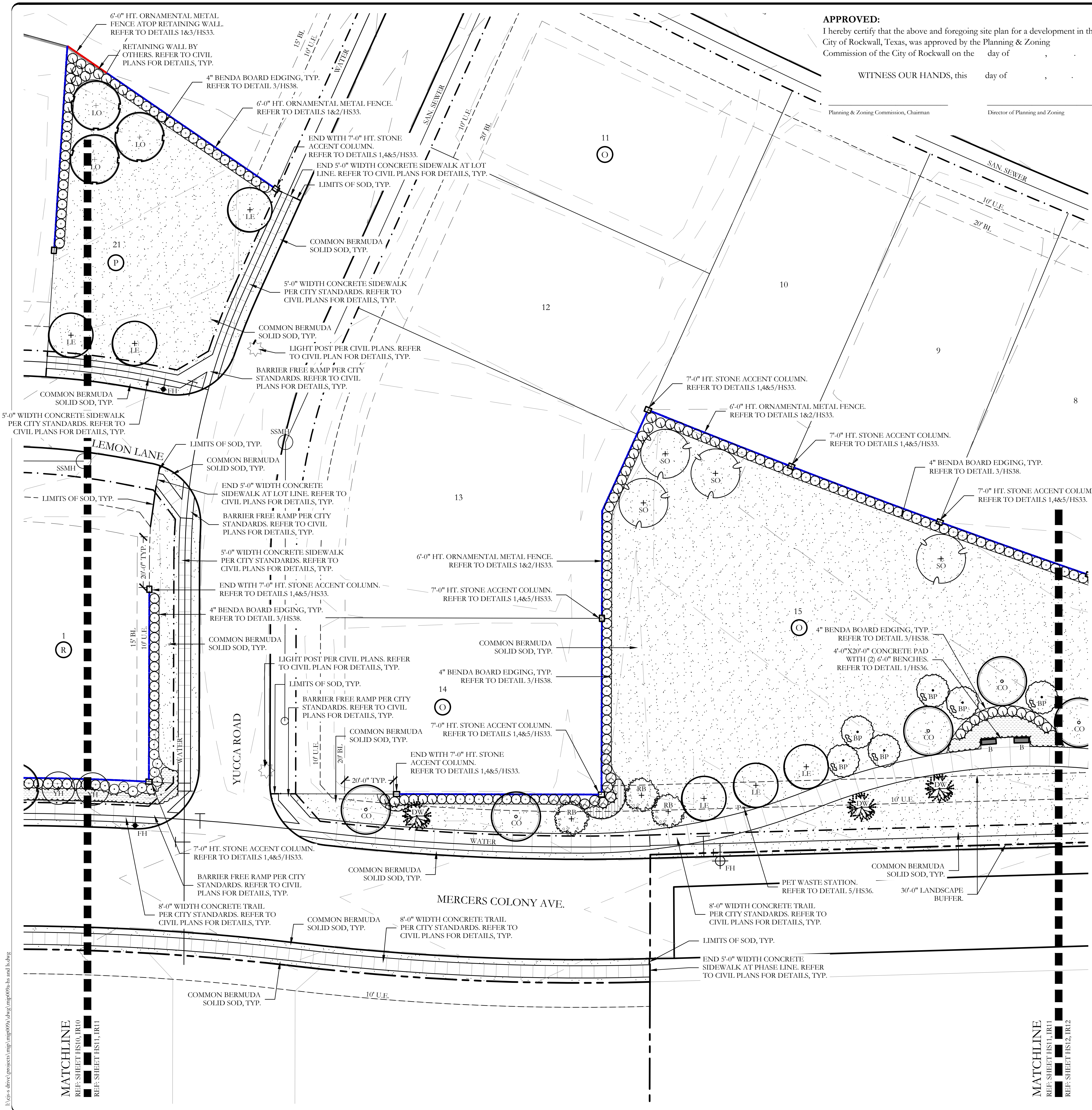
MATCHLINE
 REF: SHEET HS10, IR10
 REF: SHEET HS11, IR11

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





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 Director of Planning and Zoning

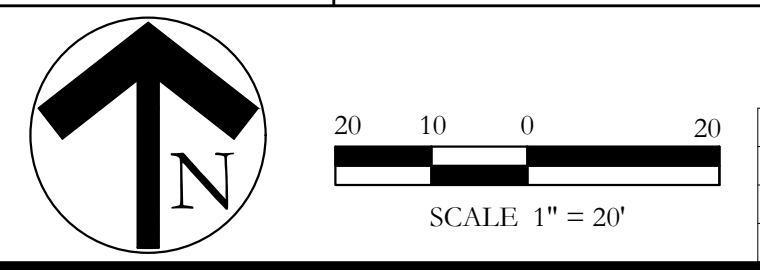
HARDSCAPE LEGEND

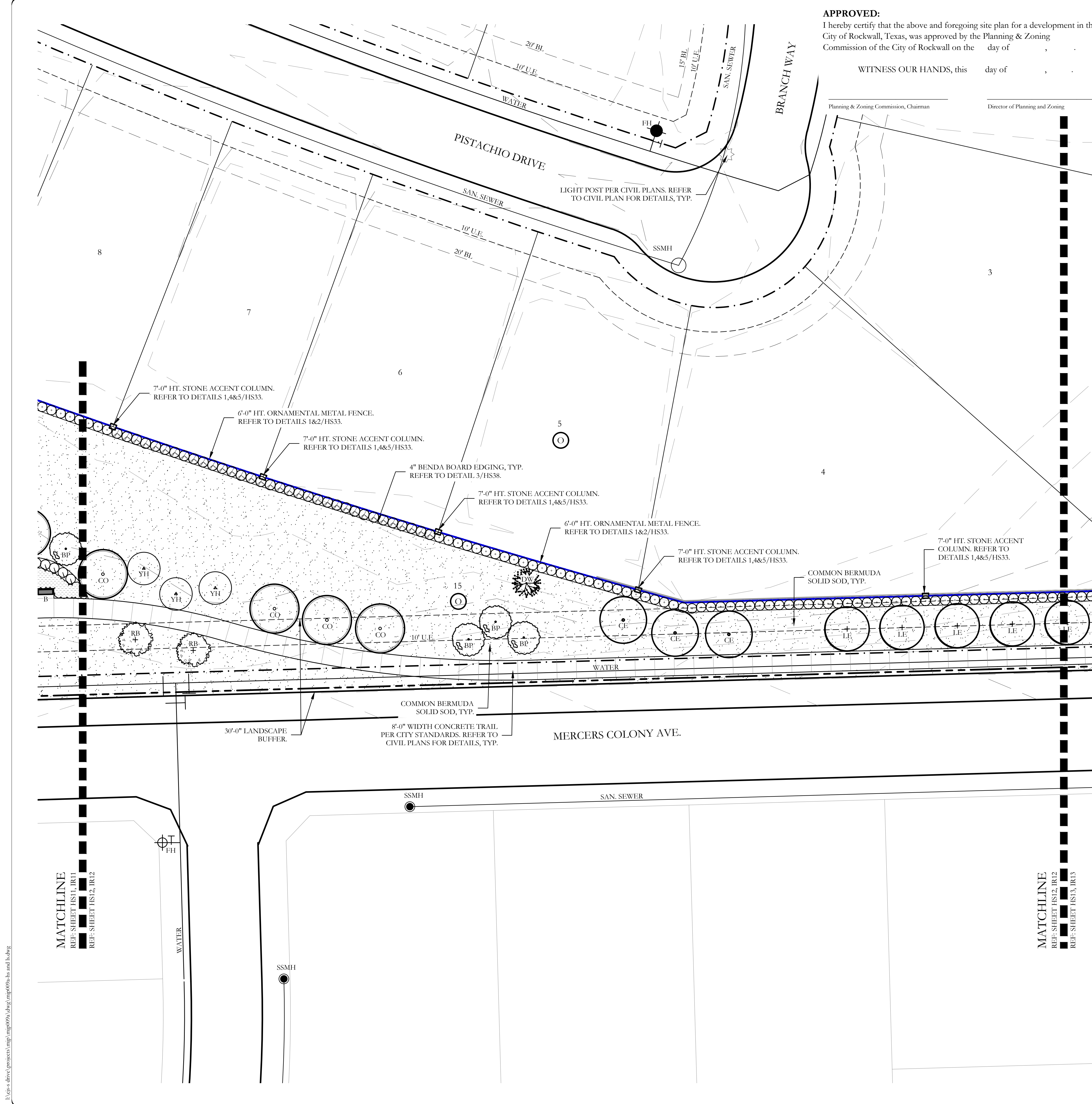
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PLANT LEGEND

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 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

HARDSCAPE LEGEND

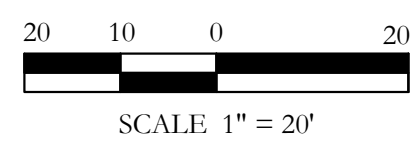
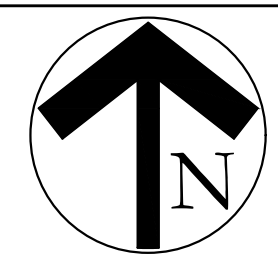
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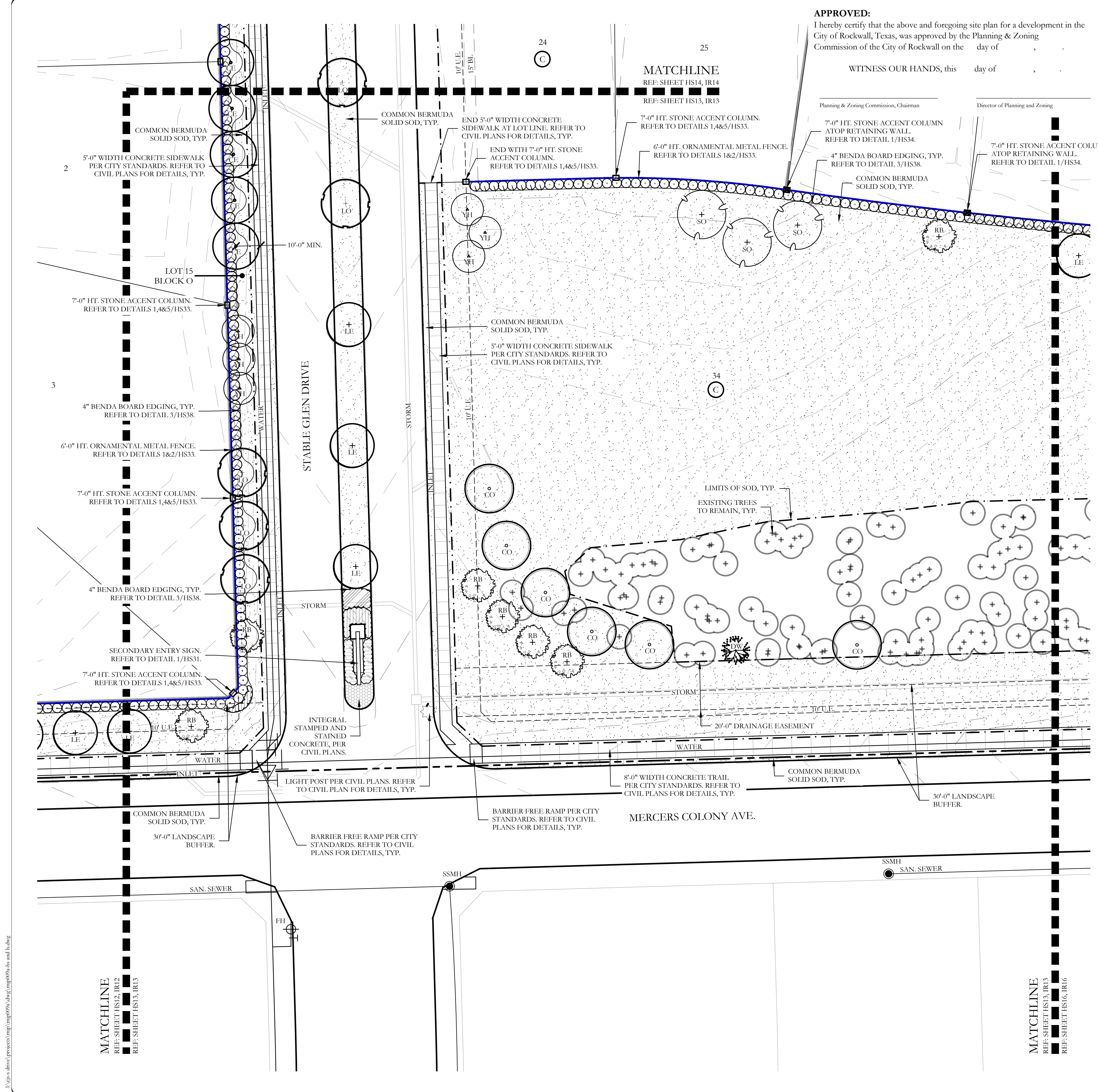
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MATCHLINE
 REF: SHEET HS11, HR1
 REF: SHEET HS12, HR2

MATCHLINE
 REF: SHEET HS12, HR2
 REF: SHEET HS13, HR3





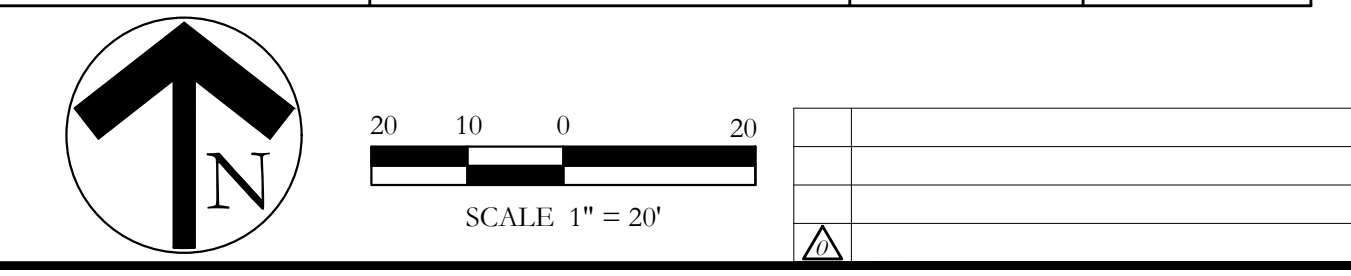
HARDSCAPE LEGEND

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

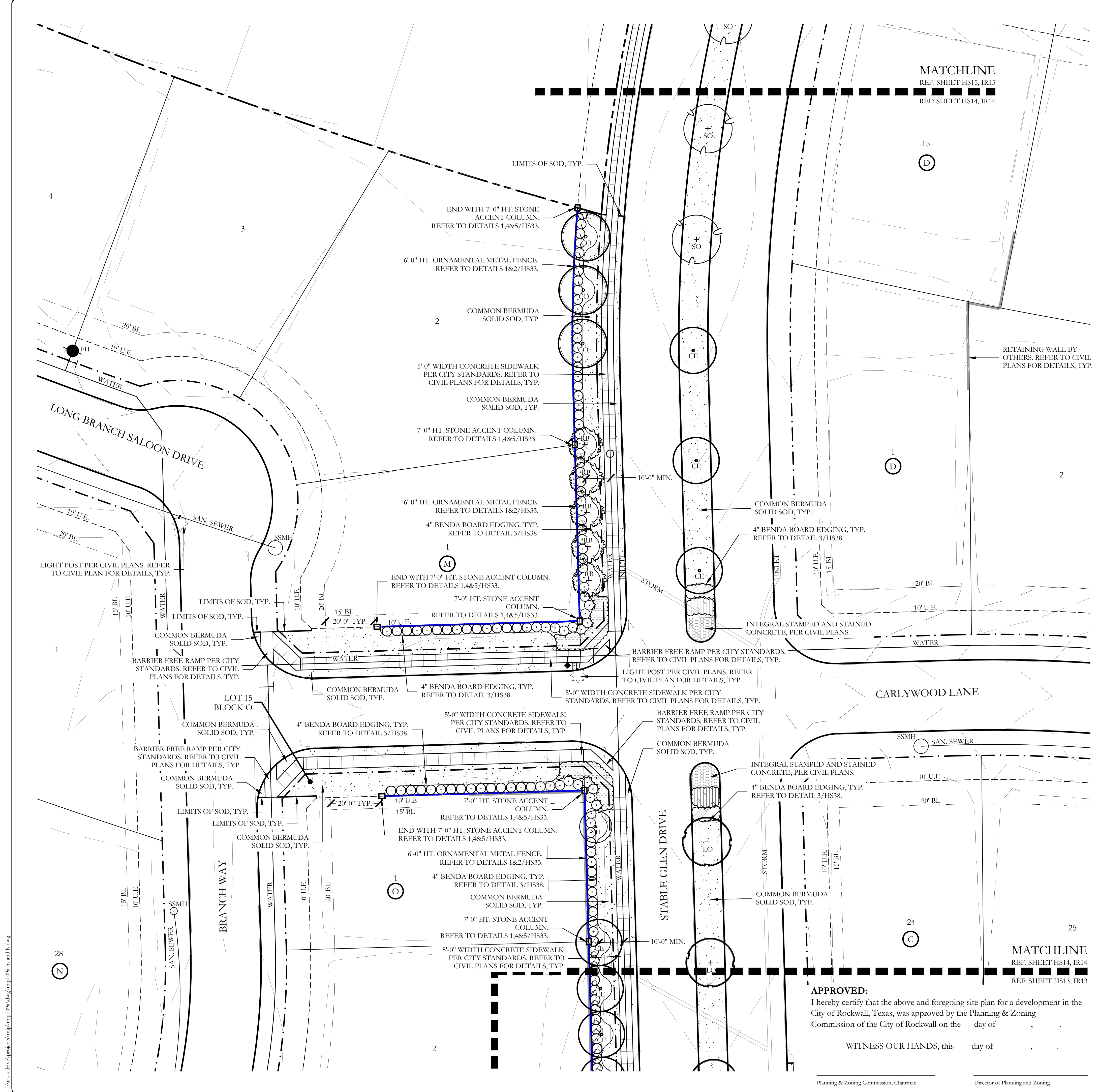
JUNIPER PHASE 1
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
 HARDSCAPE AND LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
 JOY L. JOHNSON
 2833
 STATE OF TEXAS
 February 02, 2026

SCALE:
 1" = 20'
 One Inch
 JVC No MJP009A

HS13 of 38
 CITY PROJECT NO. SP2025-048

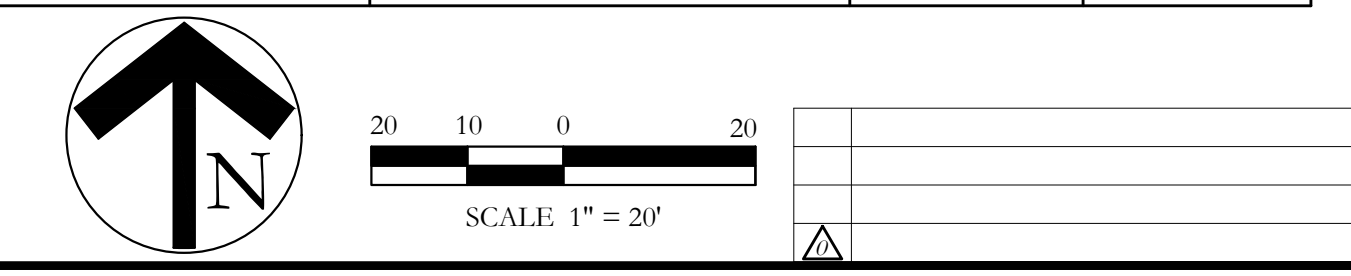


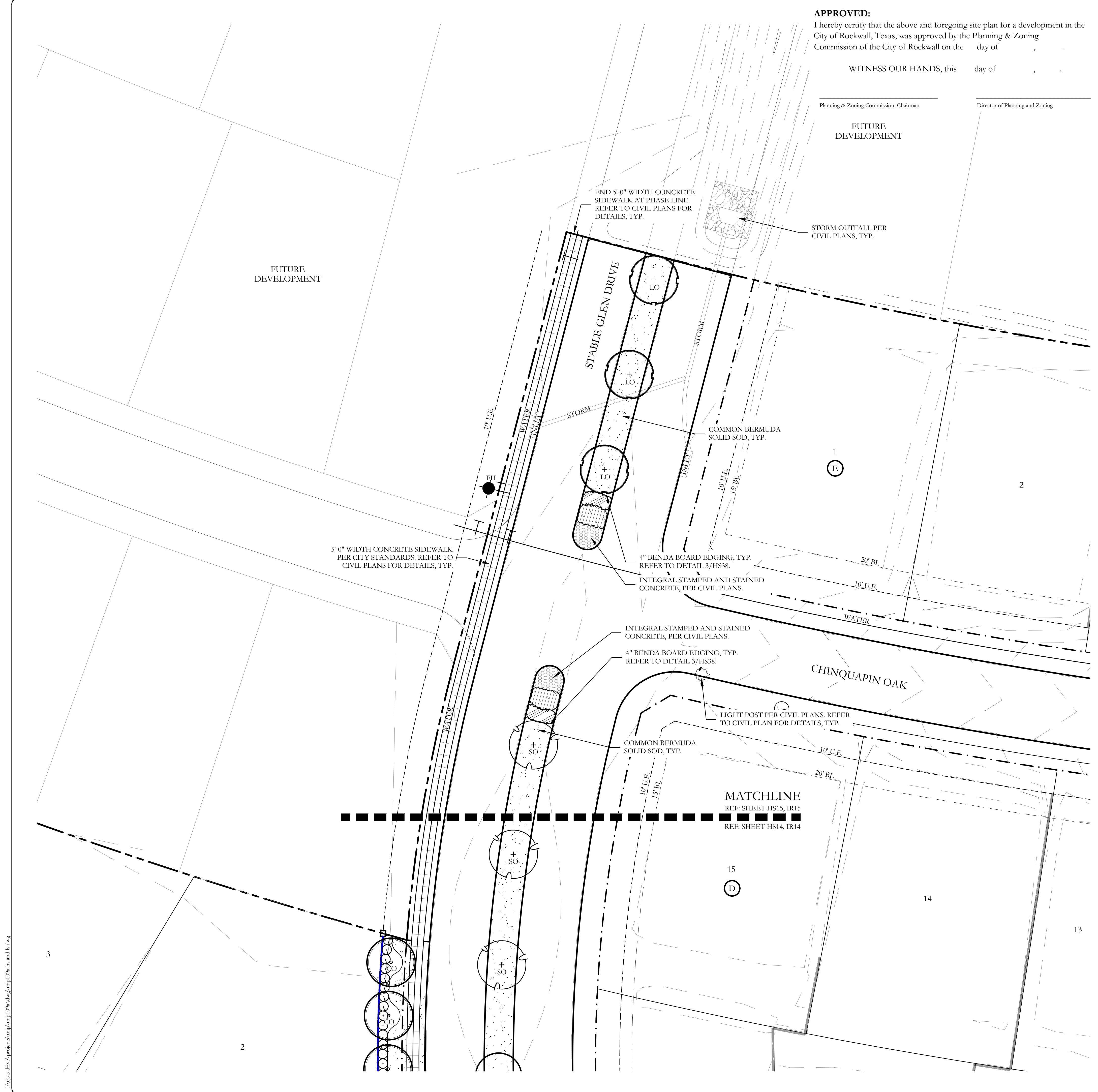
HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 1&3/HS33.		6'-0" BENCH. REFER TO DETAIL 2/HS36.
	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
	7'-0" HT. STONE ACCENT COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS34.		PET WASTE STATION. REFER TO DETAIL 5/HS36.
	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





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

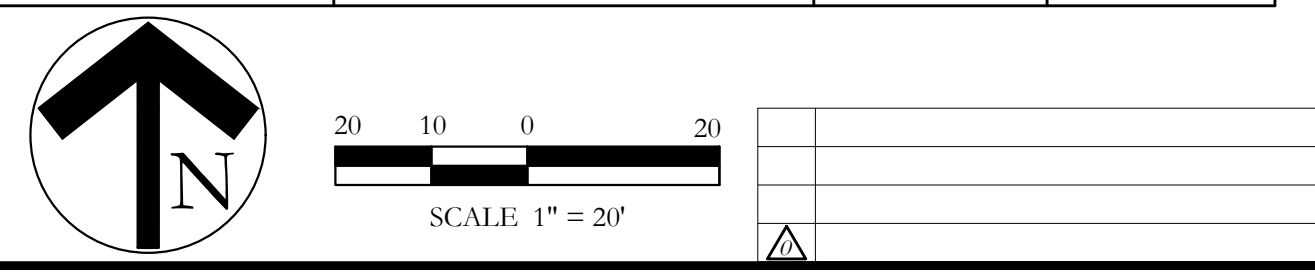
 Director of Planning and Zoning

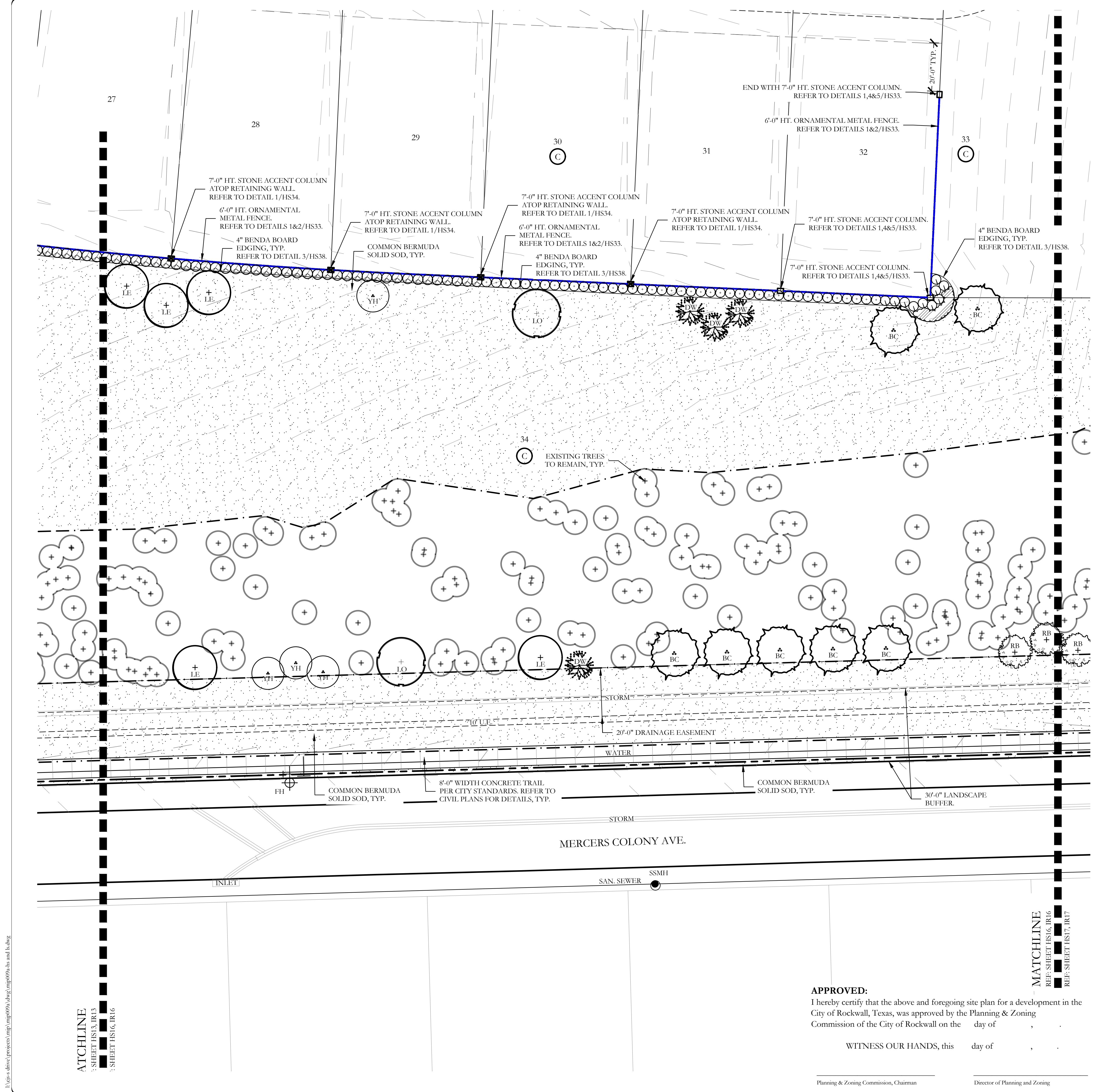
HARDSCAPE LEGEND

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINIENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
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		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD





HARDSCAPE LEGEND

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PLANT LEGEND

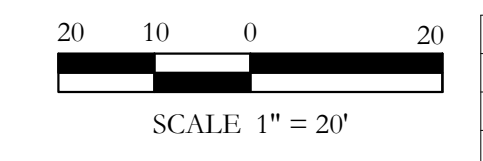
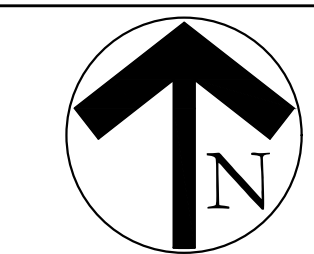
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2025.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

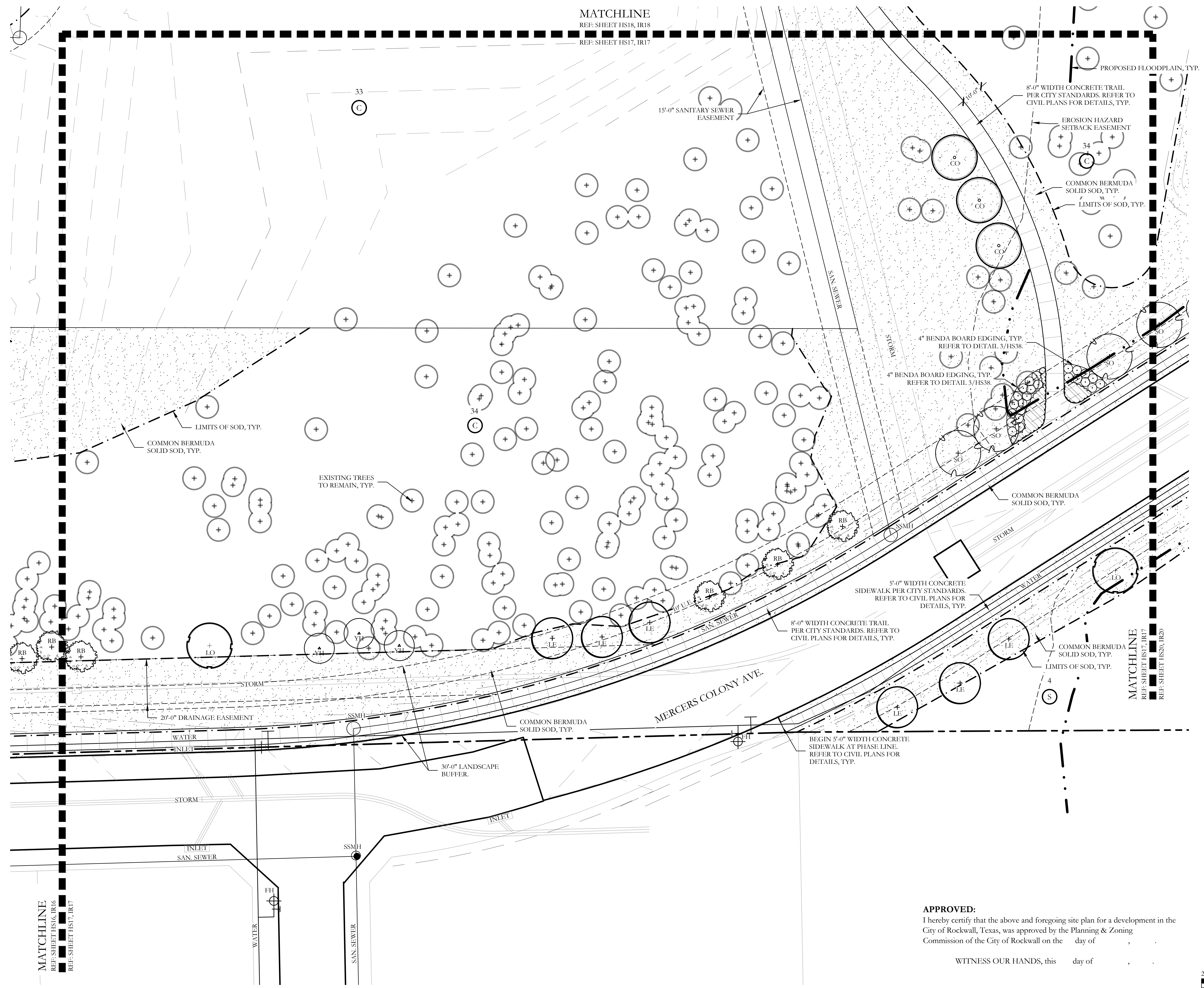


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MATCHLINE
SHEET HS13, R13
SHEET HS16, R16

MATCHLINE
REF: SHEET HS16, R16
REF: SHEET HS17, R17

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MATCHLINE
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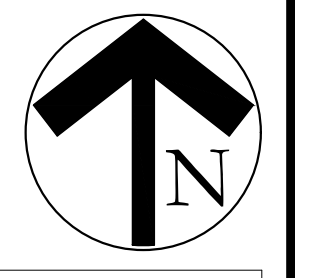
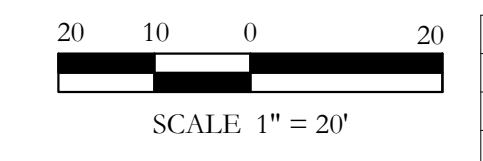
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MATCHLINE
 REF: SHEET HS20, IR20
 REF: SHEET HS21, IR21

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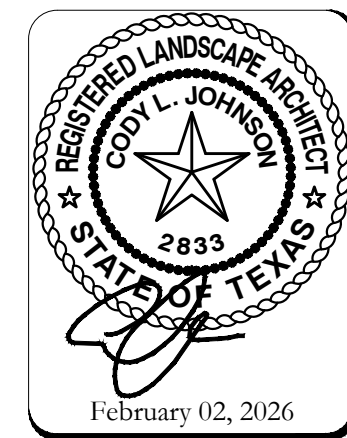
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 One Inch
 IVC No MJP009A

HS17 of 38

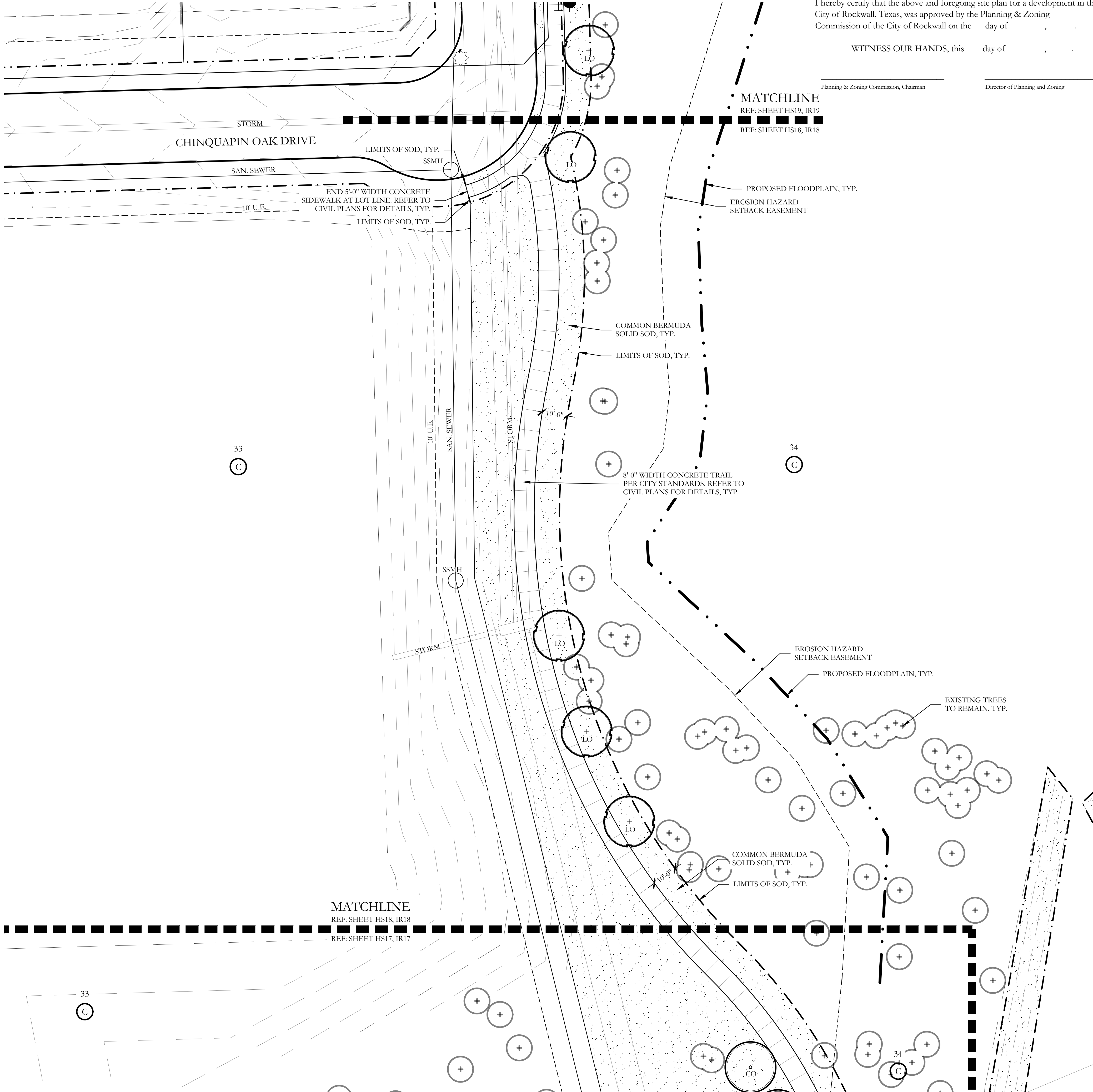
JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER
 PHASE 1
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
 HARDSCAPE AND LANDSCAPE PLAN



CITY PROJECT NO. SP2025-048



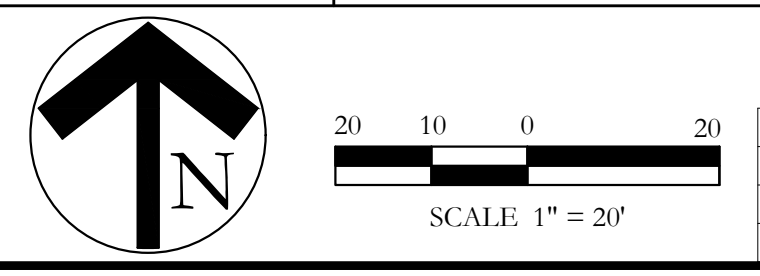
HARDSCAPE LEGEND

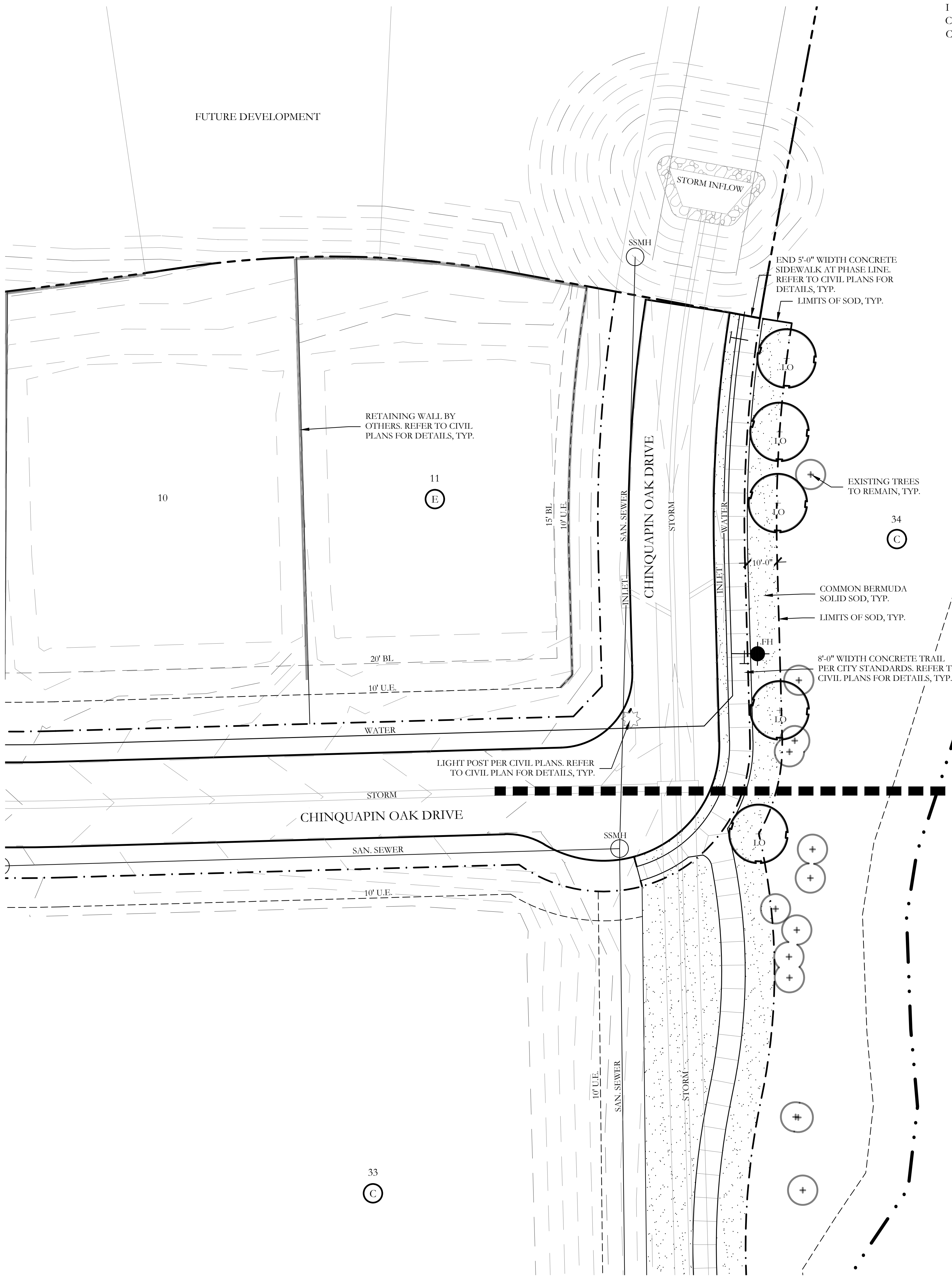
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APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.

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

 Planning & Zoning Commission, Chairman

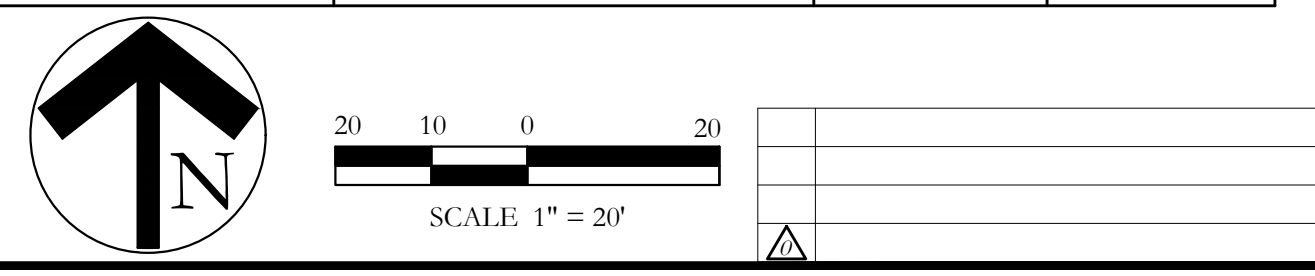
 Director of Planning and Zoning

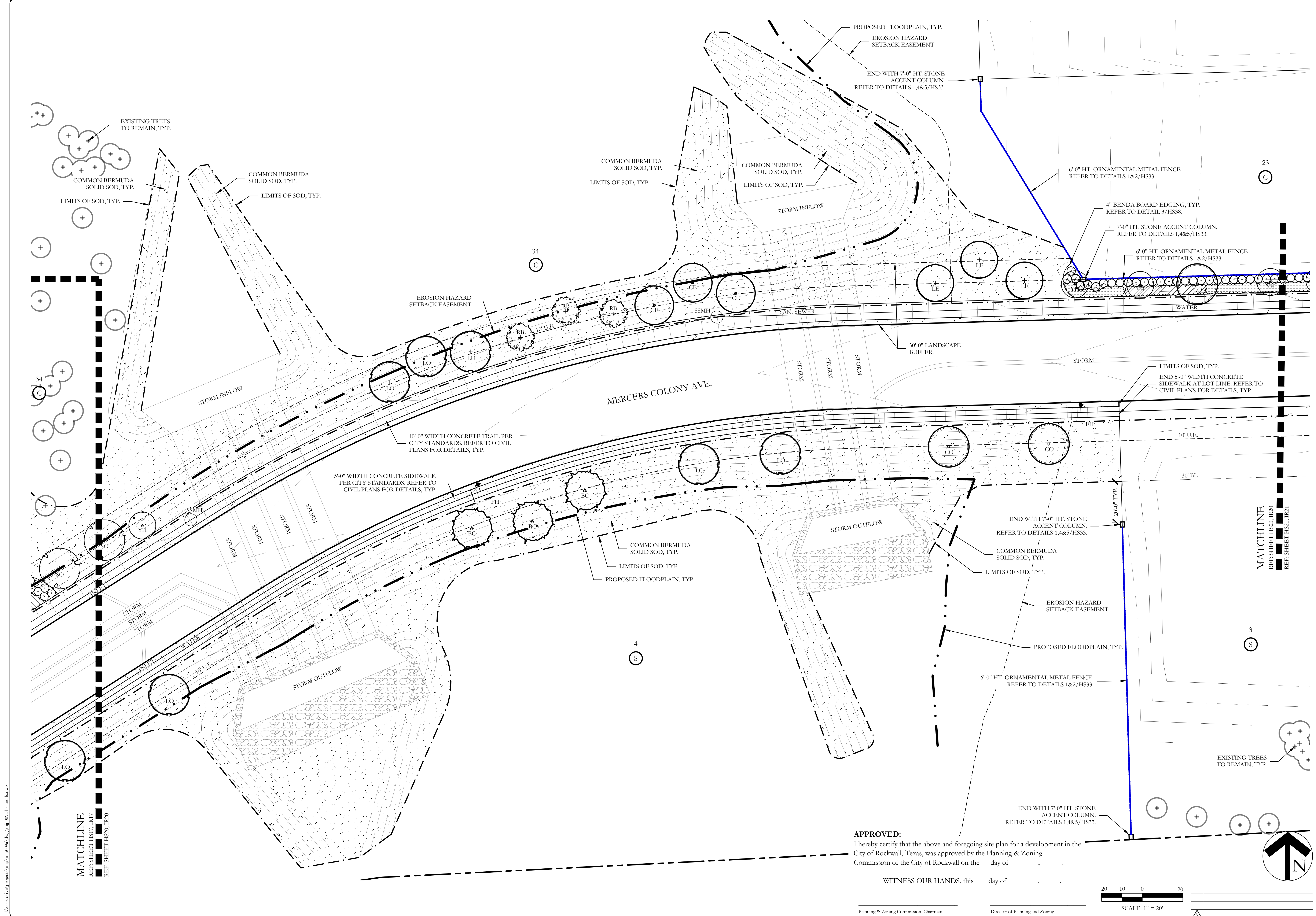
HARDSCAPE LEGEND

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MATCHLINE
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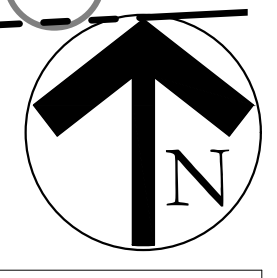
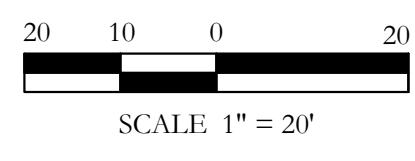
MATCHLINE
 REF: SHEET HS20_IR20
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APPROVED:
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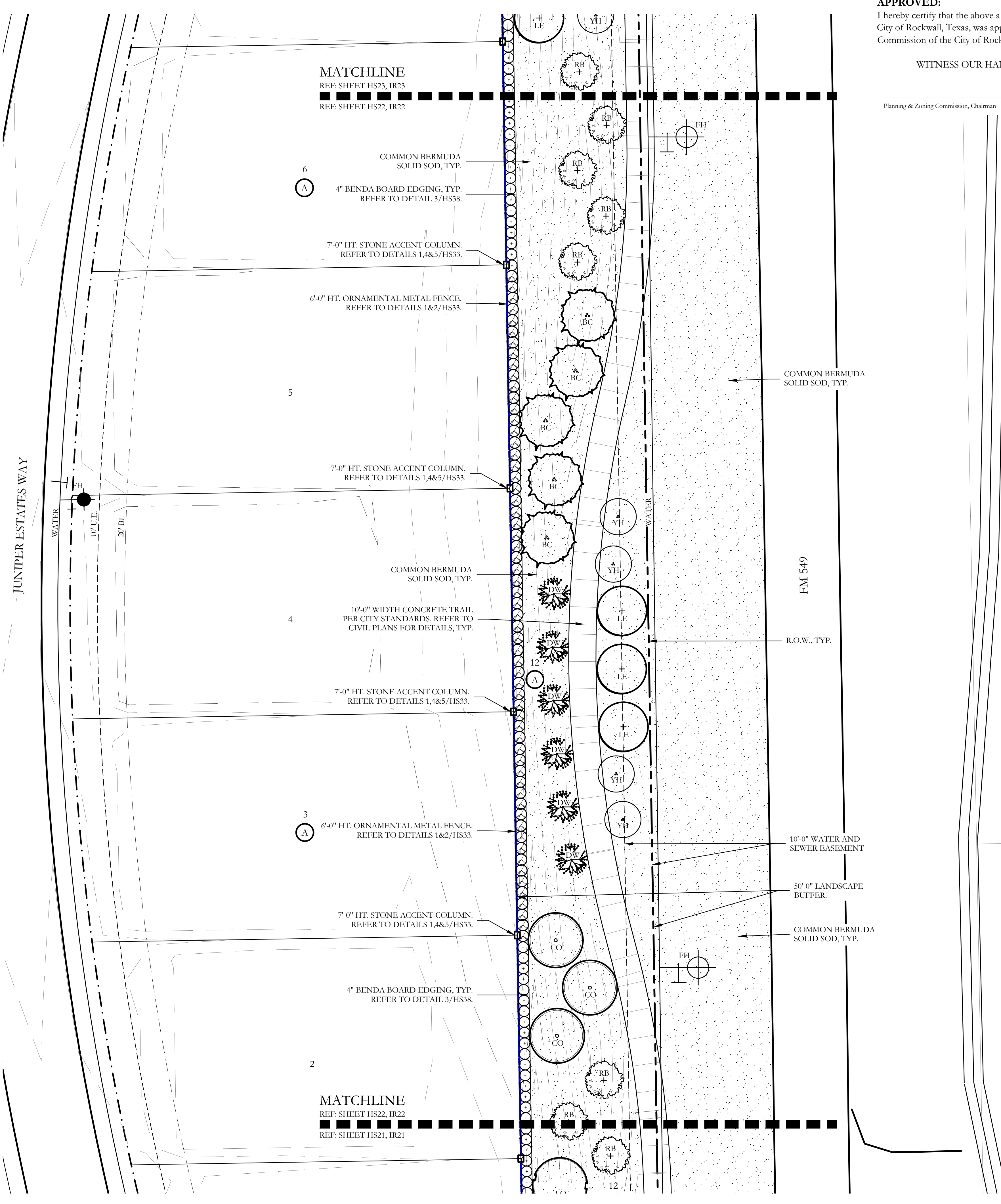
WITNESS OUR HANDS, this _____ day of _____

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



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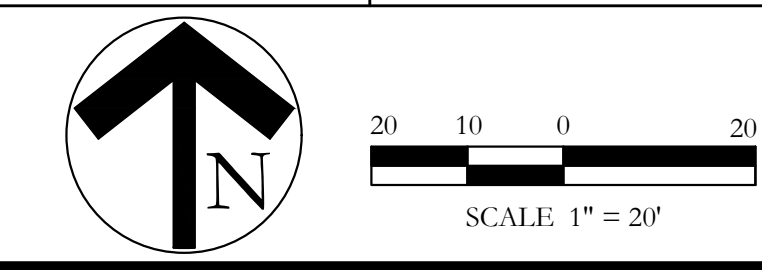
 Director of Planning and Zoning

HARDSCAPE LEGEND

	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
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	18" HT. STONE SEAT WALL. REFER TO DETAIL 3/HS34.	NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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

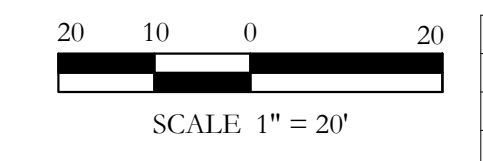
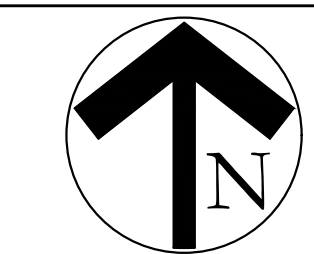
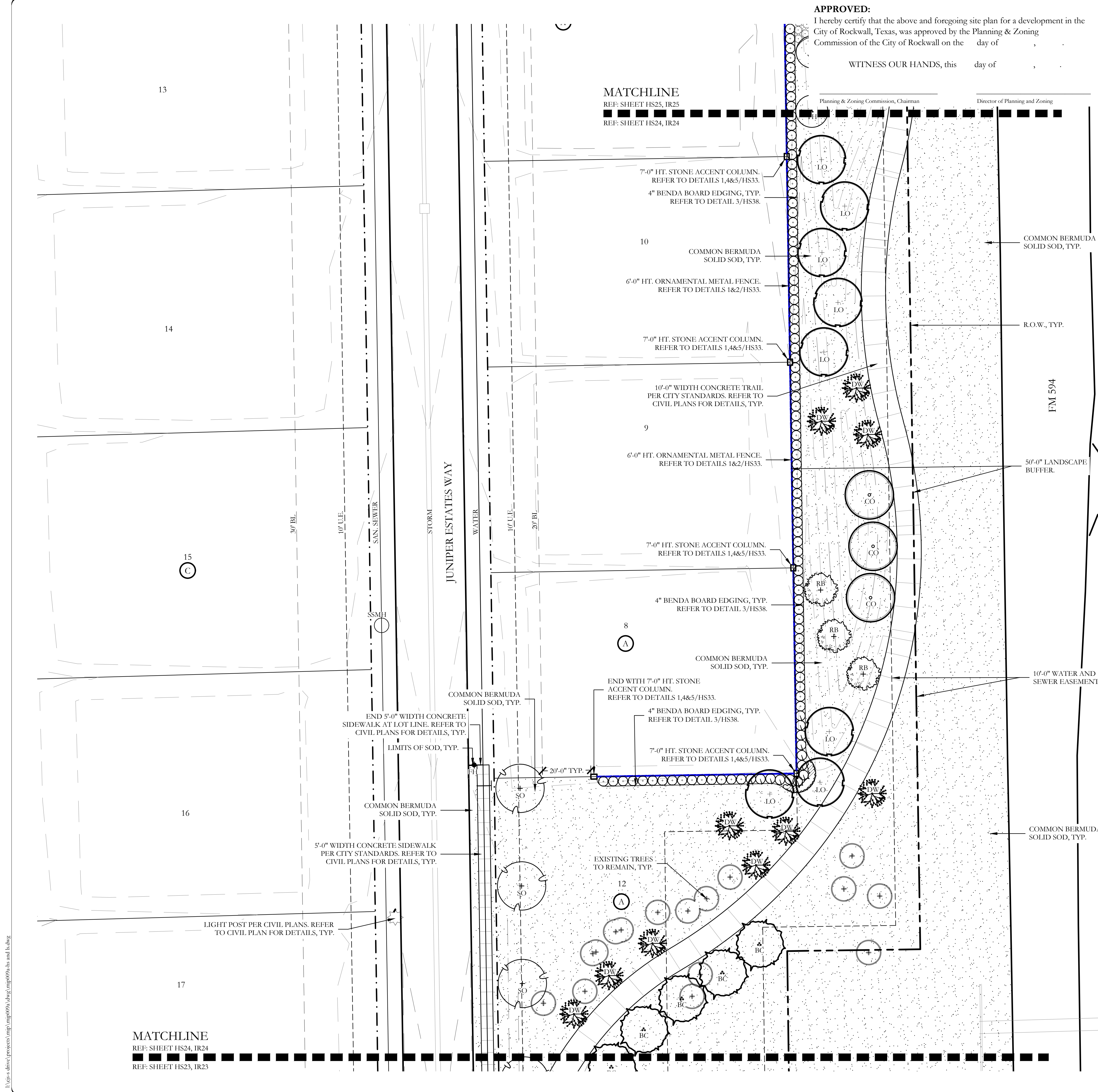
Director of Planning and Zoning

MATCHLINE
REF: SHEET HS25, IR25
REF: SHEET HS24, IR24

MATCHLINE
REF: SHEET HS24, IR24
REF: SHEET HS23, IR23

HARDSCAPE LEGEND			
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS33.		PARK TABLE. REFER TO DETAIL 1/HS36.
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	7'-0" HT. STONE ACCENT COLUMN. REFER TO DETAILS 1,4&5/HS33.		TRASH RECEPTACLE. REFER TO DETAIL 3/HS36.
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PLANT LEGEND					
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	BP	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
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APPROVED:
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WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATCHLINE

REF: SHEET HS26, IR26
REF: SHEET HS25, IR25

MATCHLINE

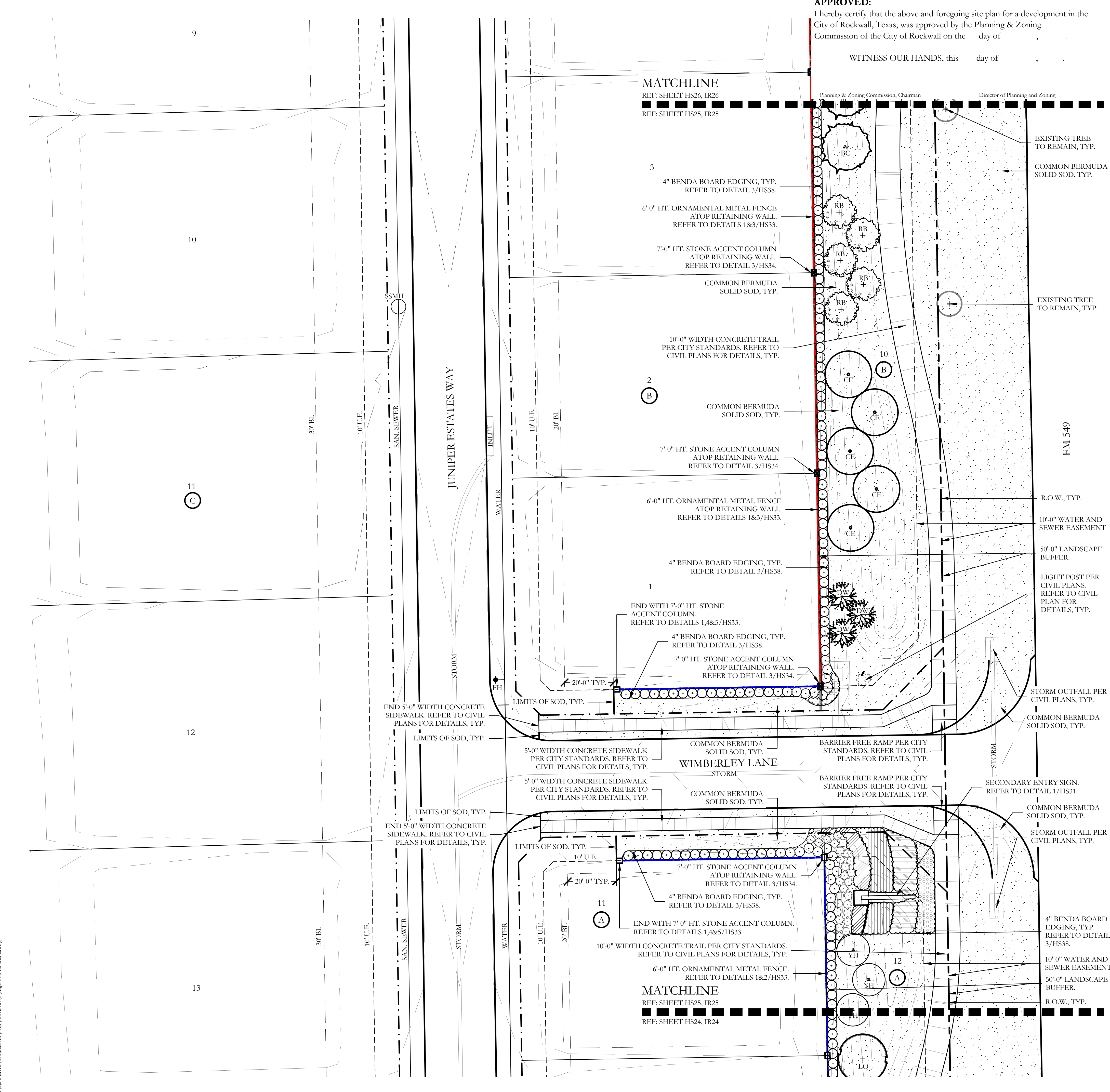
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REF: SHEET HS24, IR24

HARDSCAPE LEGEND

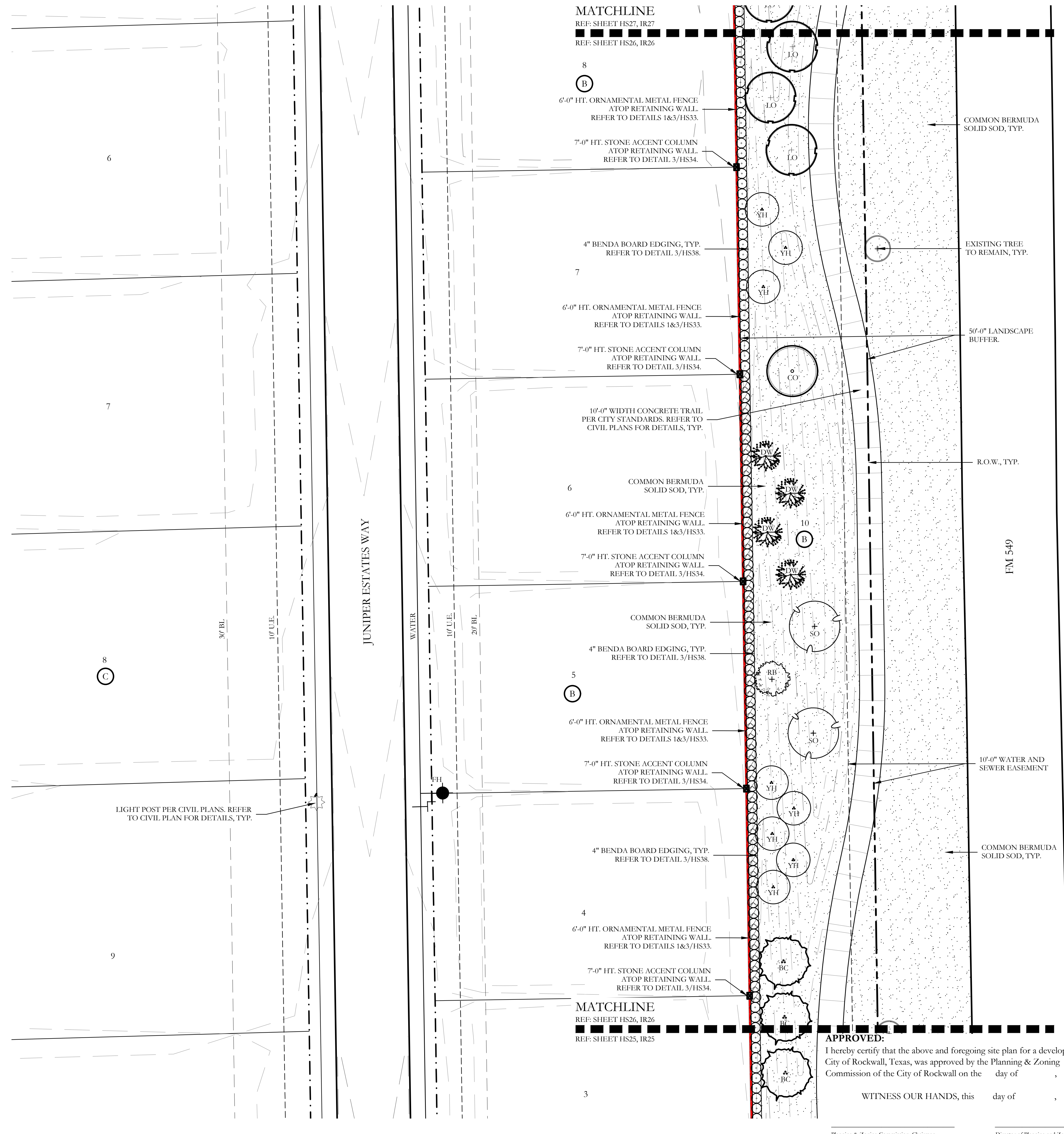
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PLANT LEGEND

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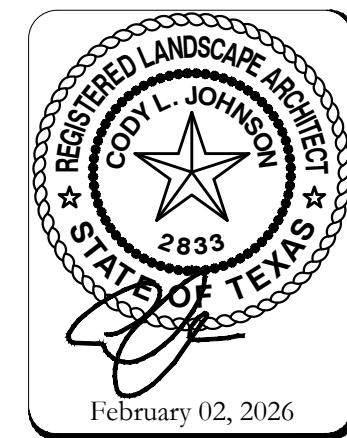
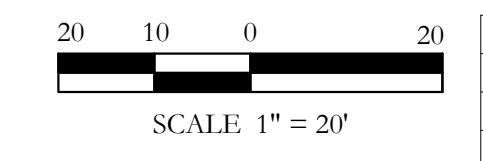
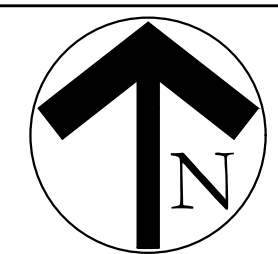


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APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2026.

Planning & Zoning Commission, Chairman

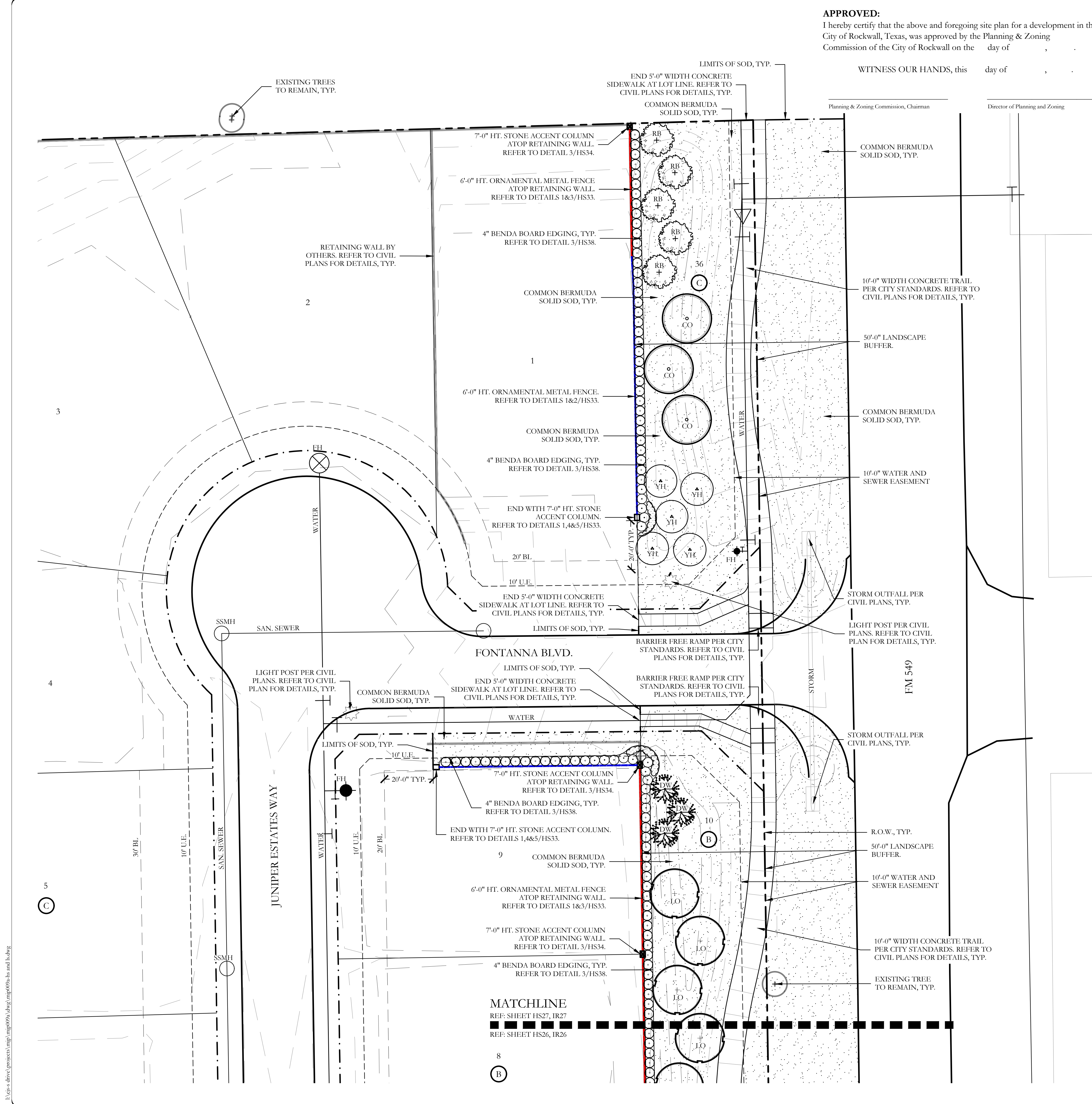
Director of Planning and Zoning

HARDSCAPE LEGEND

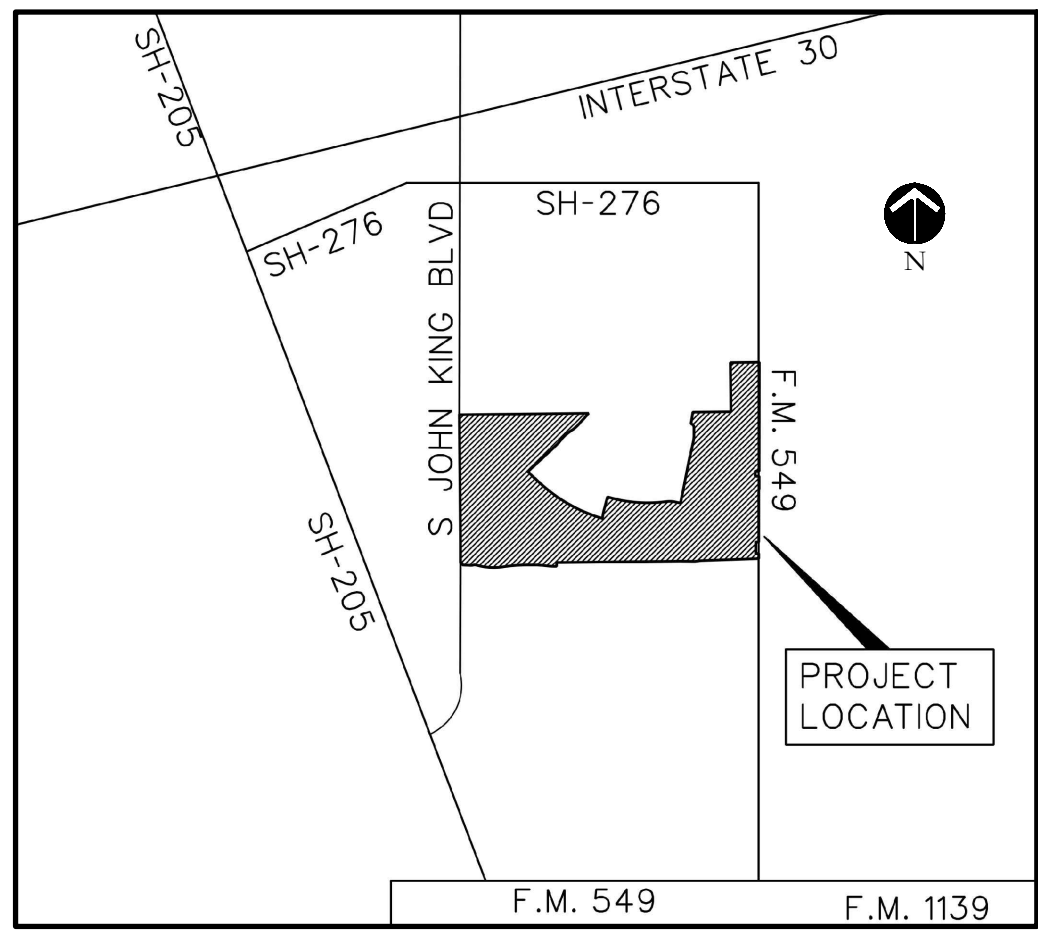
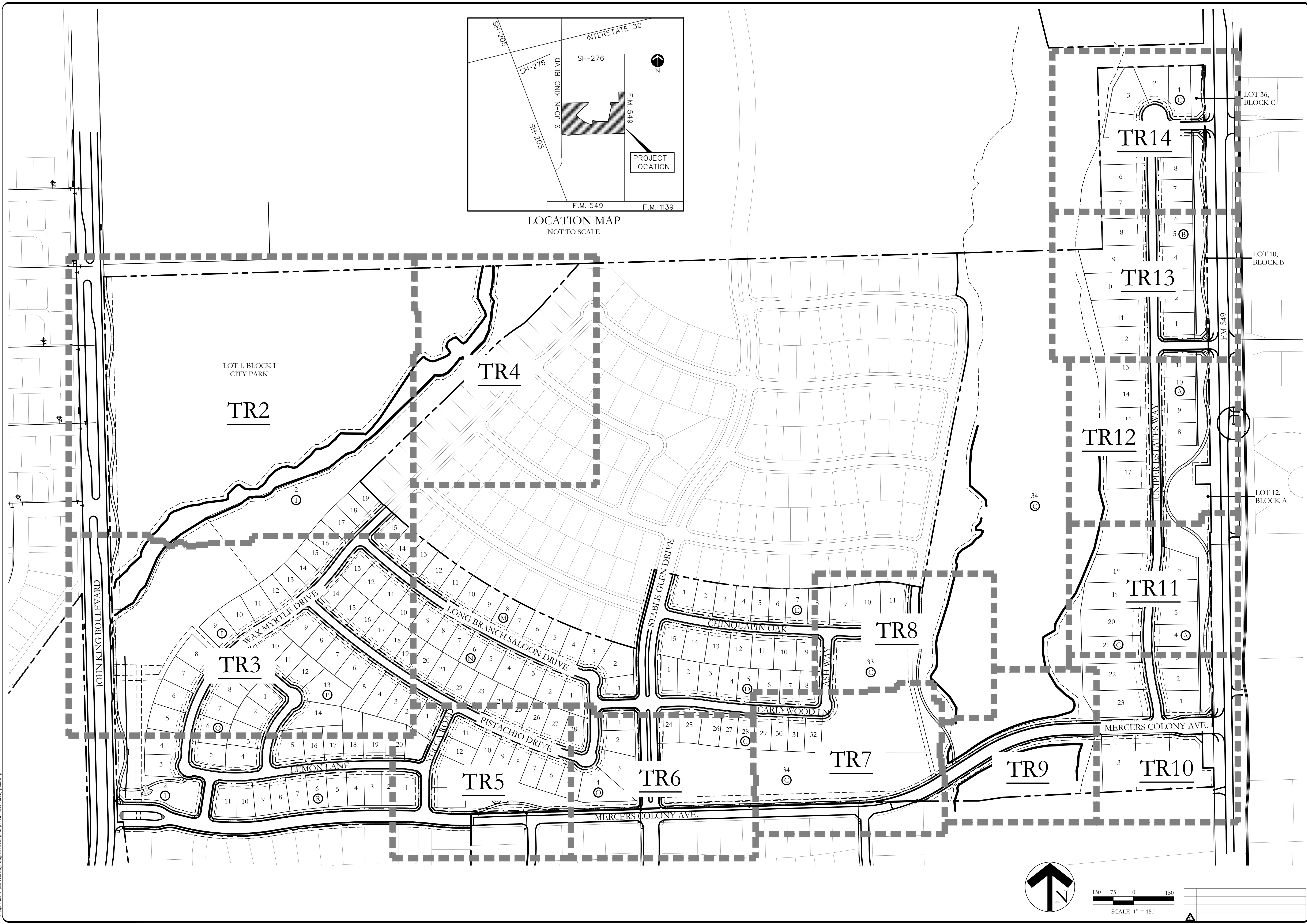
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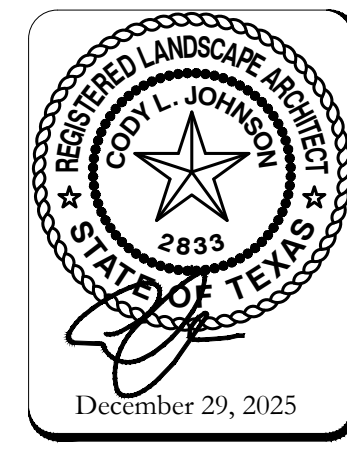
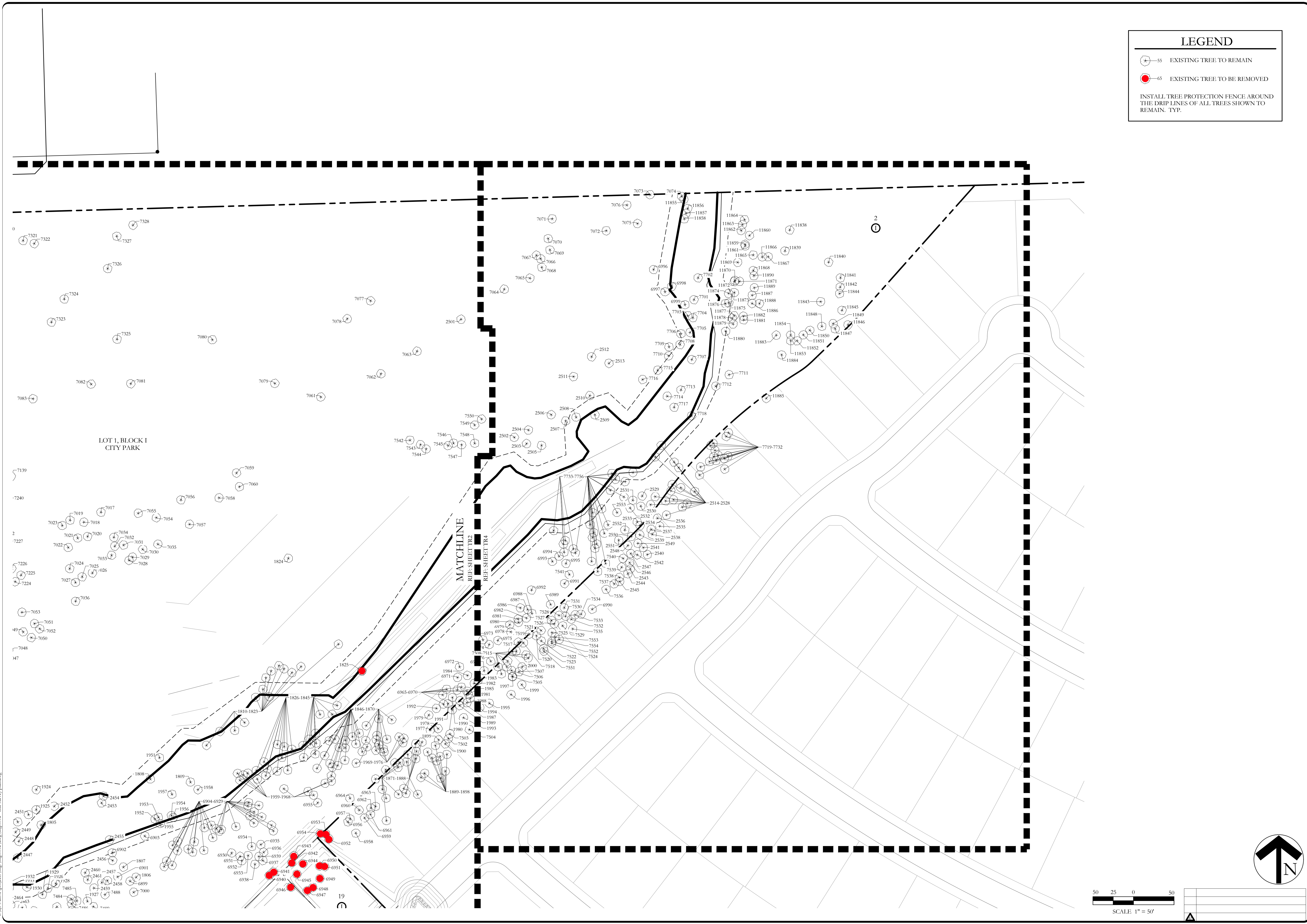


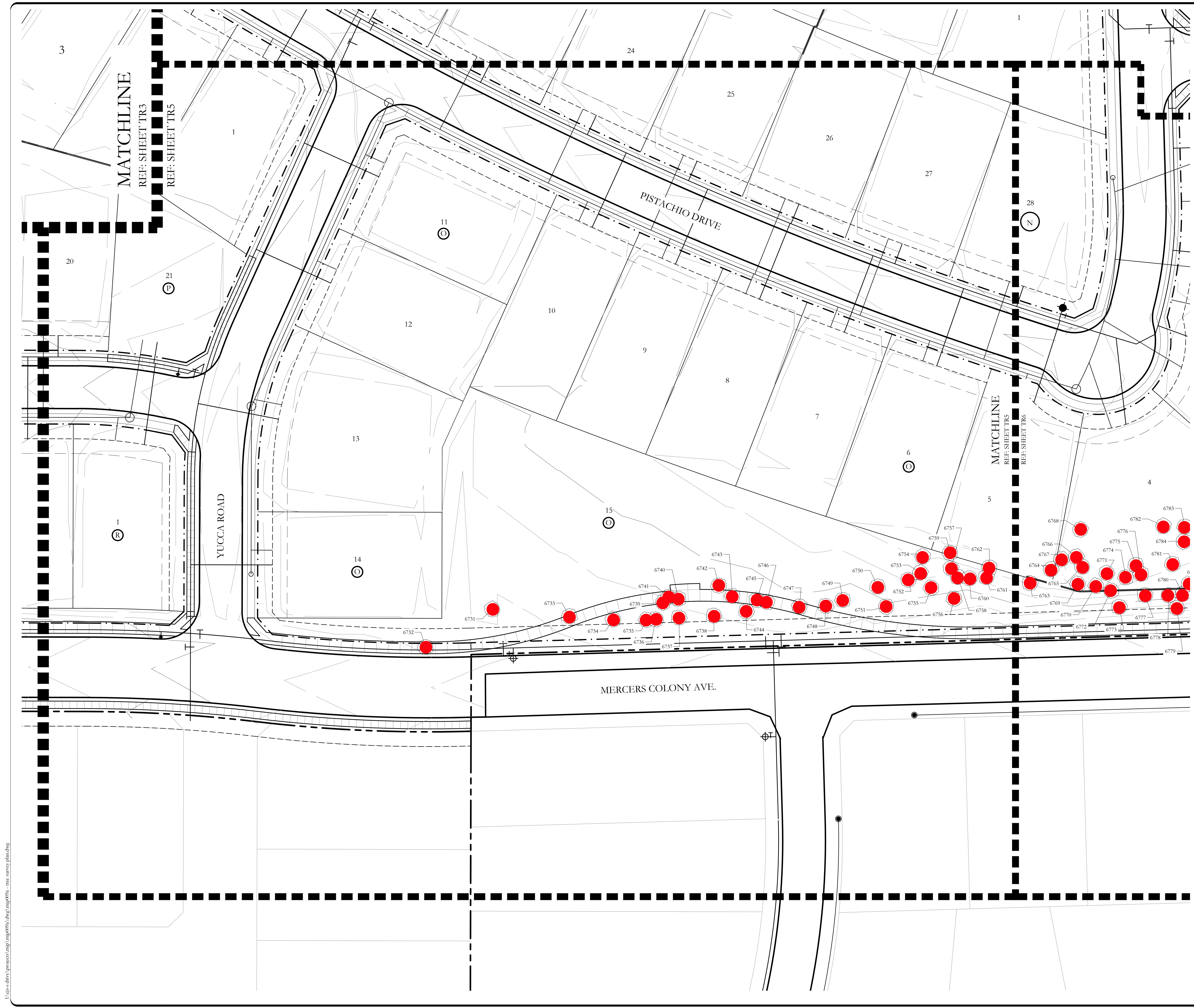
LOCATION MAP
NOT TO SCALE

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LEGEND

- ⊕-55 EXISTING TREE TO REMAIN
 - 65 EXISTING TREE TO BE REMOVED
- INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

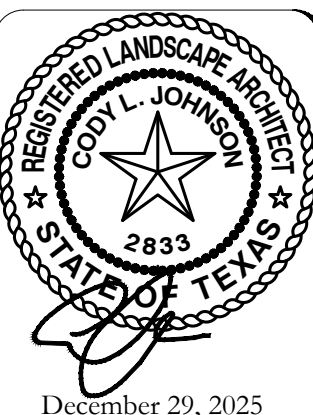
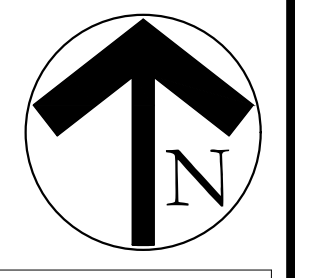
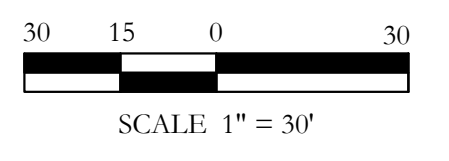




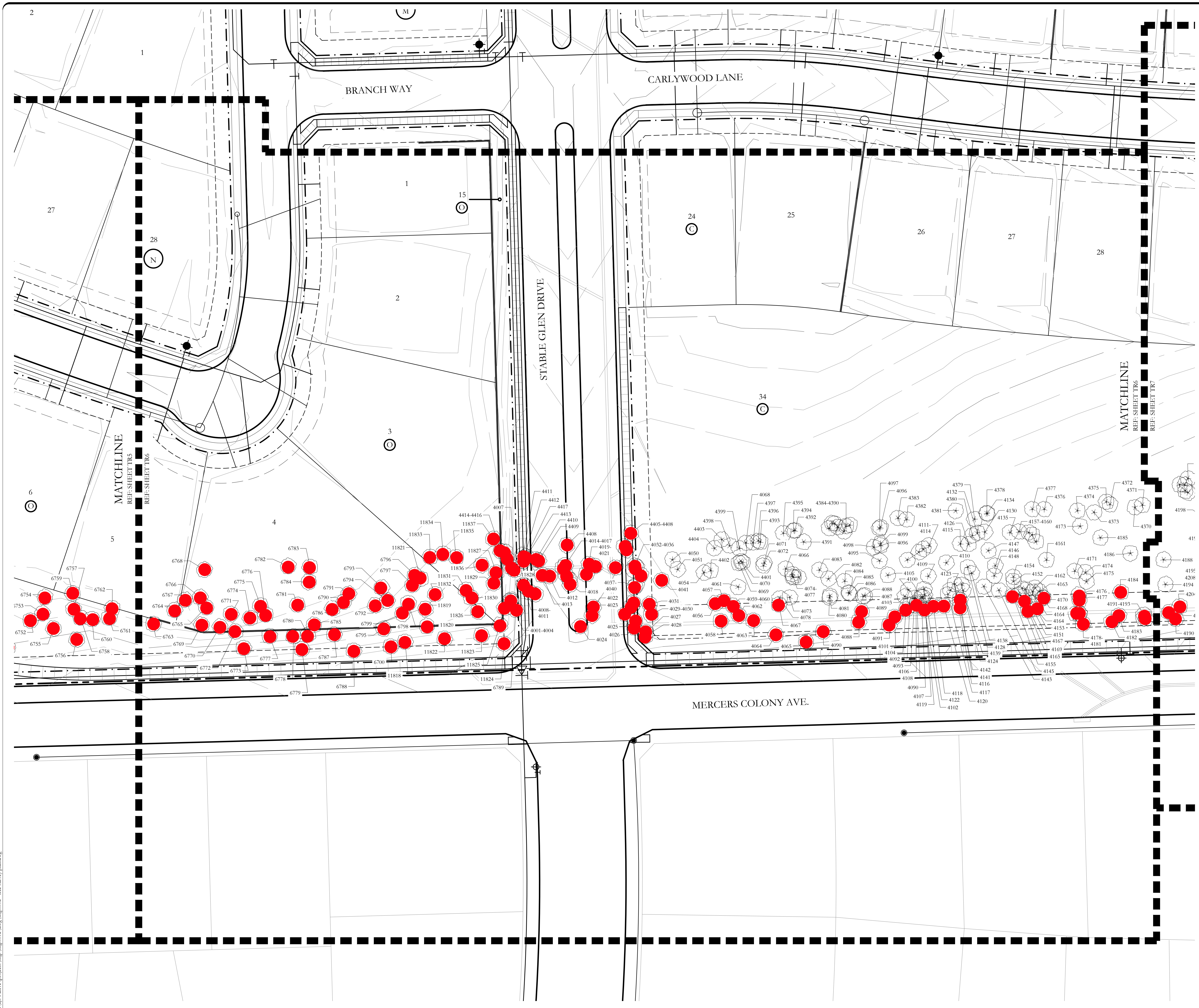
LEGEND

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INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



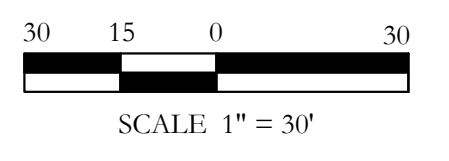
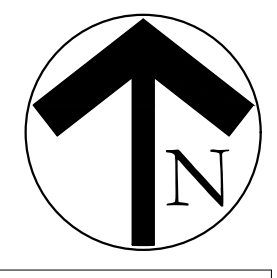
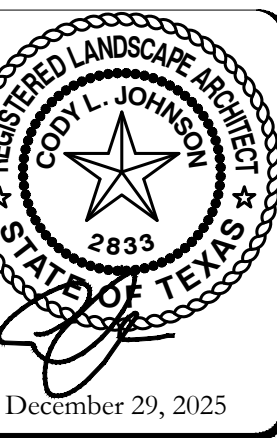
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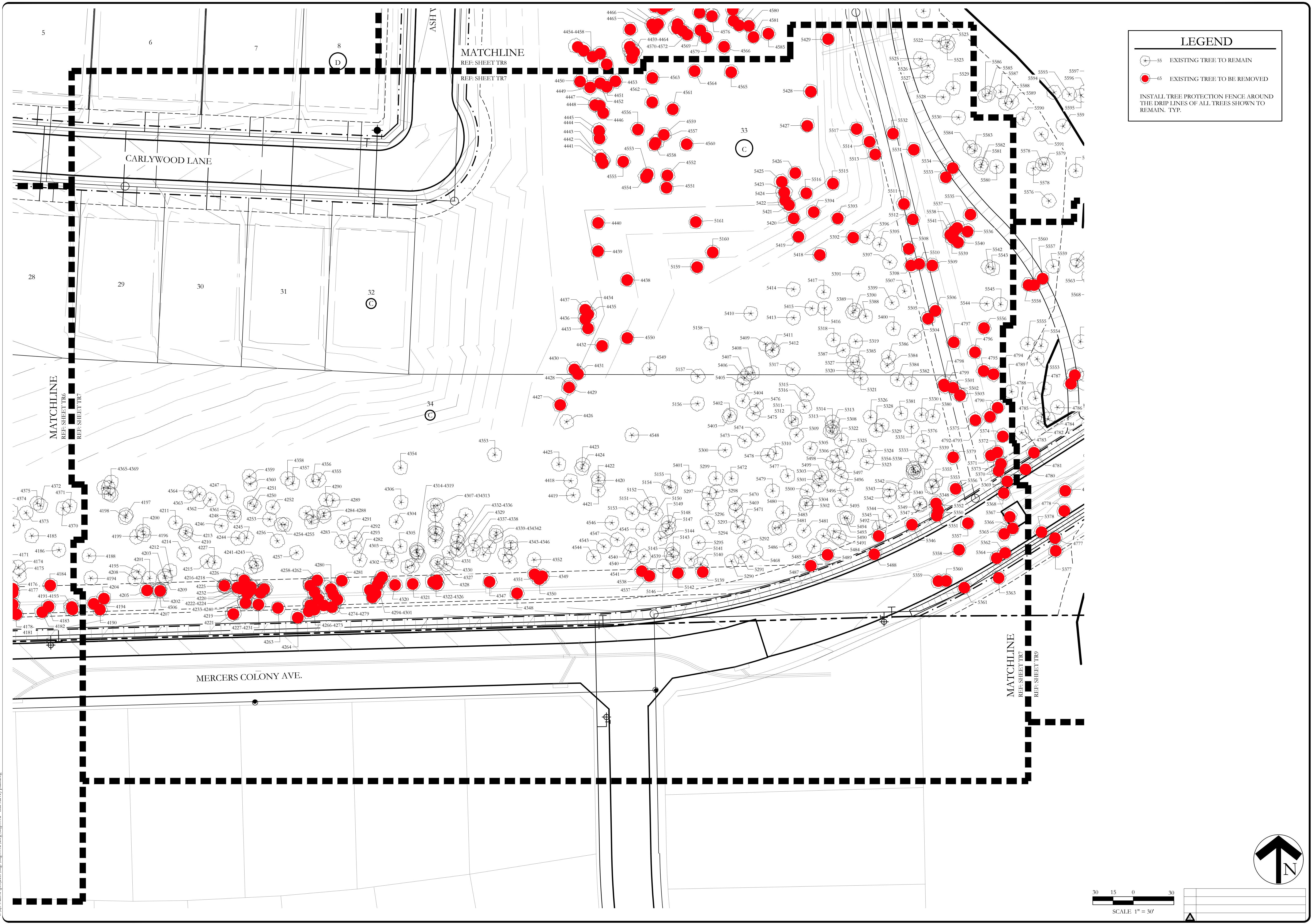
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- ⊙*55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



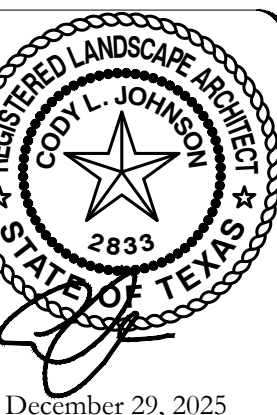
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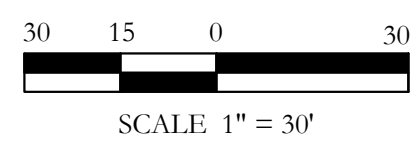
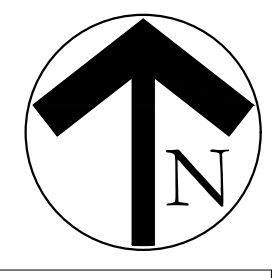
LEGEND

- *55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



SCALE: 1" = 30'
 One Inch
 JVC No MJP009A



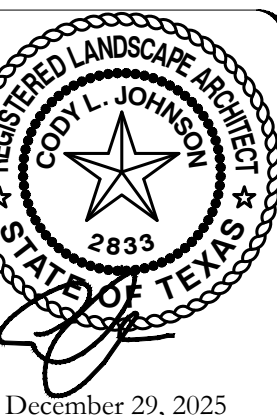
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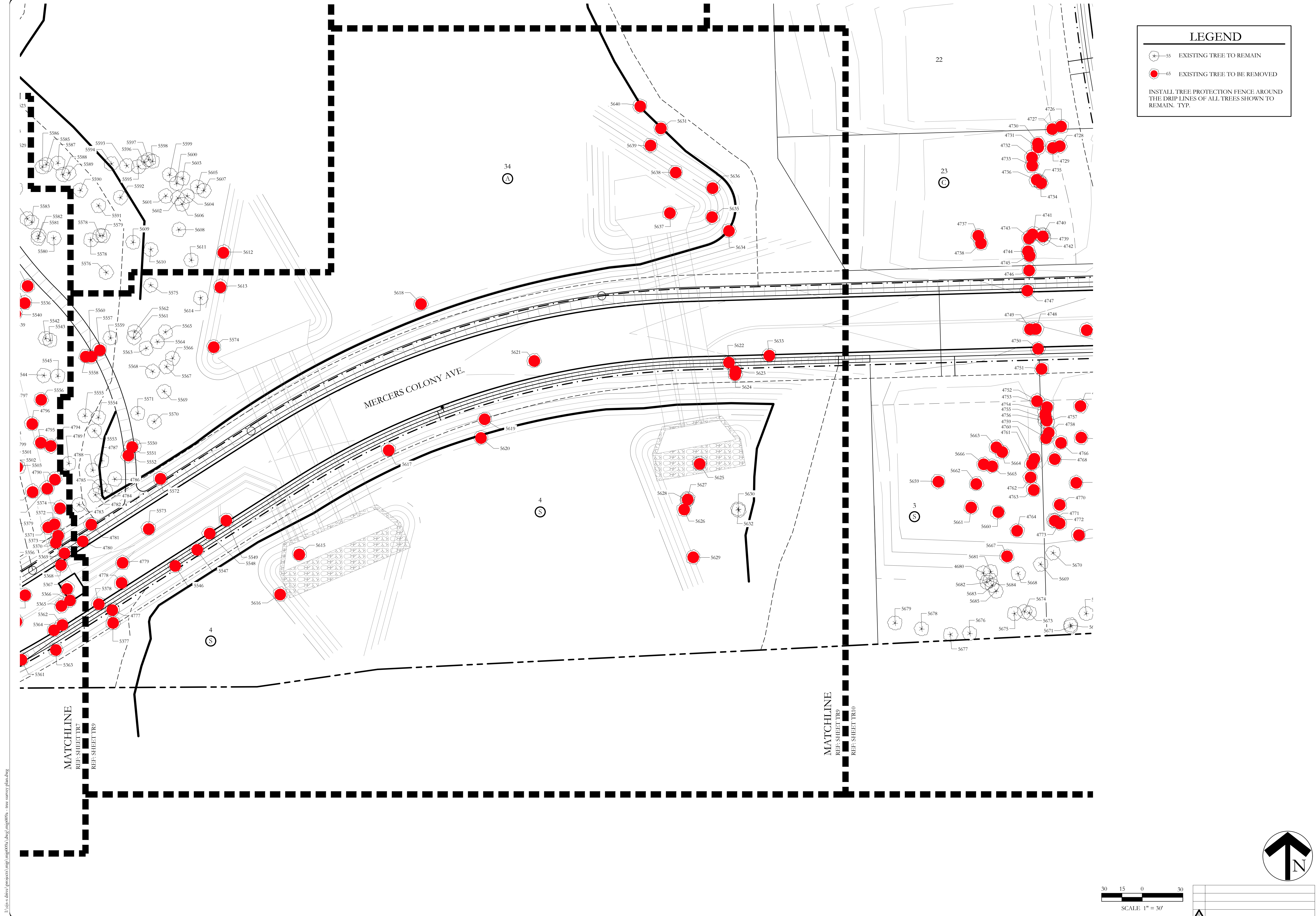
LEGEND

- 55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



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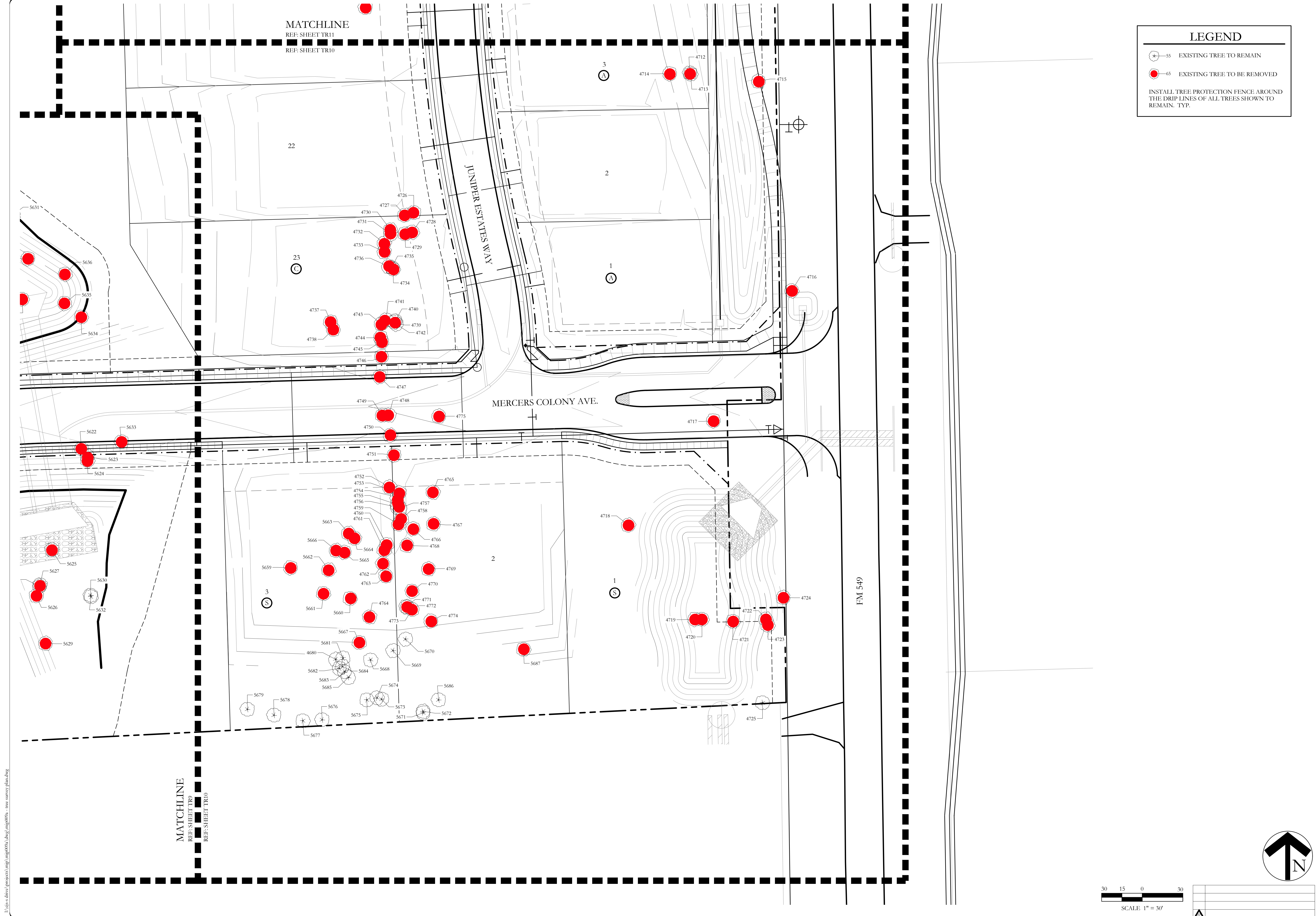


LEGEND

- ⊗-55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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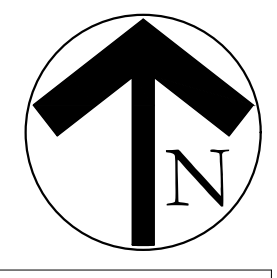
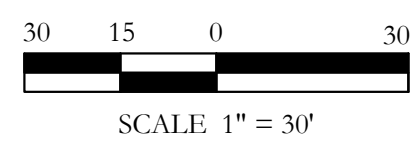


LEGEND

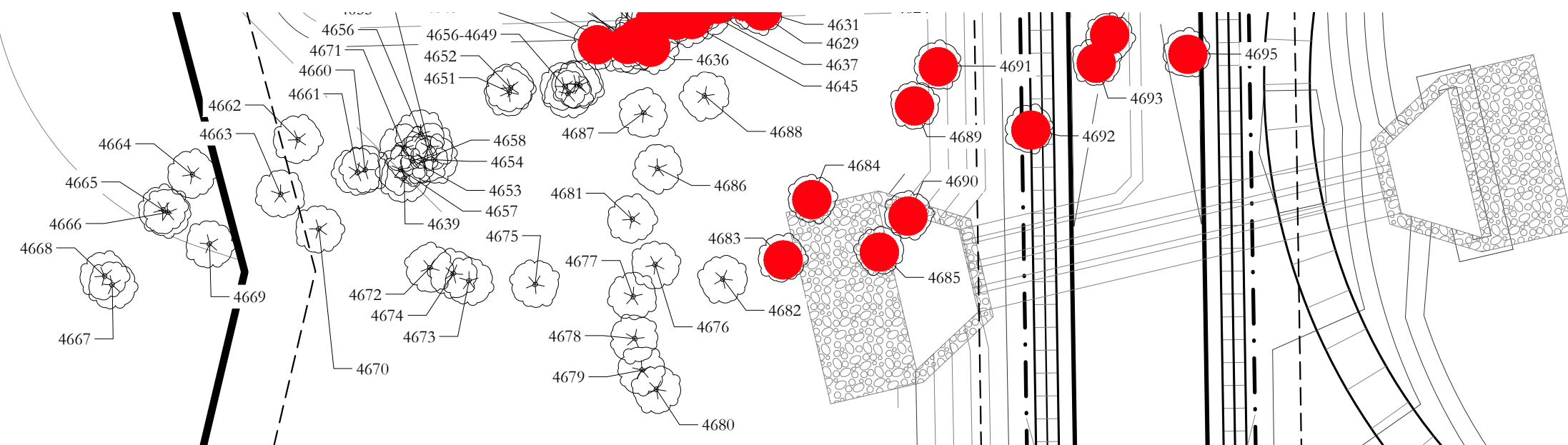
- ⊗-55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

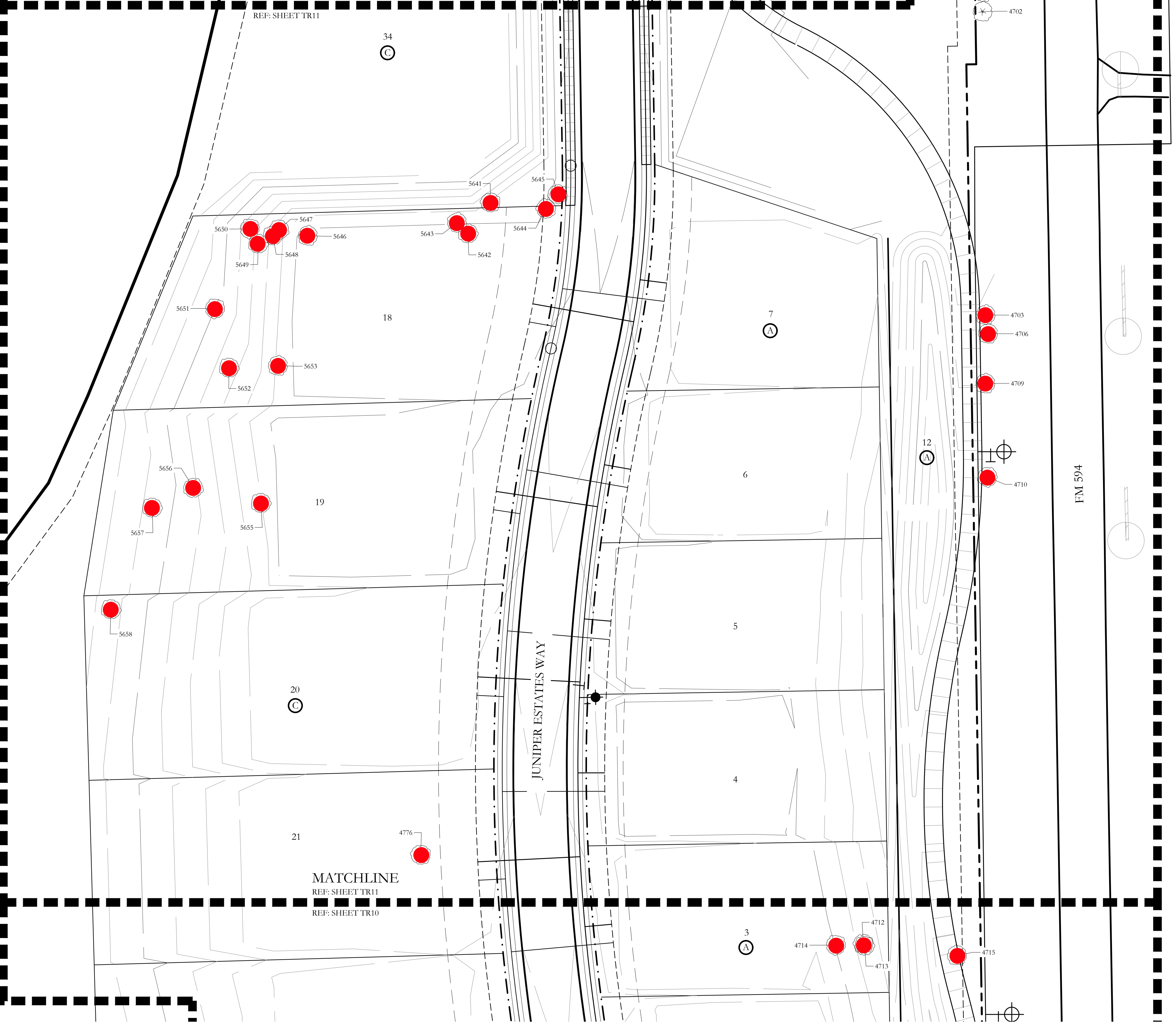
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MATCHLINE
REF: SHEET TR12
REF: SHEET TR11

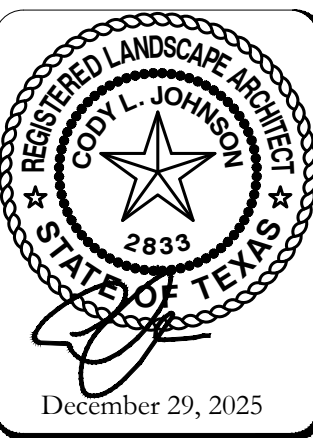
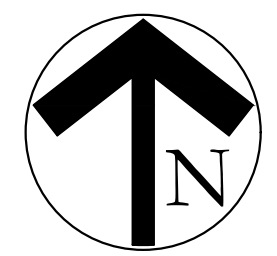
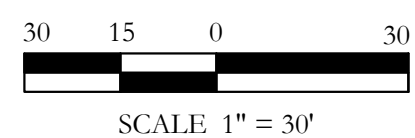


MATCHLINE
REF: SHEET TR11
REF: SHEET TR10

LEGEND

- ⊕55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



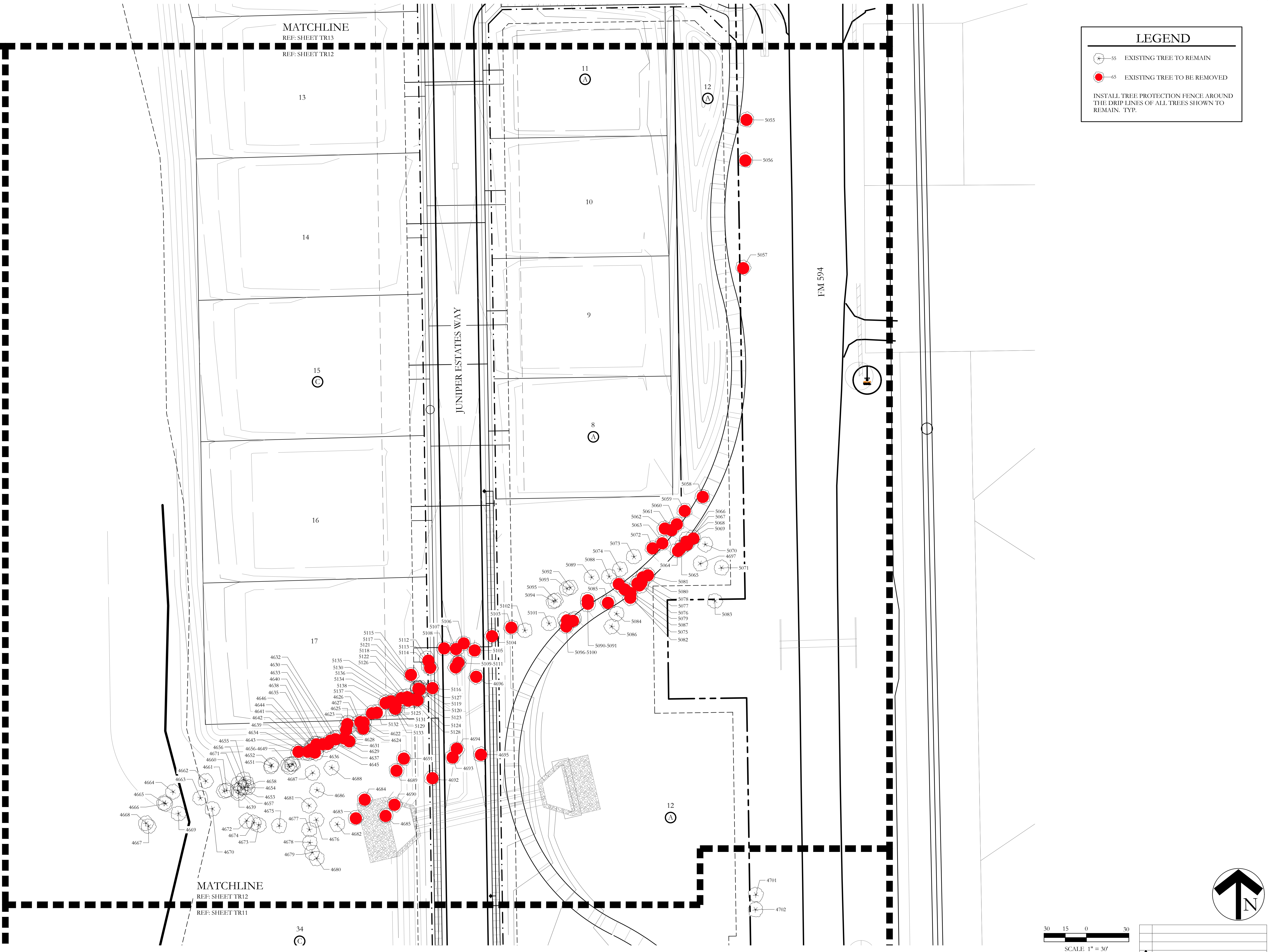
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MATCHLINE
REF: SHEET TR13
REF: SHEET TR12

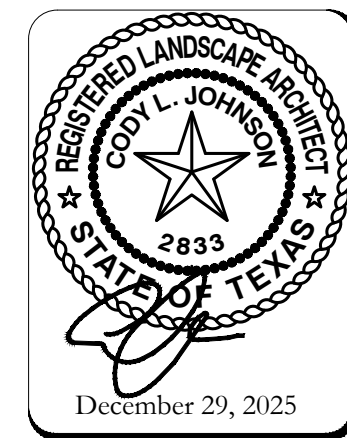
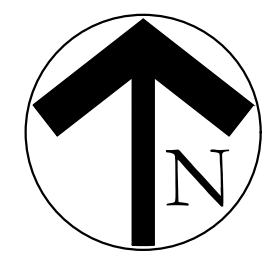
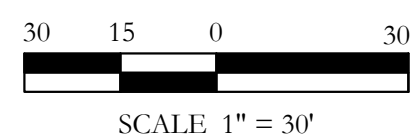
LEGEND

- ⊕-55 EXISTING TREE TO REMAIN
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INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



MATCHLINE
REF: SHEET TR12
REF: SHEET TR11



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MATCHLINE
REF: SHEET TR14
REF: SHEET TR13

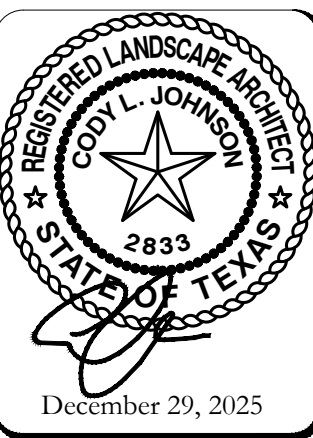
LEGEND

- ⊗-55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



MATCHLINE
REF: SHEET TR13
REF: SHEET TR12



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LEGEND

- ⊗-55 EXISTING TREE TO REMAIN
- 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

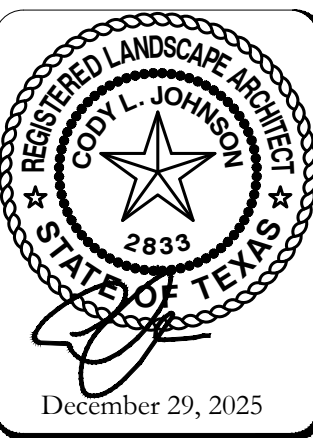
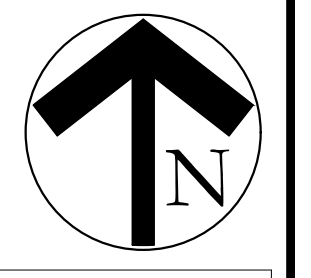
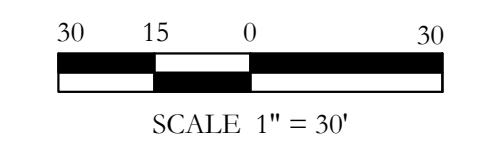


Table with 12 columns: Tree Number, Species, Caliper (Inches), Remove or Remain, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required (Cal. In.), Mitigation Required for Secondary Trees, Positive Credits (Tree). Rows 5097-5219.

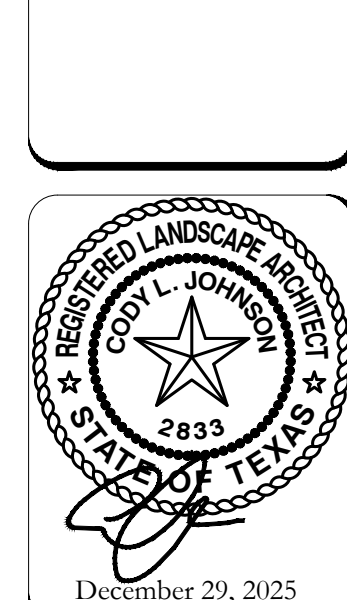
Table with 12 columns: Tree Number, Species, Caliper (Inches), Remove or Remain, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required (Cal. In.), Mitigation Required for Secondary Trees, Positive Credits (Tree). Rows 5220-5343.

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JUNIPER PHASE 1 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN DETAILED TREE SURVEY AND TREE PRESERVATION PLAN



SCALE: REFER TO DETAILS One Inch JVC No MJ009A



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: February 10, 2026

SUBJECT: Z2026-001; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow the Banquet Facility/Event Hall Land Use in a Light Industrial (LI) District*

On January 5, 2026, the City Council directed staff to amend the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use in a Light Industrial (LI) District. This direction came in response to a request by Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) to amend the Unified Development Code (UDC) to allow the land use in conjunction with the existing *Garden Supply/Plant Nursery* on the property at 4571 SH-276. Specifically, Mr. Hawkins was making the request in order to obtain a Certificate of Occupancy (CO) to add a *Banquet Facility/Event Hall* and a *Restaurant (i.e. a Coffee Shop)* to the property; however, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Based on this, the subject property would need to be rezoned in order to facilitate Mr. Hawkins' request. The Future Land Use Map designates the subject property for *Technology/Employment* land uses, and that the most appropriate zoning for this property based on this designation would be the Light Industrial (LI) District. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. For more information concerning the appointment item from January 5, 2026, staff has provided a copy of the memorandum that was contained in the City Council's packet for this meeting.

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District should not create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- *upon recommendation from the Planning and Zoning Commission* -- the ability to approve a land use on a case-by-case basis, and consider any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

Continued on Next Page ...

TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

LAND USE SCHEDULE		RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS			
		Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LEGEND:																									
	Land Use <i>NOT</i> Permitted <i>OR</i> for <i>Overlay Districts</i> Refer to Base Zoning District																								
P	Land Use Permitted <i>By-Right</i>																								
P	Land Use Permitted with Conditions																								
S	Land Use Permitted Specific Use Permit (SUP)																								
X	Land Use Prohibited by Overlay District																								
A	Land Use Permitted as an Accessory Use																								
LAND USES																									
RETAIL AND PERSONAL SERVICES LAND USES																									
Banquet Facility/Event Hall															S			P	P	P	S				
Garden Supply/Plant Nursery																S	P	P	P	P					
Restaurant with less than 2,000 SF without Drive-Through or Drive-In															P	S	P	P	P	P	P				

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.

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 February 10, 2026.

LAND USE SCHEDULE

LEGEND:

	Land Use <i>NOT</i> Permitted <i>OR</i> for Overlay Districts Refer to Base Zoning District
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS					
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
Alcoholic Beverage Package Sales	(1)	(1)											P		S	P	P	P	S						
Alcoholic Beverage Store	(2)	(2)											S				S	P							
Antique/Collectible Store	(3)												S		S	P	P	P							
Astrologer, Hypnotist, or Psychic	(4)												S	P	P	P	P	P							
Banquet Facility/Event Hall	(5)												S			P	P	P	S						
Portable Beverage Service Facility	(6)	(3)											S	S		S	S	S	S	P					
Brewpub	(7)												P		P	P	P	P	P	P					
Business School	(8)												P			P	P	P	P						
Catering Service	(9)												A		S	P	P	P	P						
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)											S		S	P	P	P	P	P					
Copy Center	(11)												P		P	P	P	P	P	P					
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)											S			S	S		P	P					
Incidental Display	(13)	(6)											P		P	P	P	P	P						
Food Trucks/Trailers	(14)	(7)											P	S	S	P	P	P	P	P					
Garden Supply/Plant Nursery	(15)														S	P	P	P	P						
General Personal Service	(16)	(8)											P		P	P	P	P	S						
General Retail Store	(17)												P	S	P	P	P	P	S	S					
Hair Salon and/or Manicurist	(18)												P	S	P	P	P	P	S						
Laundromat with Dropoff/Pickup Services	(19)												P		P	P	P	P	P	P					
Self-Service Laundromat	(20)												P		P	P	P	P	P	P					
Massage Therapist	(21)												P	P	P	P	P	P							
Private Museum or Art Gallery	(22)												P	P	S	P	P		P						
Night Club, Discotheque, or Dance Hall	(23)												S			S	P	P	S	S					



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 5, 2026
SUBJECT: Appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*)

In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall and Restaurant (i.e. a Coffee Shop)* that had been established on the subject property in conjunction with the existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- *which would support all the requested land uses* -- would be inconsistent with the plan and amount to *Spot Zoning*¹. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. Based on this, staff has included this item on the January 5, 2026 City Council agenda as an appointment with the property owner. In addition, staff has prepared a packet that contains all the requisite information, and this memorandum which contains a background on the subject property and a summary (*and rationale*) for the proposed code amendment.

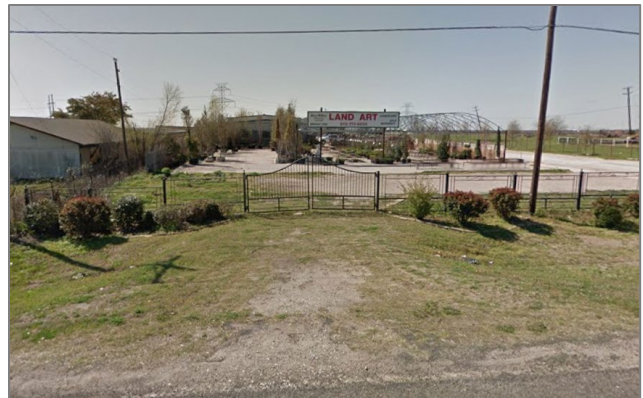


FIGURE 1. MARCH 2013



FIGURE 2. JUNE 2025

¹: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

If the City Council, chooses to proceed with the text amendment -- *as outlined below by staff* -- the process to bring the subject property into conformance would include the following steps: [1] Text Amendment, [2] Zoning Change, [3] Specific Use Permit (SUP). After the completion of these steps the applicant would be required to amend the Certificate of Occupancy (CO), provide any necessary improvements to the subject property, and apply for building permits for any unpermitted work on the subject property.

BACKGROUND

The subject property is a 9.9398-acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery* (see *Figure 1*). On April 21, 2009, the property owner -- *Ron Hawkins* -- applied for a Certificate of Occupancy (CO) for a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), *[and]* mulch." On this application, the applicant indicated that the *Garden Supply/Plant Nursery* has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's *Permitting, Land, and Licensing Software*, other than a sign permit (*i.e. SGN2014-0088*) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property.

PROPOSED TEXT AMENDMENT

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS				
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LEGEND:																								
Land Use <i>NOT</i> Permitted <i>OR</i> for <i>Overlay Districts</i> Refer to Base Zoning District																								
P	Land Use Permitted <i>By-Right</i>																							
P	Land Use Permitted with Conditions																							
S	Land Use Permitted Specific Use Permit (SUP)																							
X	Land Use Prohibited by Overlay District																							
A	Land Use Permitted as an Accessory Use																							
LAND USES																								
RETAIL AND PERSONAL SERVICES LAND USES																								
Banquet Facility/Event Hall													S			P	P	P	S					
Garden Supply/Plant Nursery															S	P	P	P	P					
Restaurant with less than 2,000 SF without Drive-Through or Drive-In												P	S	P	P	P	P	P	P					

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 ARTICLE 04, *PERMISSIBLE USES*, 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 Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; 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 Article 04, *Permissible Uses*, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 2ND DAY OF MARCH, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 17, 2026

2nd Reading: March 2, 2026

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

LAND USES	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS			NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS			
	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)																						
Alcoholic Beverage Package Sales																							
Alcoholic Beverage Store																							
Antique/Collectible Store																							
Astrologer, Hypnotist, or Psychic																							
Banquet Facility/Event Hall																							
Portable Beverage Service Facility																							
Brewpub																							
Business School																							
Catering Service																							
Temporary Christmas Tree Sales Lot, and/or Similar Uses																							
Copy Center																							
Craft/Micro Brewery, Distillery and/or Winery																							
Incidental Display																							
Food Trucks/Trailers																							
Garden Supply/Plant Nursery																							
General Personal Service																							
General Retail Store																							
Hair Salon and/or Manicurist																							
Laundromat with Dropoff/Pickup Services																							
Self-Service Laundromat																							
Massage Therapist																							
Private Museum or Art Gallery																							
Night Club, Discotheque, or Dance Hall																							
CONDITIONAL USE REFERENCE	Reference Article 13, Definitions																						
LAND USE DEFINITION REFERENCE	Reference Article 13, Definitions																						
2.03(F)	Reference Article 04, Permissible Uses																						
AGRICULTURAL (AG) DISTRICT																							
AGRICULTURAL ESTATE 1.5 (SFE-1.5) DISTRICT																							
AGRICULTURAL ESTATE 2.0 (SFE-2.0) DISTRICT																							
AGRICULTURAL ESTATE 4.0 (SFE-4.0) DISTRICT																							
SINGLE FAMILY 1 (SF-1) DISTRICT																							
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SINGLE FAMILY 8.4 (SF-8.4) DISTRICT																							
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TWO-FAMILY (2F) DISTRICT																							
MULTI-FAMILY 14 (MF-14) DISTRICT																							
DOWNTOWN (DT) DISTRICT																							
RESIDENTIAL OFFICE (RO) DISTRICT																							
NEIGHBORHOOD SERVICES (NS) DISTRICT																							
GENERAL RETAIL (GR) DISTRICT																							
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HEAVY INDUSTRIAL (HI) DISTRICT																							
SCENIC OVERLAY (SOV) DISTRICT																							
SH-66 OVERLAY (SH-66) DISTRICT																							
IH-30 OVERLAY (IH-30 OV) DISTRICT																							



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: February 10, 2026

APPLICANT: Alex Flores

CASE NUMBER: Z2026-002; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 214 Blanche Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 846A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. According to Rockwall Central Appraisal District (RCAD), there is currently an 804 SF manufactured home on the subject property that was constructed in 1993. This structure will be removed upon City Council approval of this Specific Use Permit (SUP).

PURPOSE

The applicant -- *Alex Flores* -- is requesting 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 the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 214 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcel of land [*i.e. 199 Diana Drive and 226 & 234 Blanche Drive*] developed with mobile/manufactured homes. Beyond this is Diana Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are three (3) parcels of land [*i.e. 194, 204, & 214 Diana Drive*] developed with one (1) mobile/manufactured home [*i.e. 194 Diana Drive*] and two (2) vacant lots [*i.e. 204 & 214 Diana Drive*]. All of these properties are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

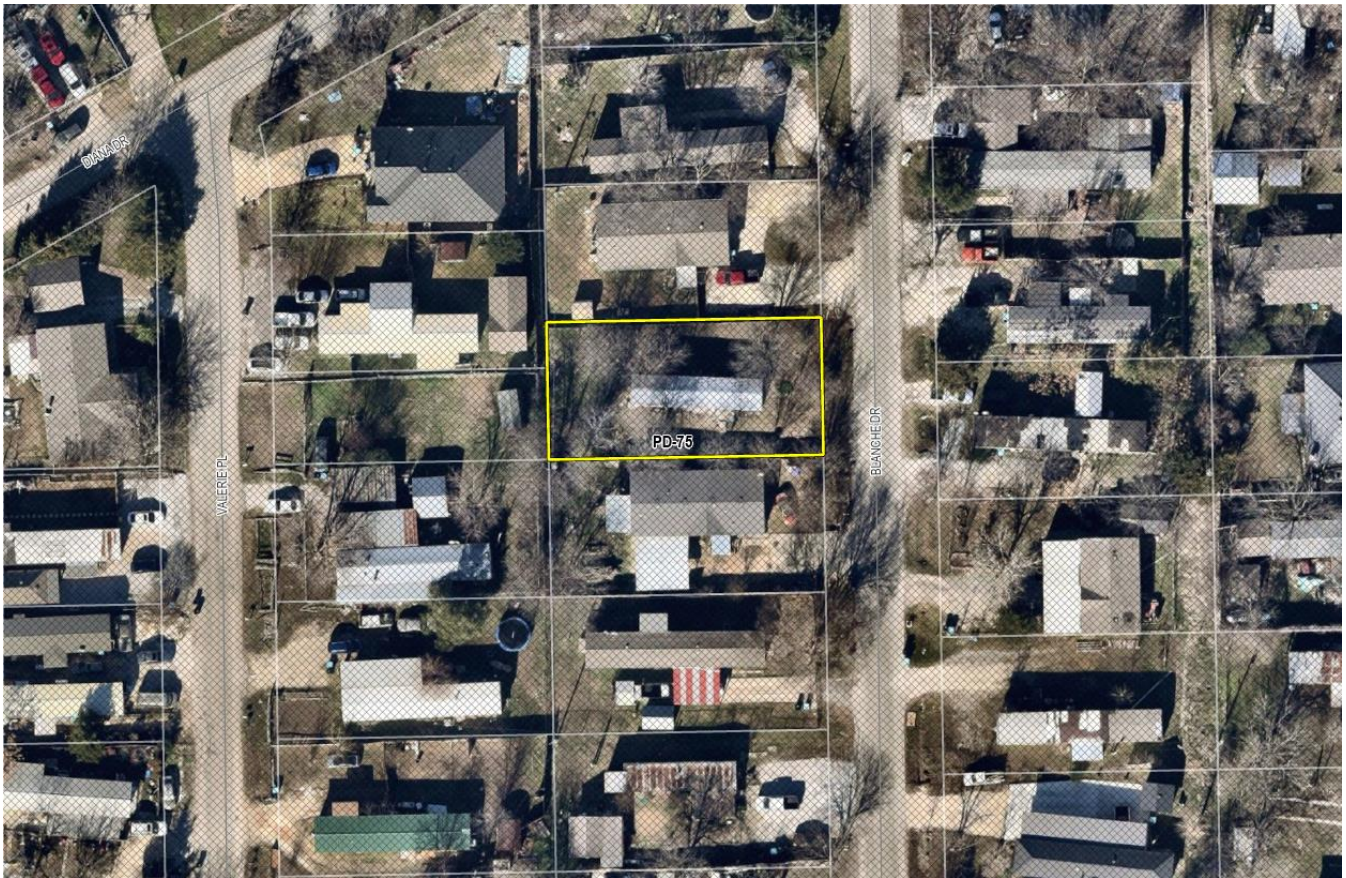
South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with two (2) of the lots being vacant. Beyond this is County Line Road, which is classified as a *Minor Collector* on the

Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 3.5449-acre tract of land [i.e. Tract 26-1 of the W.W. Ford Survey, Abstract No. A0080] that is developed with a health club [i.e. Big League Sports Academy, Inc.].

East: Directly east of the subject property is Blanche Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are two (2) parcels of land [i.e. 209 & 219 Valerie Place], which are developed with one (1) vacant lot [i.e. 209 Valerie Place] and one (1) mobile/manufactured home [i.e. 219 Valerie Place]. Beyond this is Valerie Place, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are multiple lots that are developed mostly with mobile/manufactured homes, with some of the lots being developed with single-family homes. All of these properties are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04,

Permissible Uses, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...". The following is a summary of observations concerning the housing on Blanche and Diana Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Evans Road, Wayne Drive & Russell Drive	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes face the towards Blanche and Diana Drive	The front elevation of the home will face onto Blanche Drive
Year Built	1960-2017	N/A
Building SF on Property	804 SF – 1,855 SF	1,539 SF
Building Architecture	Modular Homes	Brick Single-Family Home
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X=5-Feet, X= 5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	X>10-Feet
Building Materials	Metal, Modular Paneling	Brick
Paint and Color	Yellow, Gray, Blue, White, & Pink	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Some Carports/Mostly No Garages	The garage will be a one (1) car, front entry garage with the driveway facing onto Blanche Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), parking garages in single-family or duplex districts must be located a minimum of 20 feet behind the front façade for front-entry garages. In this case, the applicant proposes to locate the garage approximately five (5) feet, ½ inch behind the front façade of the single-family home. Approval of this request would therefore require the Planning and Zoning Commission and City Council to waive this standard.

Additionally, Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, requires a two (2) car garage in the Single-Family 7 (SF-7) District. The applicant’s proposal consists of only a one (1) car garage. Staff should note that the majority of newer development within this subdivision includes two (2) car garages, making this request uncharacteristic of the surrounding area.

With the exception of these requirements, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Blanche and Diana Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On January 23, 2026, staff mailed 163 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'A'* of the Specific Use Permit (SUP) ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (c) The subject property shall be replatted prior to the issuance of a Building Permit.
 - (d) The applicant shall obtain a *Demolition Permit* from the Building Inspections Department prior to the removal of the mobile/manufactured home currently on the subject property; and,
 - (e) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 214 BLANCHE DR.
 SUBDIVISION _____ LOT 846a BLOCK _____
 GENERAL LOCATION ROCKWALL LAKE ESTATES

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE NONE
 PROPOSED ZONING _____ PROPOSED USE SINGLE FAMILY
 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]

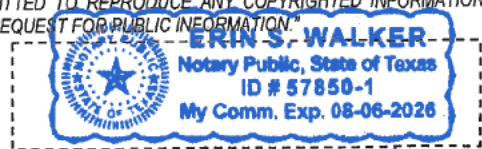
<input checked="" type="checkbox"/> OWNER	<u>ALEX FLORES</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX FLORES [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 \$ 219.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF January, 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."

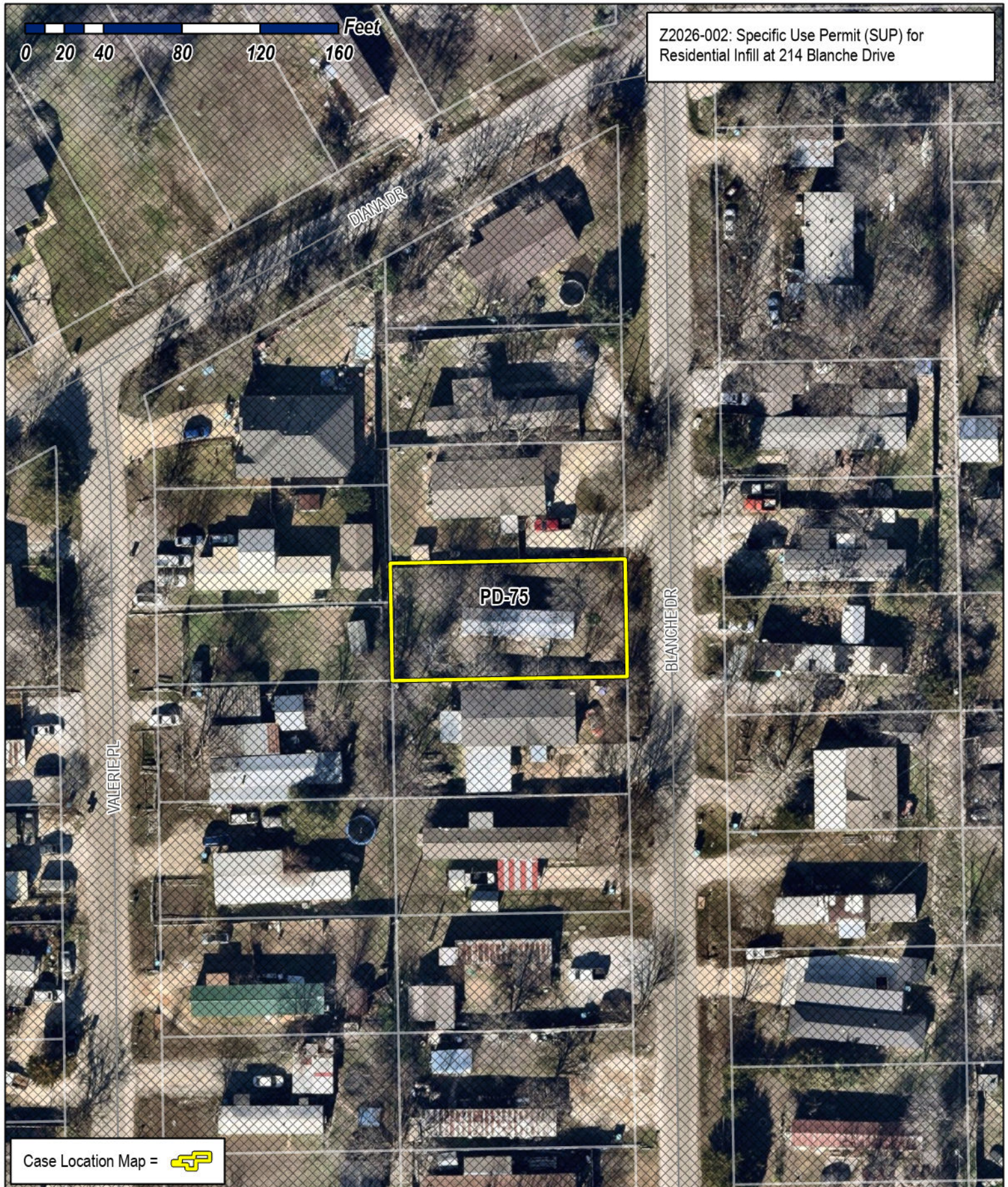
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF January, 2026
 OWNER'S SIGNATURE Alex Flores



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erin S Walker MY COMMISSION EXPIRES 08/06/2026



Z2026-002: Specific Use Permit (SUP) for Residential Infill at 214 Blanche Drive



Case Location Map =



City of Rockwall

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

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

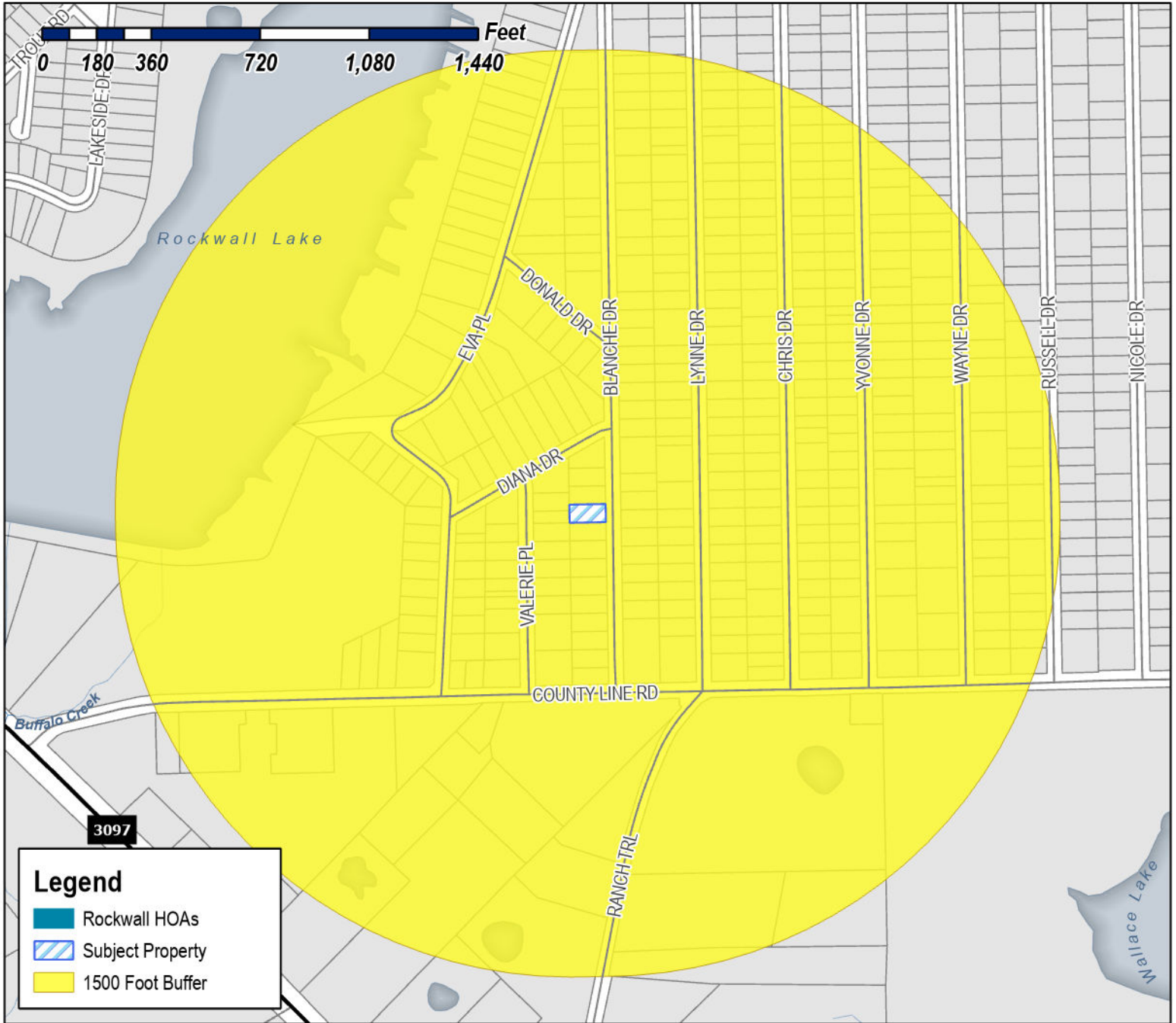




City of Rockwall

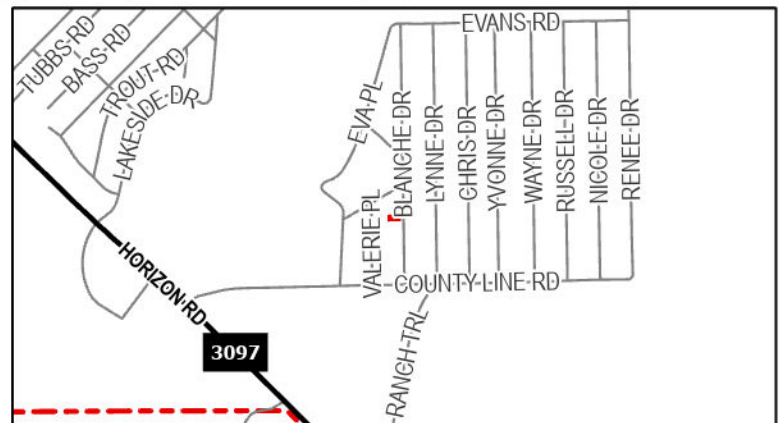
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Case Number: Z2026-002
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 214 Blanche Drive

Date Saved: 1/15/2026
 For Questions on this Case Call (972) 771-7745

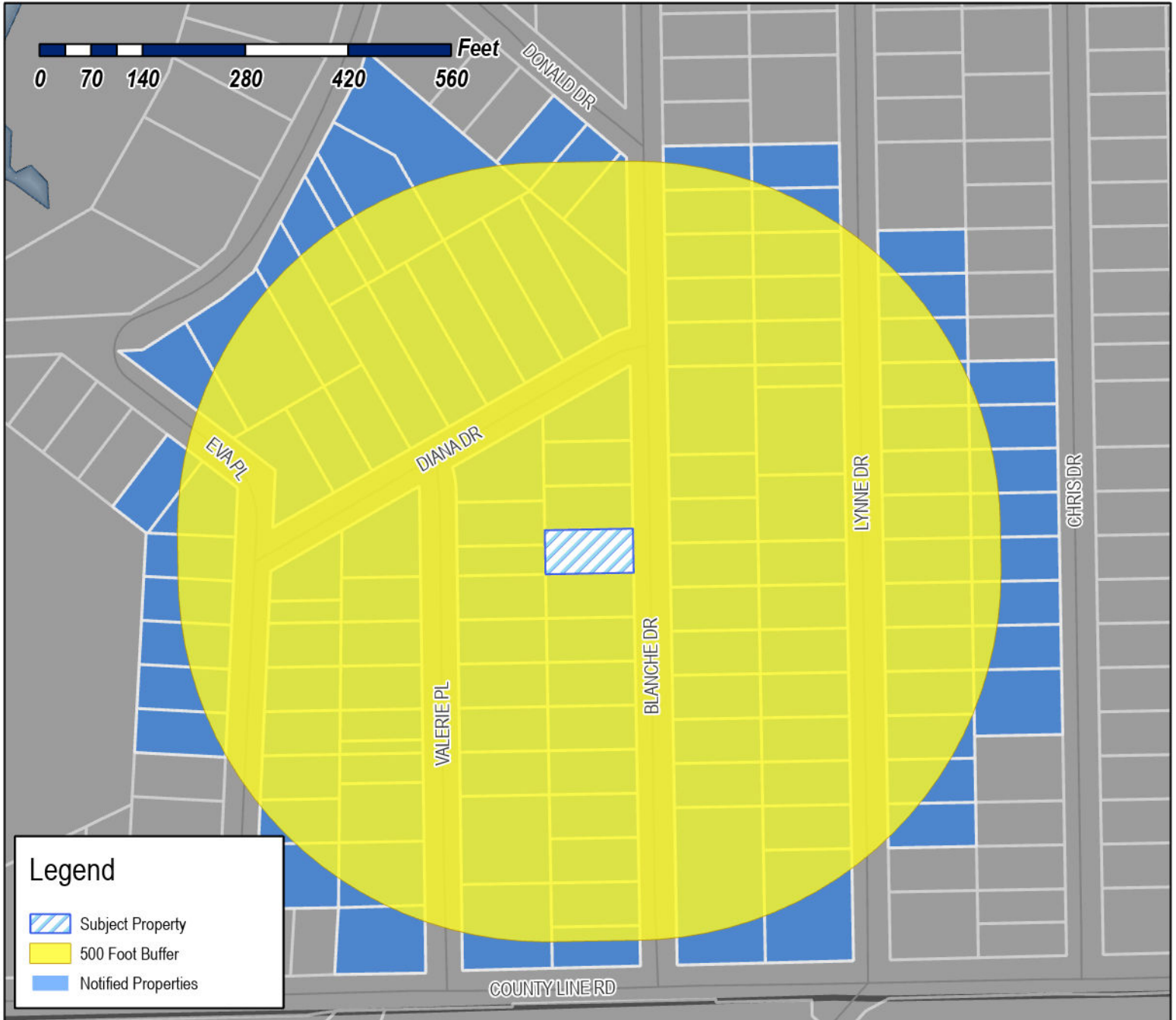




City of Rockwall

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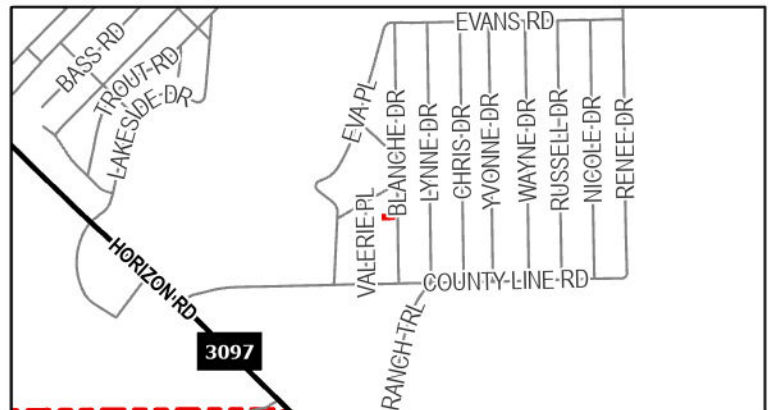


Legend

- Subject Property
- 500 Foot Buffer
- Notified Properties

Case Number: Z2026-002
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 214 Blanche Drive

Date Saved: 1/15/2026
 For Questions on this Case Call: (972) 771-7745



RESIDENT
109 DIANA PL
ROCKWALL, TX 75087

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA
1167 SMITH ACRES DR
ROYSE CITY, TX 75189

RESIDENT
118 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
120 BLANCHE DR
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GUILLEN EMANUEL FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
124 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
132 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
132 VALERIE PL
ROCKWALL, TX 75087

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

CASTILLO SANJUANA
136 DIANA DR
ROCKWALL, TX 75032

RESIDENT
137 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
143 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
144 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
144 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
147 EVA PL
ROCKWALL, TX 75087

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75087

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

LUU TRAN M
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
157 LYNNE DR
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR
AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
172 EVA PL
ROCKWALL, TX 75087

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
173 DONALD DR
ROCKWALL, TX 75087

RESIDENT
173 EVA PL
ROCKWALL, TX 75087

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75087

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
176 DIANA
ROCKWALL, TX 75087

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75087

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
179 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75087

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
186 EVA PL
ROCKWALL, TX 75087

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75087

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75087

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
194 DIANA
ROCKWALL, TX 75087

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
196 CHRIS DR
ROCKWALL, TX 75087

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
2 BROWNWOOD
LONGVIEW, TX 75602

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
204 DIANA
ROCKWALL, TX 75087

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75087

TORRES JAIME AND BERNICE
204 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
209 EVA PL
ROCKWALL, TX 75087

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75087

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
214 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
214 DIANA
ROCKWALL, TX 75087

RESIDENT
215 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
216 CHRIS DR
ROCKWALL, TX 75087

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
228 EVA PL
ROCKWALL, TX 75087

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75087

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
238 EVA PL
ROCKWALL, TX 75087

RODRIGUEZ ALMA R
242 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75087

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75087

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO
252 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL
ROCKWALL, TX 75087

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75087

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA
301 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75087

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
305 EVA PL
ROCKWALL, TX 75087

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75087

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

AVALOS JORGE SILVA & LETICIA CASTELL &
ESTELA SILVA MASARIEGOS & ALICI
346 Perch Rd
Rockwall, TX 75032

RESIDENT
355 EVA
ROCKWALL, TX 75087

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
375 EVA
ROCKWALL, TX 75087

RESIDENT
383 EVA PL
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
391 EVA
ROCKWALL, TX 75087

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75087

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE
ROCKWALL, TX 75032

RESIDENT
420 COUNTY LINE RD
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

RESZI SFR MASTER FUND I, LLC
8343 DOUGLAS AVE STE 350
DALLAS, TX 75225

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

SALAS HECTOR JABIER & CAROLINA ORTIZ
921 W YELLOWJACKET LANE APT 105
ROCKWALL, TX 75087

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
P.O. BOX 2155
ROCKWALL, TX 75087

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

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:

Z2026-002: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, 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, February 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 17, 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:

Angelica Guevara
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 Tuesday, February 17, 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



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. Z2026-002: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

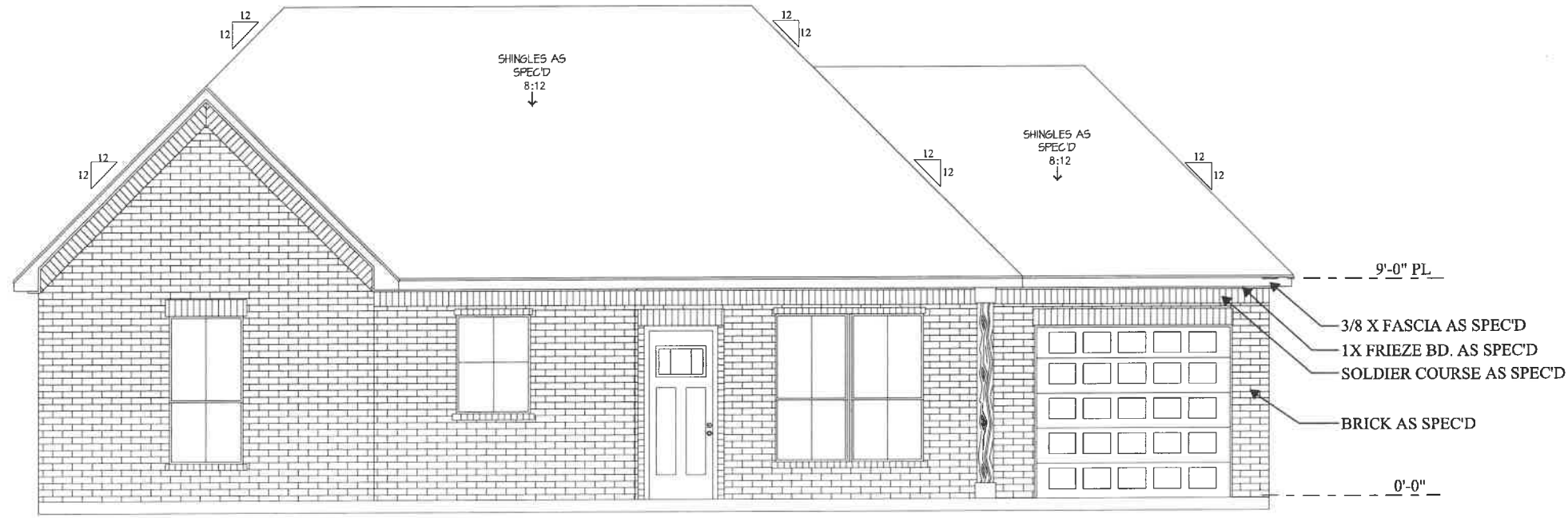
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



2 FRONT VIEW
SCALE: 1/8" to 1' W/ 11X17



3 BACK VIEW
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

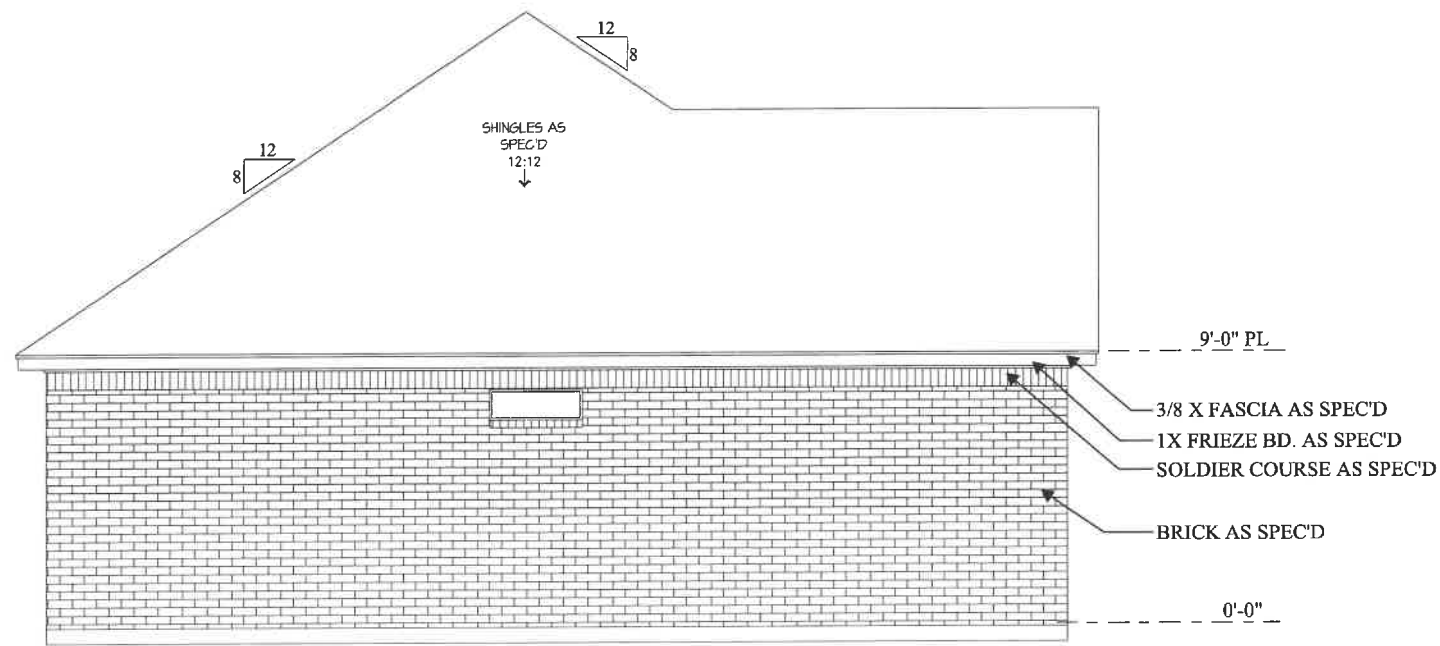
214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

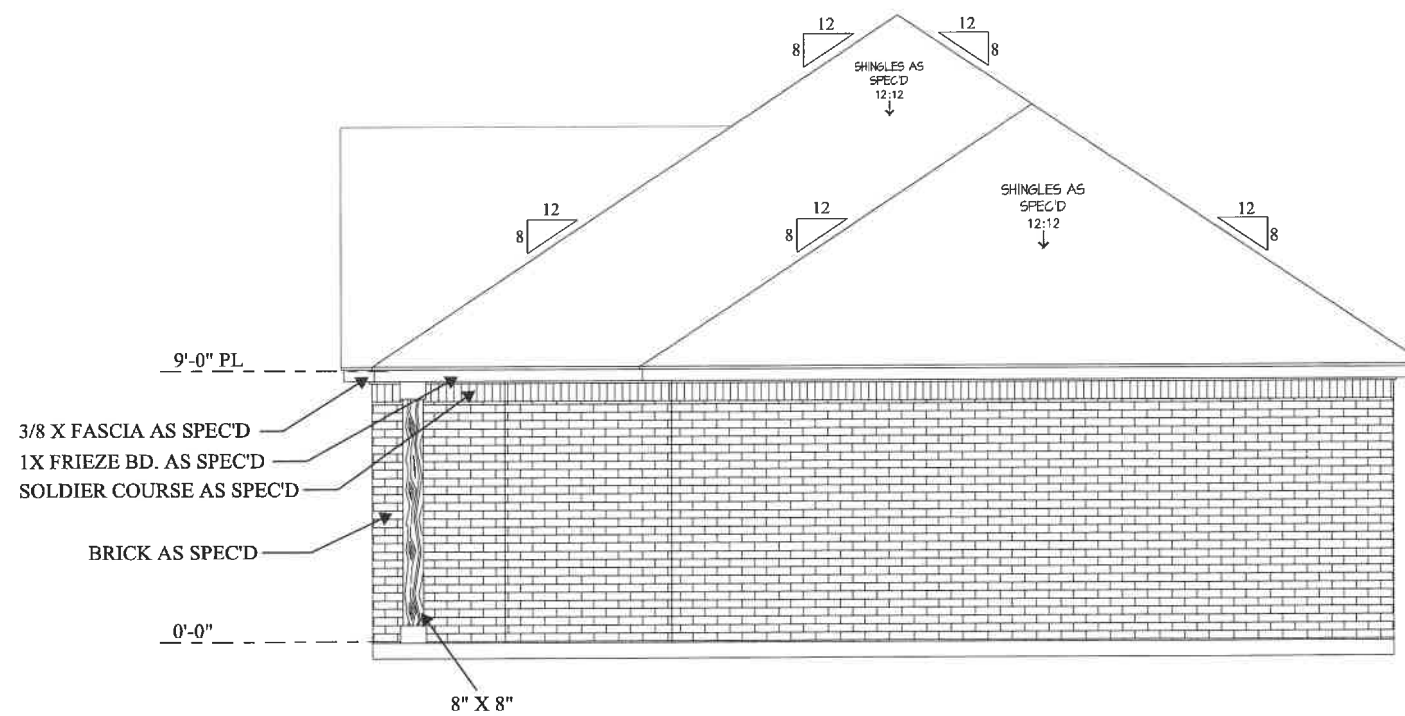
A

SHEET NUMBER:

A1-2



4 LEFT SIDE VIEW
SCALE: 1/8" to 1' W/ 11X17



5 RIGHT SIDE VIEW
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

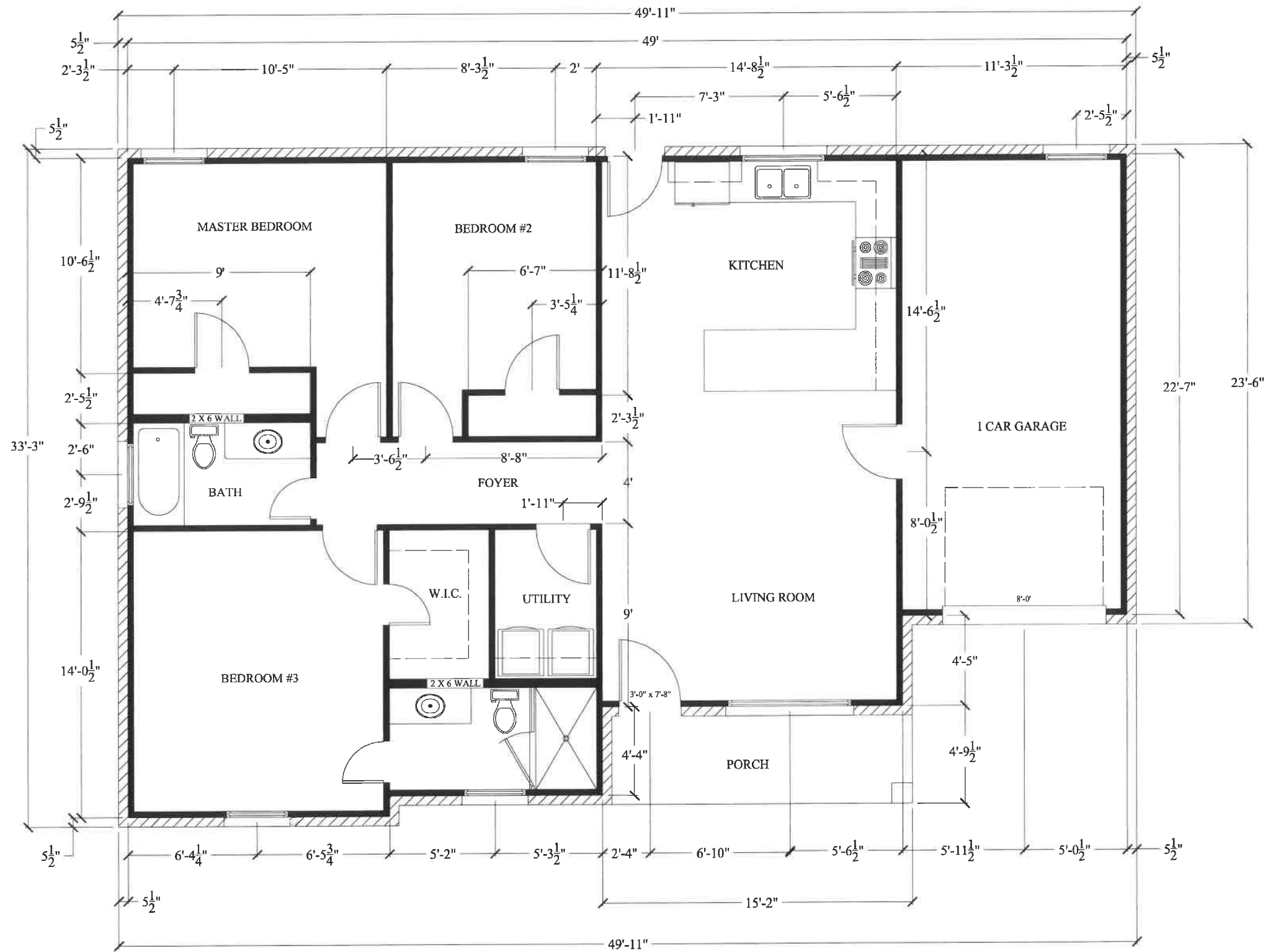
214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

A1-3



Alex Flores	(469)534-5809
SQUARE FOOTAGE TABLE	
AREA	7200
LIVING AREA	1,238
COVERED PORCH	64
GARAGE:	264

1 FIRST FLOOR PLAN
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

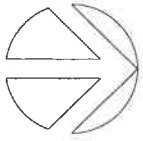
214 BLANCHE DRIVE
ROCKWALL, TX.

ELEVATION:

A

SHEET NUMBER:

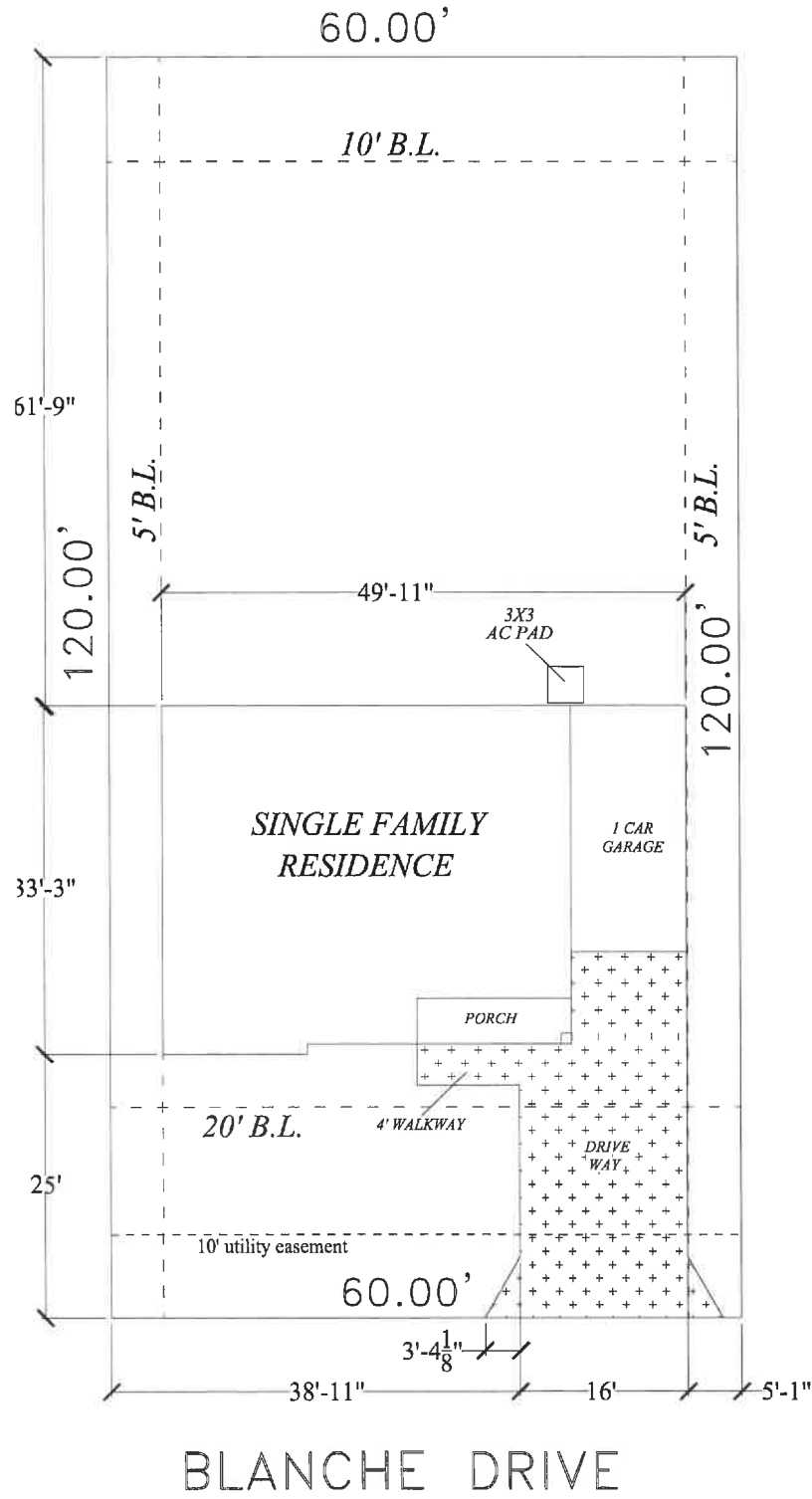
A1-1



NORTH
 SCALE:
 1' = 20'-0" - 11X17
 1' = 10'-0" - 22X34

AREA CALCULATIONS	
LOT AREA	7200 SF
SLAB COVERAGE	1,539 SF
% BUILDING COVERAGE	213 % COVERAGE
TOTAL IMP. COVERAGE	2332 SF
% TOTAL IMP. COVERAGE	32.4 % COVERAGE
DRIVEWAY COVERAGE	560 SF
% DRIVEWAY COVERAGE	6.2 % COVERAGE
WALKWAY COVERAGE	39 SF
% WALKWAY COVERAGE	0.5 % COVERAGE
3' X 3' A.C. PAD COVERAGE	16 SF
% 3' X 3' A.C. PAD COVERAGE	0.22 % COVERAGE
FLAT WORK	0 SF
SOD GRASS	511 SQ YARD
SIDEWALK COVERAGE	0 SF
APPROACH COVERAGE	101 SF
LOT FRONTAGE	0 SF
EXISTING FENCE	160 LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.



CUSTOMER SIGNATURE: _____
 DATE: _____
 NOTES:

LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE
	- PROPOSED FENCE	P.D.E. - PRIVATE DRAINAGE EASEMENT
	- EXISTING FENCE	P.A.E. - PRIVATE ACCESS EASEMENT
	- CURLEX	P.U.E. - PUBLIC UTILITY EASEMENT
	- RETAINING WALL	S.S.E. - SANITARY SEWER EASEMENT
	- REQUIRED TREE PLANTING	T.E. - TRANSFORMER EASEMENT
	- REQUIRED BUSH	U.E. - UTILITY EASEMENT
		W.M.E. - WALL MAINT. EASEMENT
		M.E. - MAINTENANCE EASEMENT
		V.E. - VISIBILITY EASEMENT

BUILDER: ALEX FLORES	DATE: 01-29-2026	DDS GROUP
ADDITION: --	DRAWN BY: DDSG-A.H.	
ADDRESS: 214 BLANCHE DRIVE	CITY: ROCKWALL, TX	PLOT PLAN SP1
LOT: 846-A BLOCK: --	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: LEFT	
OPTION: N/A	<small>NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDS GROUP ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.</small>	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
185 Blanche Drive	Modular Home	1980	970	N/A	Siding
190 Blanche Drive	Modular Home	1960	1,612	128	Siding
195 Blanche Drive	Modular Home	1986	1,520	N/A	Siding
202 Blanche Drive	Modular Home	1994	1,855	552	Siding
214 Blanche Drive	Modular Home	1993	804	N/A	Siding
219 Blanche Drive	Modular Home	1970	1,212	N/A	Siding
226 Blanche Drive	Modular Home	2017	1,528	80	Siding
229 Blanche Drive	Modular Home	1982	1,767	N/A	Siding
234 Blanche Drive	Modular Home	1975	1,020	N/A	Siding
247 Blanche Drive	Modular Home	1969	1,736	400	Siding
199 Diana Drive	Modular Home	1980	1,784	N/A	Siding
AVERAGES:		1983	1,484	290	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



185 Blanche Drive



190 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



195 Blanche Drive



202 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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214 Blanche Drive



219 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



226 Blanche Drive



229 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



234 Blanche Drive



247 Blanche Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



199 Diana Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND 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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 by Alex Flores 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 0.1650-acre parcel of land identified as Lot 846-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 214 Blanche Drive, and being more specifically described and 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and 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) for Residential Infill in an Established Subdivision to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The subject property shall be replatted prior to the issuance of a Building Permit.
- 4) The applicant shall obtain a *Demolition Permit* from the Building Inspections Department prior to the removal of the mobile/manufactured home currently on the subject property; and,
- 5) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. 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 5. 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 6. 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 7. 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 2ND DAY OF MARCH, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 17, 2026

2nd Reading: March 2, 2026

Exhibit 'A':
Location Map

Address: 214 Blanche Drive

Legal Description: Lot 846-A of the Rockwall Lake Estates #2 Addition

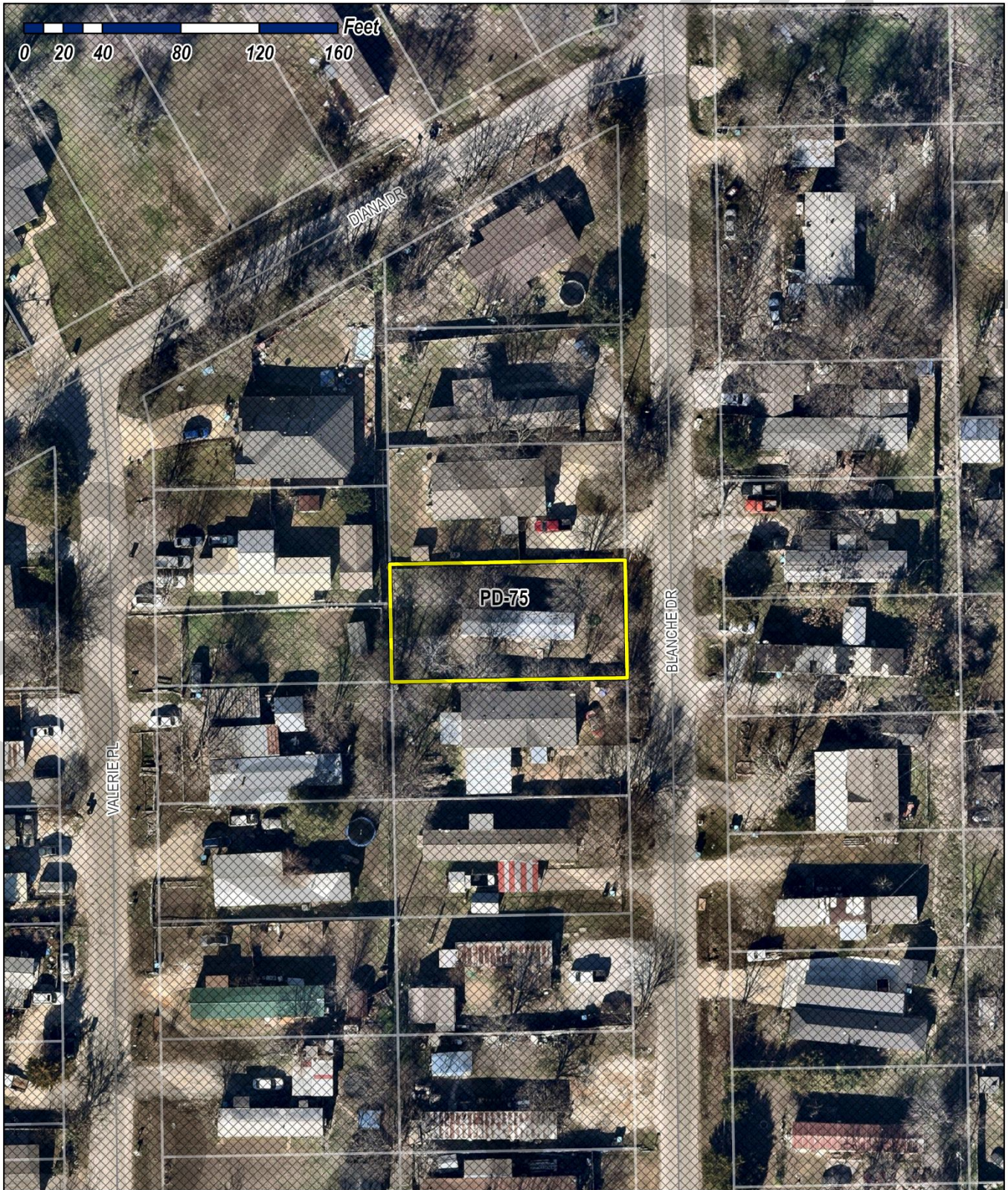
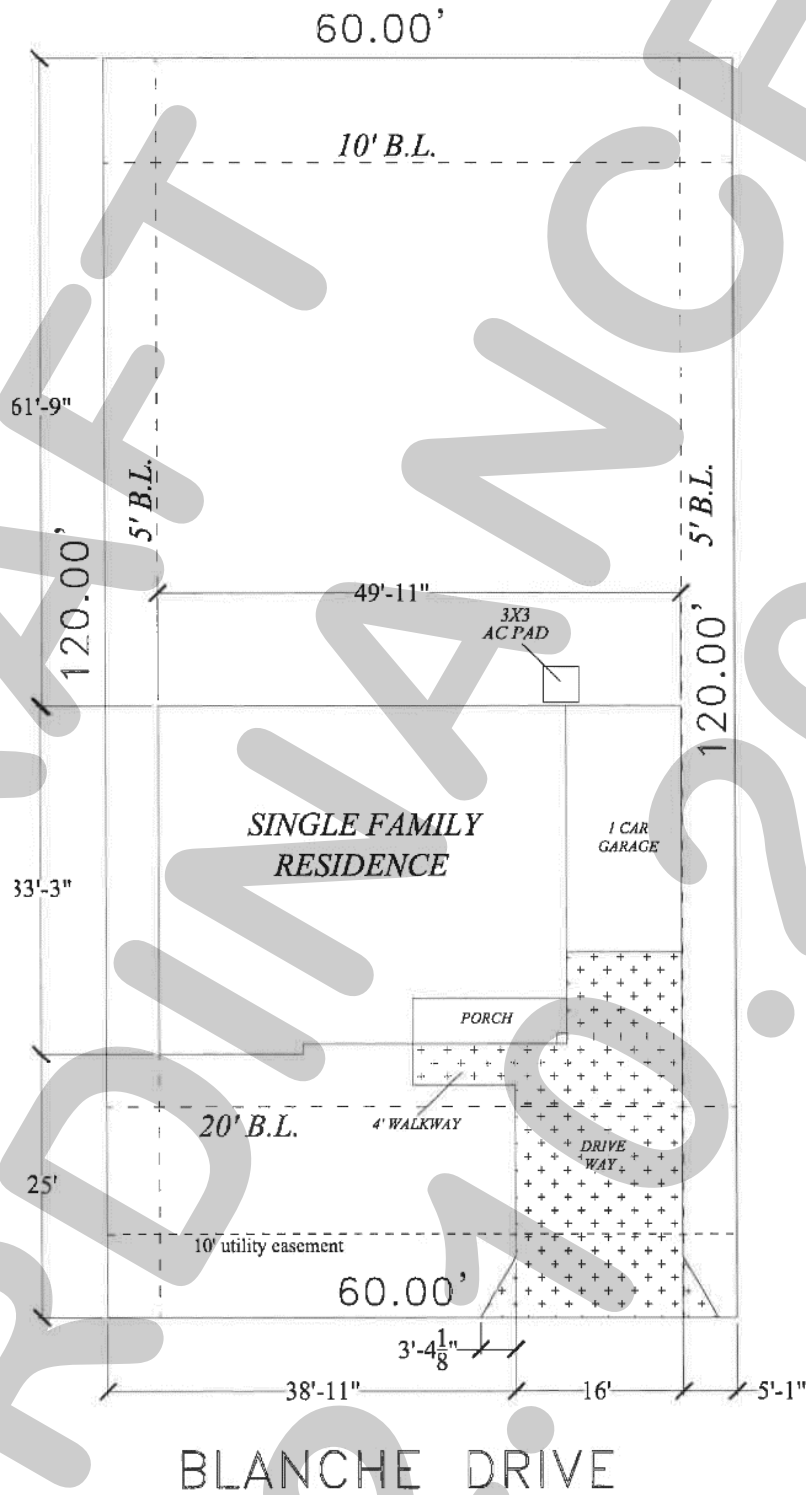
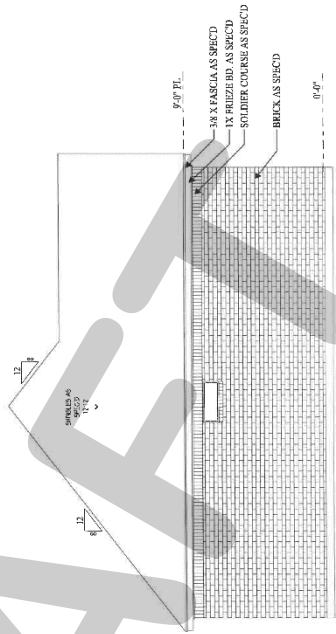


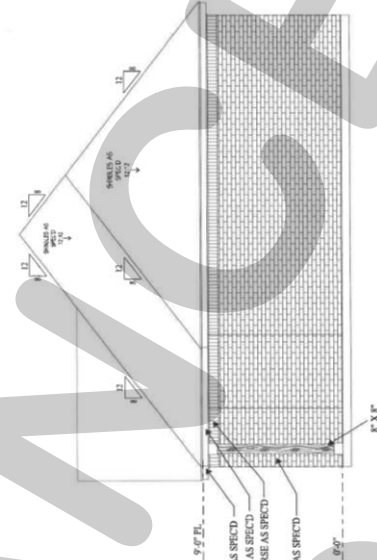
Exhibit 'B':
Residential Plot Plan



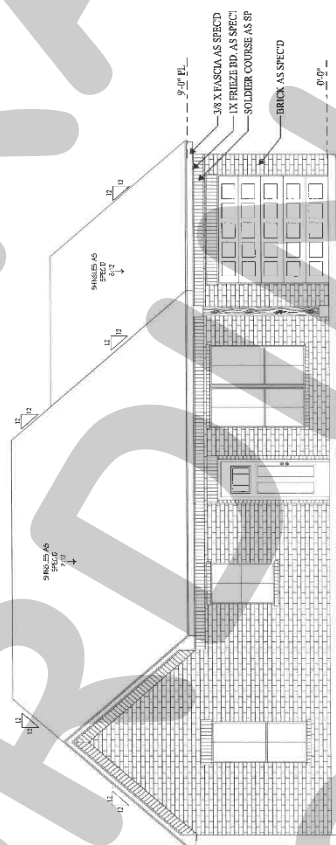
**Exhibit 'C':
Building Elevations**



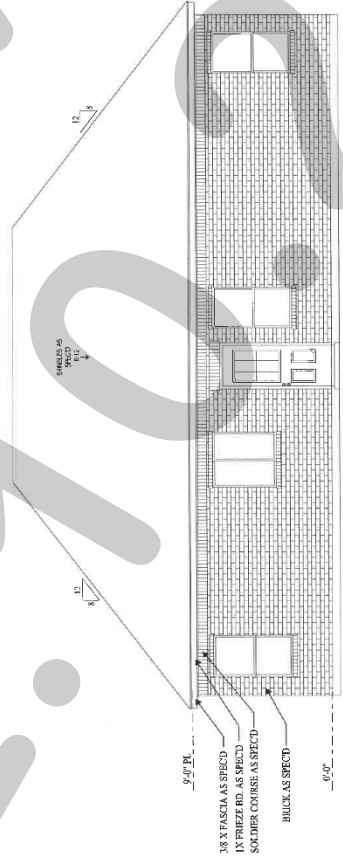
4 LEFT SIDE VIEW
SCALE: 1/8" to 1" W/11X17



5 RIGHT SIDE VIEW
SCALE: 1/8" to 1" W/11X17



2 FRONT VIEW
SCALE: 1/8" to 1" W/11X17



3 BACK VIEW
SCALE: 1/8" to 1" W/11X17



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: February 10, 2026
SUBJECT: Z2026-004; *Specific Use Permit for 1982 Sterling Court*

Staff requests withdrawal of *Case No. Z2026-004* in order to allow additional outstanding items on the property to be adequately addressed by the applicant. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to take action on staff's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the February 10, 2026 meeting.



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: February 10, 2026
SUBJECT: SP2026-001; *Amended Site Plan for Layne's Chicken*

The applicant -- *Jason Cluth of SC Architecture* --, is requesting approval of an *Amended Site Plan* to allow for the removal of a primary material -- *particularly the natural stone* -- on the existing *Restaurant Greater Than 2,000 SF with a Drive-Through or Drive-In* located at 1801 S. Goliad Street. The subject property consists of approximately 1.154-acres, is zoned Commercial (C) District, and is situated within the SH-205 Overlay (SH-205 OV) District.

On October 6, 2014, the City Council approved a *Site Plan* [Case No. SP2014-018] for the development of a 3,327 SF *Restaurant, with a Drive-Through or Drive-In* on the subject property. The original *Site Plan* included approvals of the following variances to the *General Overlay District Standards*: [1] stucco exceeding 50.00% of the masonry requirement, [2] secondary materials (*i.e. pre-finished metal panels and/or ceramic tile*) exceeding the maximum allowed ten (10) percent, [3] parking spaces within the 20-foot landscape buffer, [4] to relocate the required landscape buffer trees within the development, and [5] to allow a flat roof design with parapet walls on a building less than 6,000 SF.

On January 16, 2026, the applicant submitted an *Amended Site Plan* proposing to remove the natural stone from the existing *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* and replace it with a blond brick depicted in the building elevations provided in this packet. The subject property is located within the SH-205 Overlay (SH-205 OV) District, which places heightened emphasis on architectural quality, material variety, and long-term durability. The original *Site Plan* [Case No. 2014-018] approved by City Council in 2014 included multiple variances to the *General Overlay District Standards*, including deviations related to façade materials. As such, any subsequent modification to the exterior building materials warrants careful review to ensure continued compliance with the intent of the SH-205 Overlay (SH-205 OV) District.

The proposed *Amended Site Plan* removes all existing stone elements from the building façade and replaces them with a thin-width brick product. While brick is generally considered a high-quality masonry material, the proposal to eliminate the minimum 20.00% natural or quarried stone required by Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) represents an additional variance for the property. The current request does not propose an alternative stone material, but rather the complete removal of the stone in favor of additional thin-width brick.

As proposed, the request constitutes a variance to the *General Overlay District Standards*. Pursuant to Article 11, *Development Application and Review Procedures*, of the UDC, each variance requires the provision of two (2) compensatory measures intended to offset the deviation and further the overall intent of the ordinance. In this case, the applicant has provided the following compensatory measures: [1] the applicant is providing additional landscaping as shown in the attached landscape plan, and [2] replacement of the dumpster enclosure materials with the proposed thin-width brick, along with replacement of the wooden dumpster enclosure doors with metal self-latching gates that better conform to the requirements of the UDC. With all that being said, variances are discretionary items for the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

On January 27, 2026, the Architectural Review Board (ARB) reviewed the building elevations and provided a recommendation to the applicant that metal arcade elements be reintroduce where the existing fabric canopies were on the building facades, and stating that they were generally not opposed to the incorporation of the thin-width brick in lieu of the natural stone. On February 3, 2026, the applicant provided staff updated building elevations reflecting the reincorporated fabric canopies. The Architectural Review Board (ARB) is scheduled to review the updated elevations prior to the Planning and Zoning Commission meeting on

February 10, 2026. With this being said, should the Planning and Zoning Commission choose to approve the applicant's request, staff would recommend the following conditions of approval:

- (1) The applicant provide an updated *Photometric Plan* that conforms to the lighting requirements of the Unified Development Code (UDC).
- (2) 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.

If the Planning and Zoning Commission should have any questions, staff will be available at the February 10, 2026 Planning and Zoning Commission meeting.



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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition

LOT 1

BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE A-2, Restaurant

PROPOSED ZONING C

PROPOSED USE A-2, Restaurant

ACREAGE 1.154

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 Rawra Group

APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

ADDRESS

CITY, STATE & ZIP

E-MAIL

NOTARY VERIFICATION [REQUIRED]

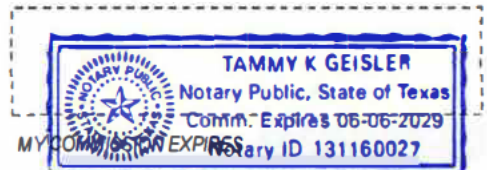
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

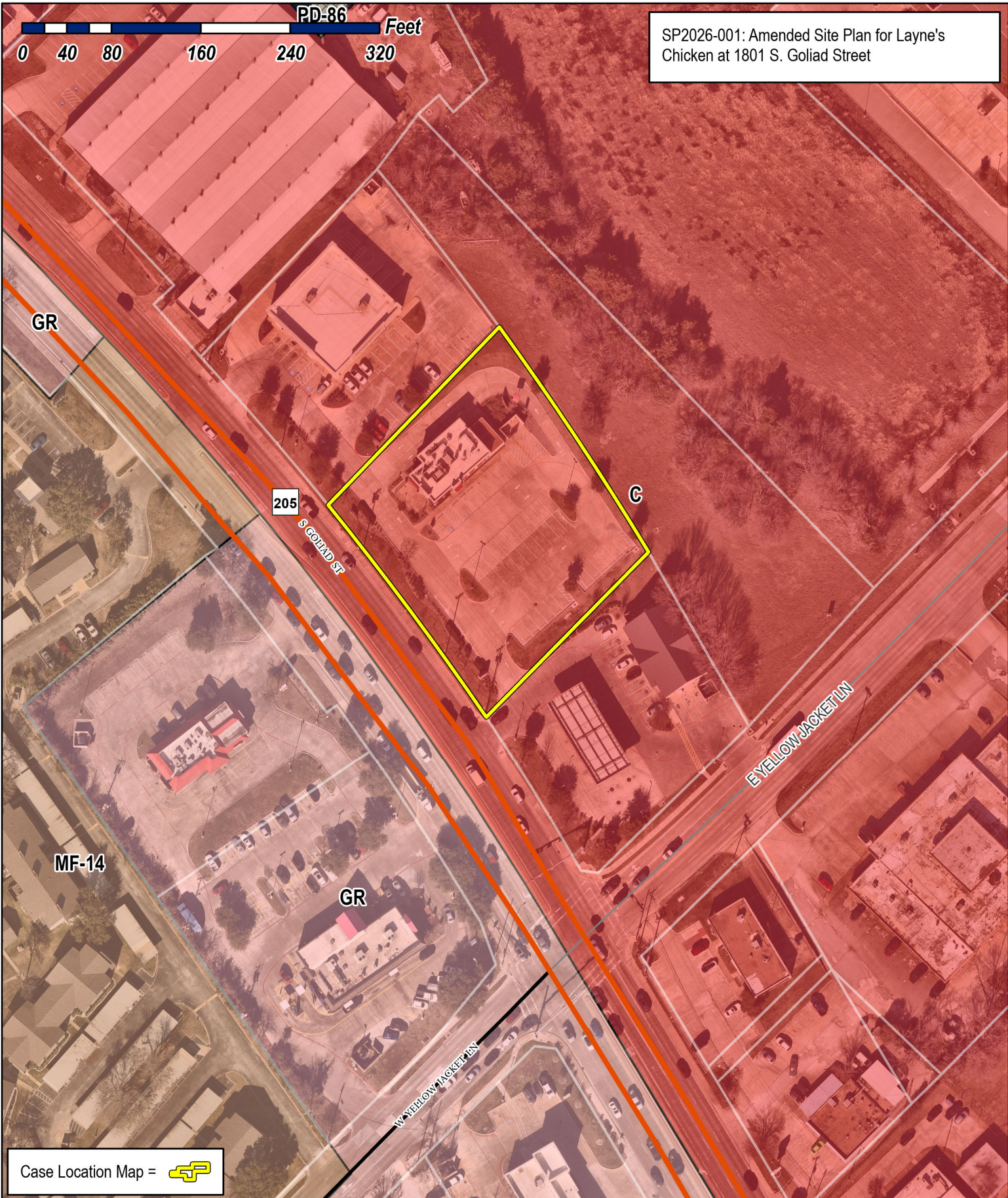
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF January, 2025. BY SIGNING THIS APPLICATION, 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 14 DAY OF January, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-001: Amended Site Plan for Layne's Chicken at 1801 S. Goliad Street

PD-86 Feet
0 40 80 160 240 320

GR

205

S GOLIAD ST


C

E YELLOW JACKET LN

MF-14

GR

W YELLOW JACKET LN

Case Location Map = 



City of Rockwall

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

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



DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 14, 2026



CITY OF ROCKWALL
PLANNING & ZONING
385 S GOLIAD ST, ROCKWALL, TX 75087
ATTN: Bethany Ross

To whom it may concern,

On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com

DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
FEBRUARY 3, 2026



CITY OF ROCKWALL
PLANNING & ZONING
385 S GOLIAD ST, ROCKWALL, TX 75087
ATTN: Ryan Miller, Bethany Ross, & Melanie Zavala

To whom it may concern,

On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (J) updated dumpster enclosure. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. In addition, the owner has proposed to increase the height of the dumpster enclosure and gates to 8' tall. The latches and hinges will be self-latching and/or self-closing type of hardware, so that the waste receptacles will be hidden from view. The enclosure will be clad in thin brick to match the building and finished with a new metal cap.

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

- Updated exterior elevations and material finish schedule
- Example photos of similar Layne's Chicken Fingers projects
- Photometric site plan and light fixture cutsheets
- Compensatory Measure (B), existing and new landscape plans and details
- Compensatory Measure (J), dumpster enclosure drawing

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com

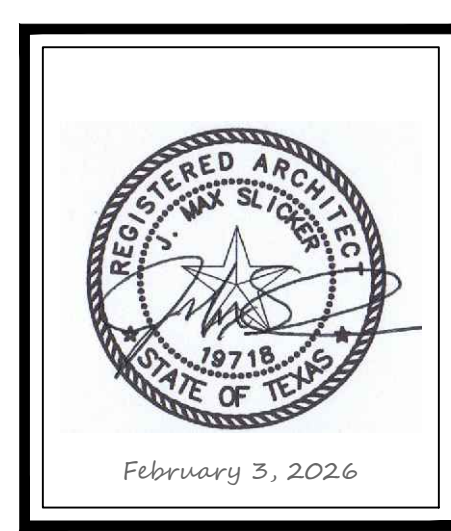
PROJECT #: C25-029
 DATE: 2025.10.09
 DRAWN BY: JC
 CHECKED BY: TC

REVISIONS:
 REV. #2 - 2025.11.07
 REV. #3 - 2025.12.03
 REV. #4 - 2026.01.13
 REV. #5 - 2026.02.03

PROFESSIONAL SEAL
 INFORMATION FOR THE ARCHITECTURE BOARD AND ARCHITECTS AT LARGE
 AND INFORMATION FOR THE PUBLIC: THIS ARCHITECTURE BOARD HAS REVIEWED THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ARCHITECTURE ACT AND THE ARCHITECTURE BOARD'S REGULATIONS. THE ARCHITECTURE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECTURE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

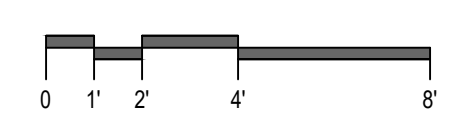
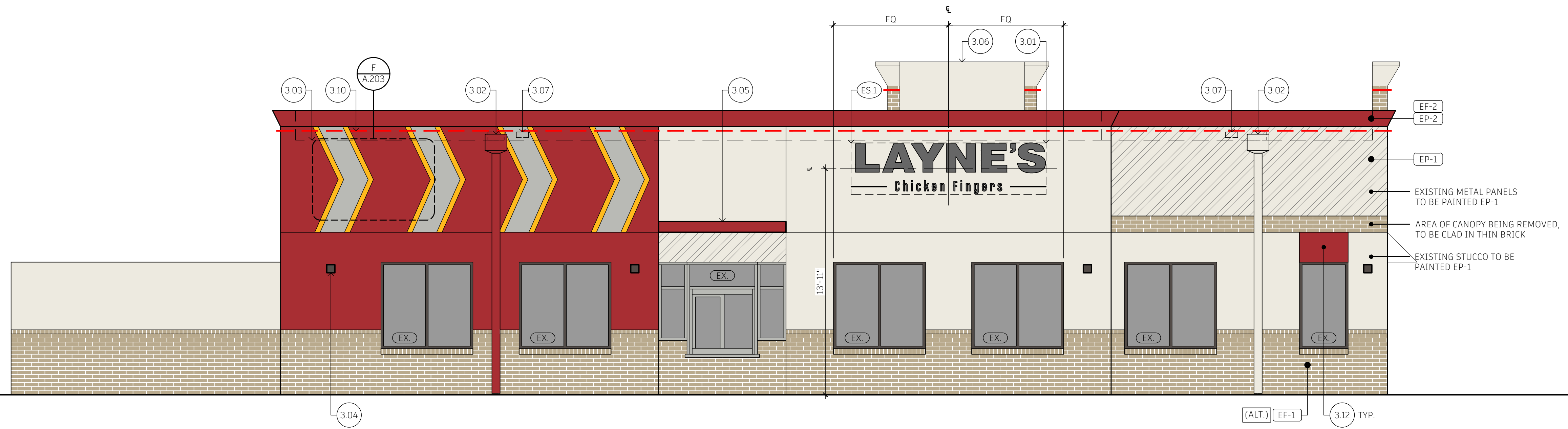


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR ELEV. (ALT.)

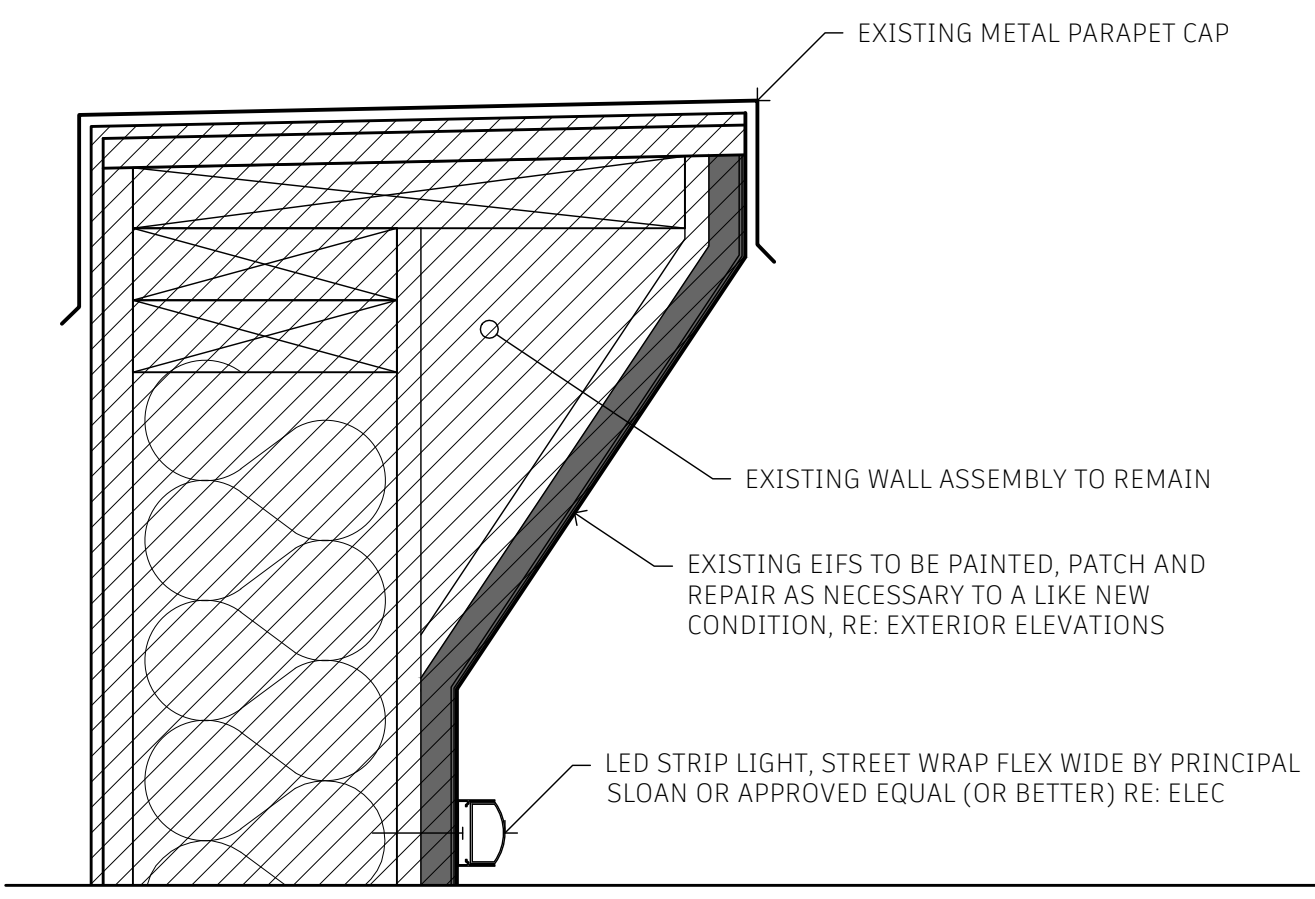
SHEET A.204



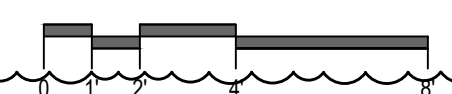
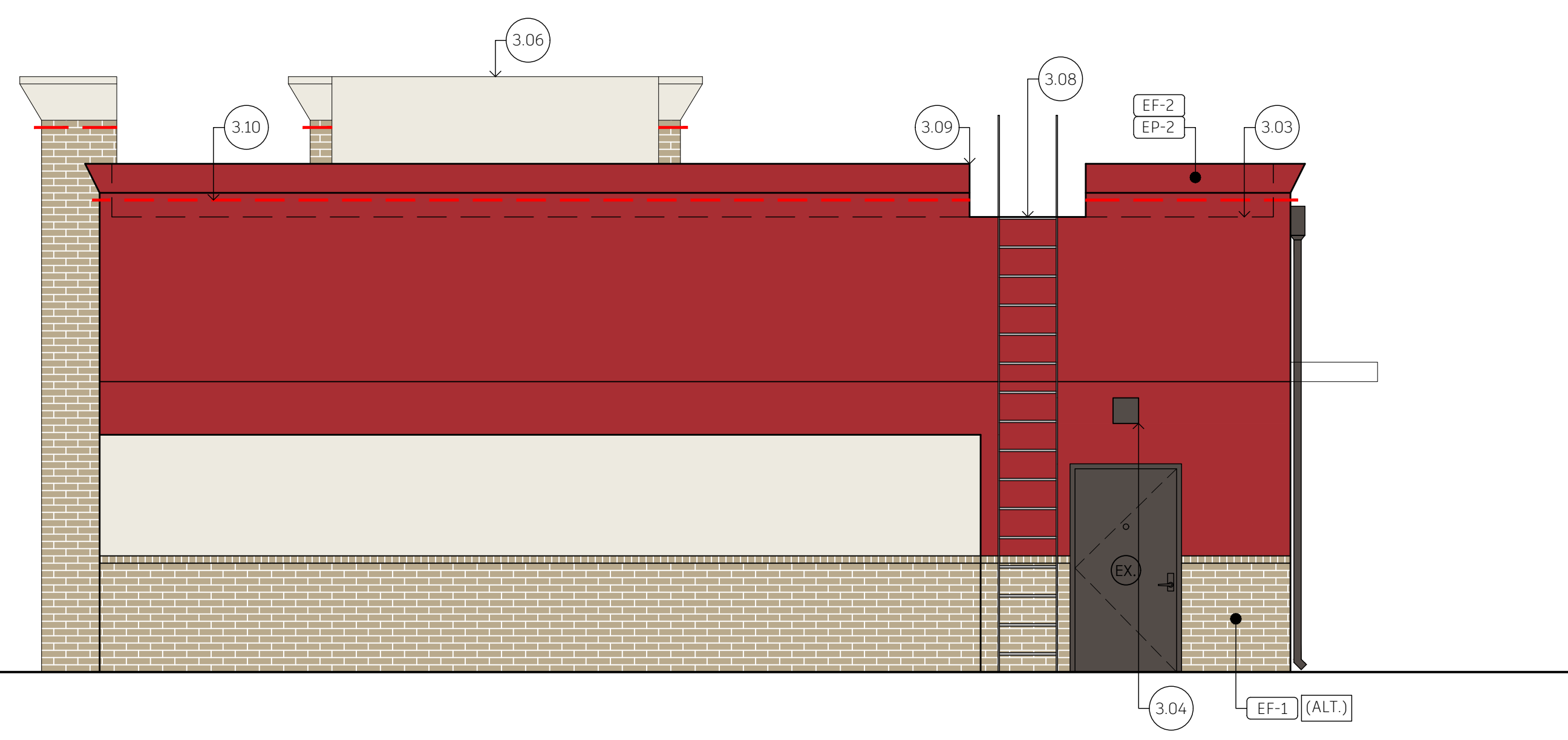
C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

NUMBER	DESCRIPTION	LOCATION	DIMENSIONS	BACKLIT
ES.1	LAYNE'S CHICKEN FINGERS	SIDE FACADES	144"x36"	YES
ES.2	ASTRO CHICKEN	FRONT TOWER	54"x54"	NO
ES.3	ASTRO CHICKEN	FRONT TOWER	78"x78"	NO
ES.4	LAYNE'S CHICKEN FINGERS	FRONT FACADE	108"x28.5"	YES

F. EXTERIOR SIGNAGE SCHEDULE






B. PARAPET CAP DETAIL 3" = 1'-0"



I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

E. NOT USED

A. NOT USED

TAG	SPECIFICATION	APPLICATION / LOCATION	MANUFACTURER	PRODUCT	MODEL	COLOR	DIMENSIONS	NOTES
EXTERIOR FINISHES								
EF-1	STONE	EXISTING STONE VENEER	-	-	-	-	-	EXISTING STONE VENEER TO BE PAINTED AS NOTED
EF-1 (ALT.)	BRICK	NEW THIN BRICK VENEER	ACME BRICK	SUMMITVILLE - THIN BRICK	-	SAVANNAH (26) / WIRECUT	-	
EF-2	STUCCO	EXISTING STUCCO	-	-	-	-	-	EXISTING STUCCO TO BE PAINTED, PATCH AND REPAIR TO A LIKE NEW CONDITION 
EXTERIOR PAINTS								
EP-1	EXTERIOR PAINT	PRIMARY EIFS COLOR	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SWISS COFFEE (OC-45)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-2	EXTERIOR PAINT	MISC.	SHERWIN WILLIAMS	ULTRA SPEC EXT - SOFT GLOSS	-	HEARTTHROB (SW6886)		1 COAT PRIMER AND 2 COATS PAINT.
EP-3	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SPARKLING SUN (2020-30)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-4	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	COVENTRY GRAY (HC-169)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-5	EXTERIOR PAINT	CMU DUMPSTER ENCLOSURE	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	STREET CHIC (CSP-24)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-6	EXTERIOR PAINT	BOLLARDS, ROOF LADDER	SHERWIN WILLIAMS	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	-	HEARTTHROB (SW6886)		2 COATS PAINT.
EP-7	EXTERIOR PAINT	EXTERIOR DOORS	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	COVENTRY GRAY (HC-169)	-	2 COATS PAINT.
EP-8	EXTERIOR PAINT	METAL GATES	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	JET BLACK (2120-10)	-	2 COATS PAINT.
EP-9	EXTERIOR PAINT	GENERAL PRIMER	BENJAMIN MOORE	FRESH START (032)	032	-	-	1 COAT PRIMER.
EXTERIOR MISCELLANEOUS								
EM-1	NOT USED	--	--	--	--	--	--	--
EM-2	NOT USED	--	--	--	--	--	--	--
EM-3	BRICK MORTAR	NEW THIN BRICK VENEER MORTAR	LATICRETE	MVIS POINTING MORTAR	--	BRIGHT WHITE	--	PROVIDE 3/8" MORTAR JOINT

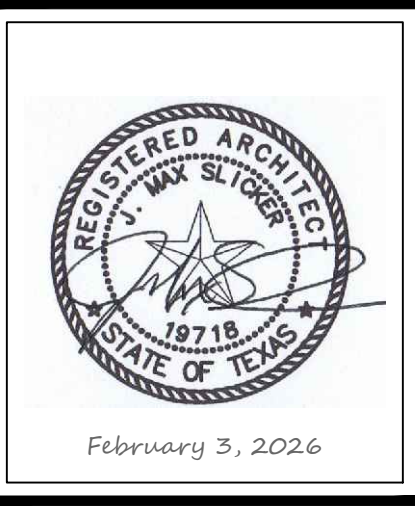
C. EXTERIOR FINISH SCHEDULE

N. NOT USED	J. NOT USED	F. NOT USED	B. NOT USED
M. NOT USED	I. NOT USED	E. NOT USED	A. NOT USED

PROJECT #: C25-029
DATE: 2025.10.09
DRAWN BY: JC
CHECKED BY: TC
REVISIONS:
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13
REV. #5 - 2026.02.03



LAYNE'S CHICKEN FINGERS
RAWRA GROUP
1801 S GOLIAD ST.
ROCKWALL, TX 75087



EXT. FINISH SCHEDULE

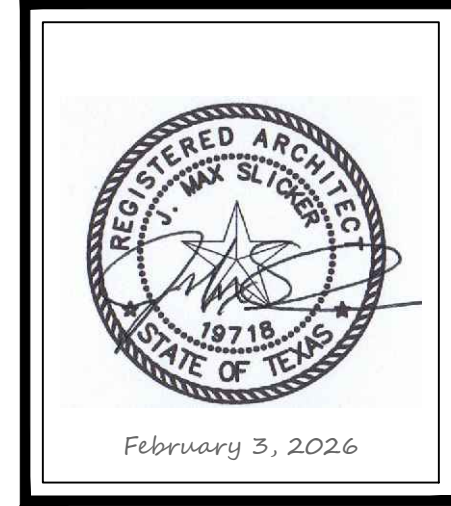
SHEET A.502

PROJECT #:	DATE:
C25-Q29	2025.10.09
DRAWN BY:	CHECKED BY:
JC	TC
REVISIONS:	
REV. #2 - 2025.11.07	
REV. #3 - 2025.12.03	
REV. #4 - 2026.01.13	
REV. #5 - 2026.02.03	

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LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



DUMPSTER
 PLAN &
 ELEV.

SHEET
 A.104

P. NOT USED

L. NOT USED

O. NOT USED

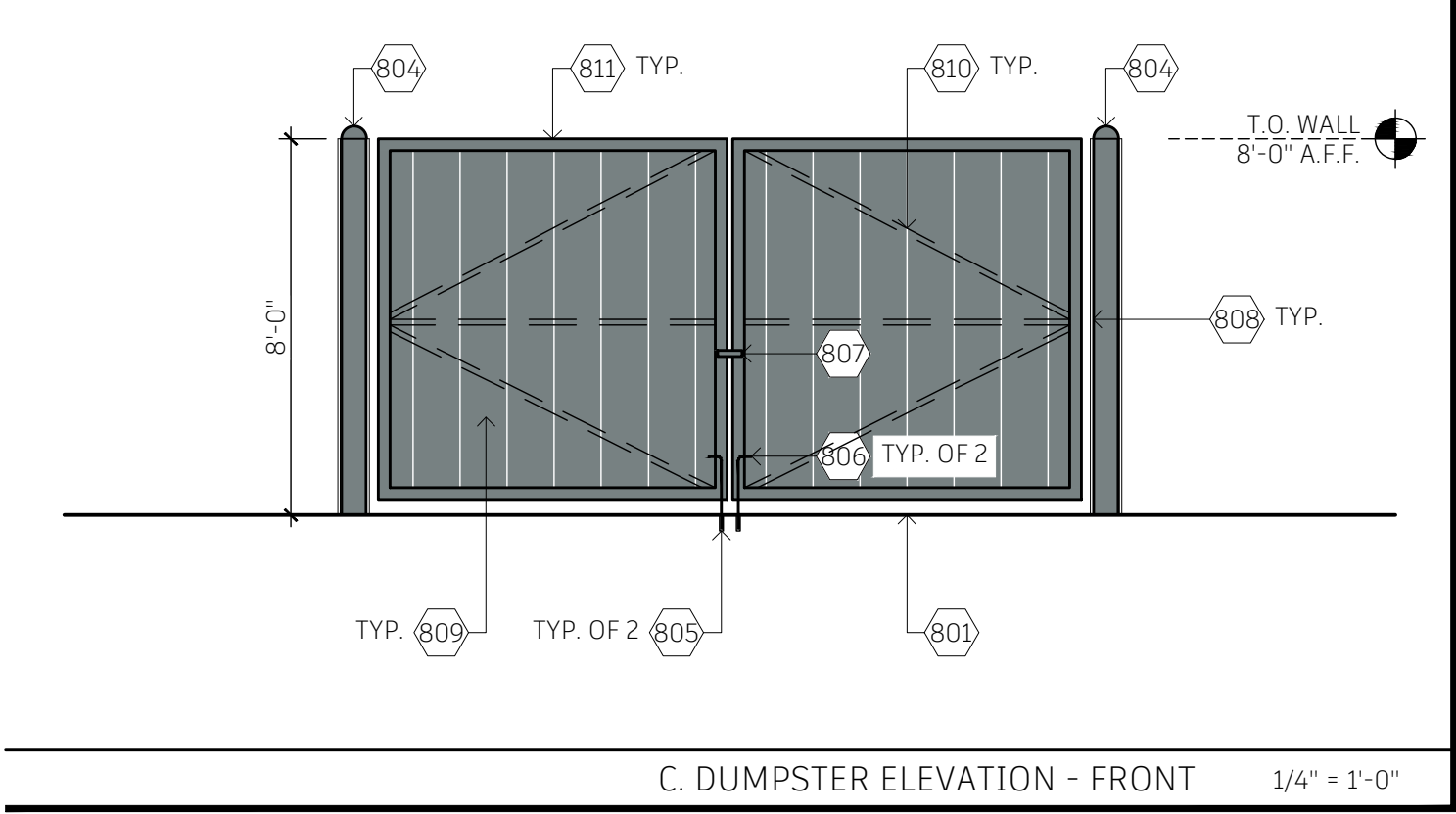
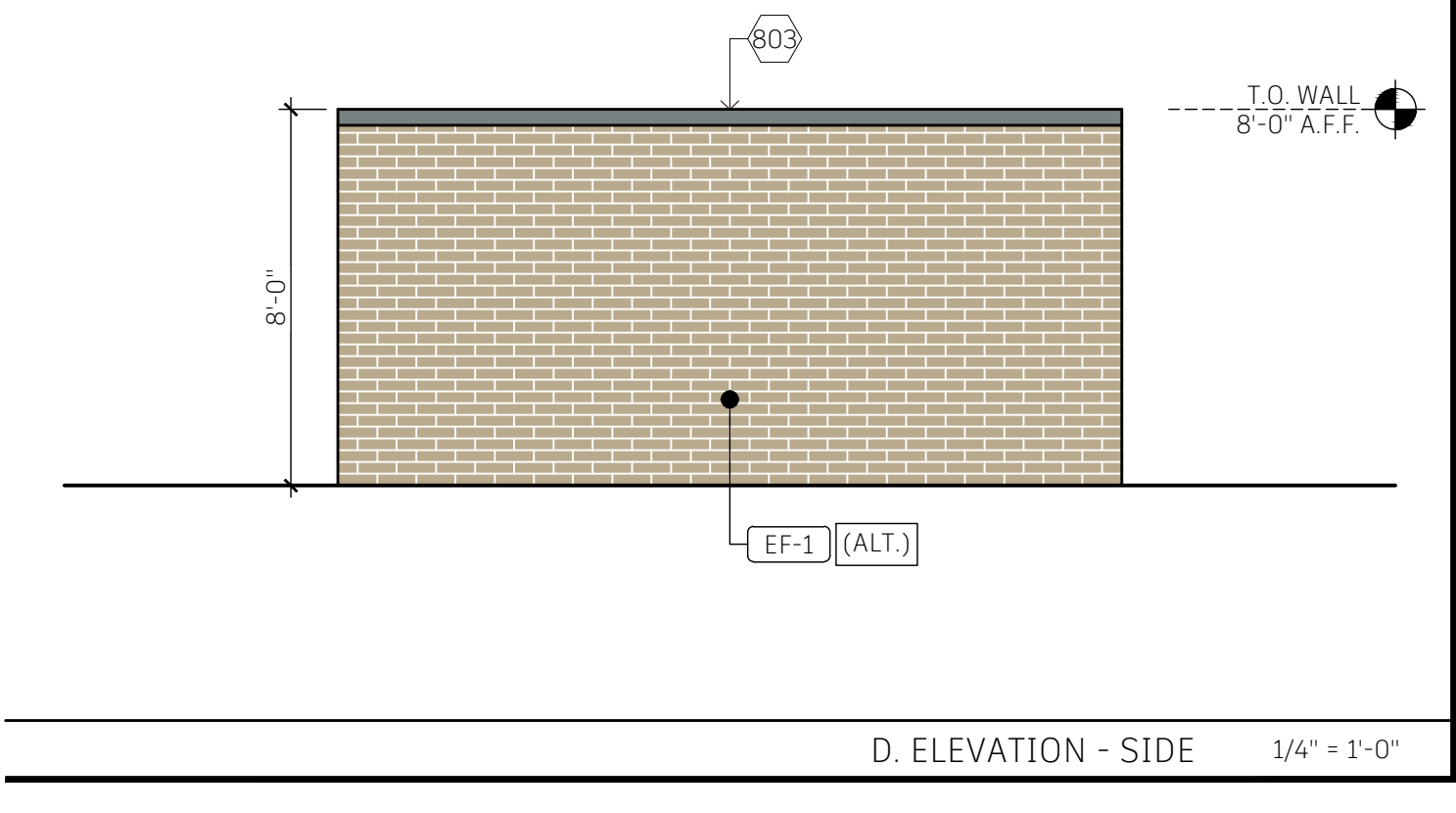
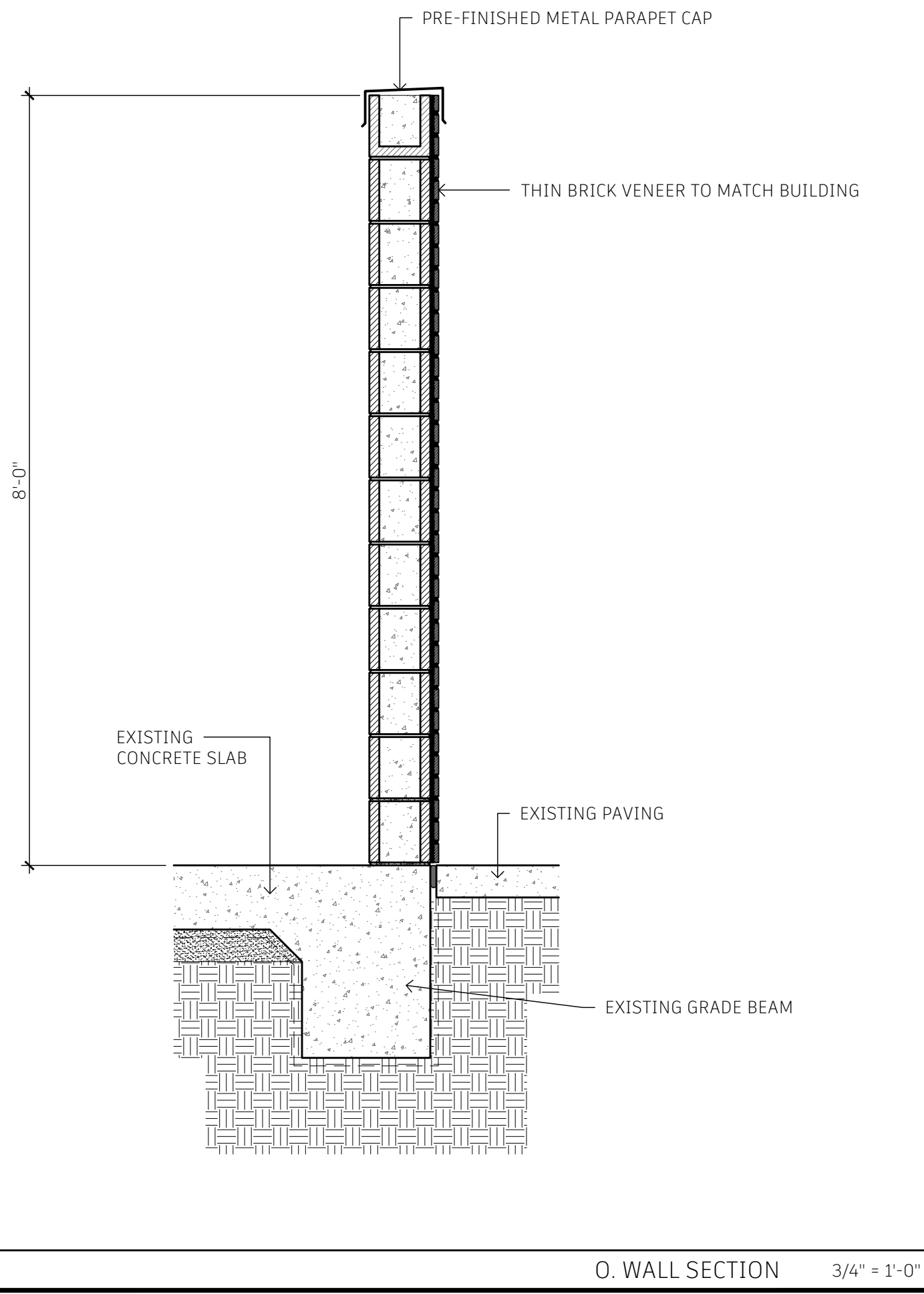
K. NOT USED

M. NOT USED

J. NOT USED

M. NOT USED

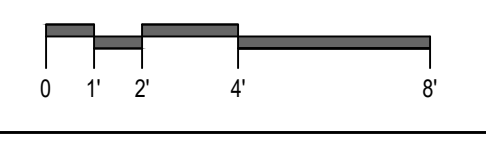
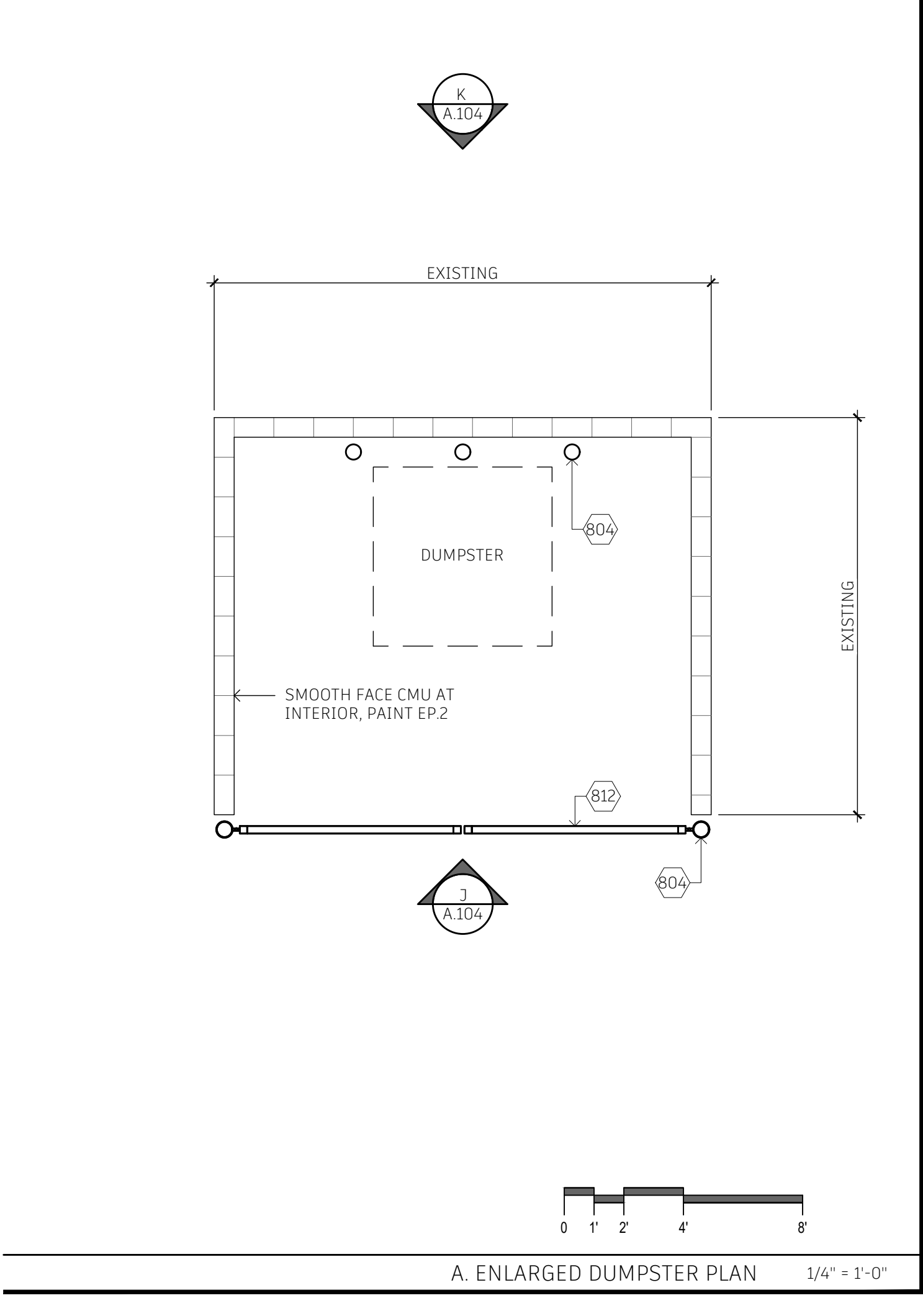
I. NOT USED



M. KEYED NOTES

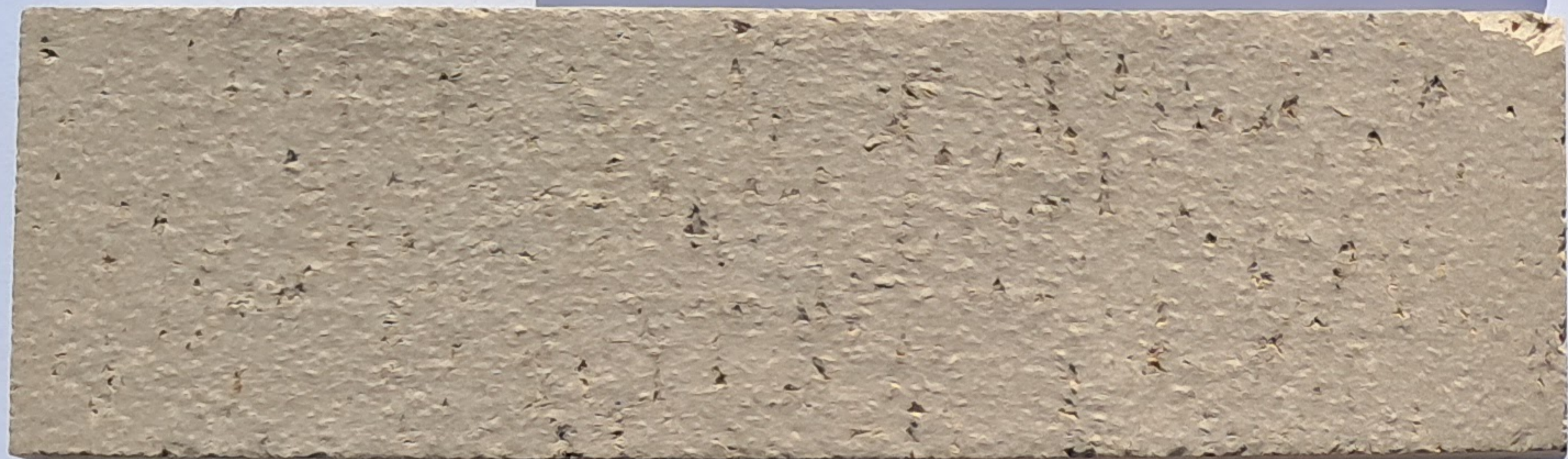
801	EXISTING PAVEMENT
802	(NOT USED)
803	PRE-FINISHED METAL PARAPET CAP
804	6" DIA. STEEL PIPE BOLLARD, FILLED SOLID WITH CONCRETE, WITH ROUNDED TOP, PAINT EP-5
805	1" DIA. STEEL RECEIVER SLEEVES SET IN CONCRETE FOR CANE BOLTS AT GATE
806	3/4" DIA. CANE BOLT
807	6" HEAVY DUTY LOCKABLE HASP, SELF-LATCHING
808	5" HEAVY DUTY BARREL HINGE, SELF-CLOSING
809	PRE-FINISHED METAL SOFFIT PANELS, COLOR IS TO BE ZINC GRAY
810	1 1/2 x 1 1/2 x 1/2 BEHIND GATE FOR STABILITY, TYP.
811	HSS3 x 3 x 1/2 FRAME, GALVANIZED
812	PRE-FABRICATED GALVANIZED STEEL GATE

- M. GENERAL NOTES
- FILL ALL CELLS BELOW FLOOR LEVEL OR CONTAINING REBAR WITH 2500 PSI GROUT. GROUT SHALL BE PLACED IN LIFTS NO HIGHER THAN 5 FEET. MASONRY UNITS SHALL BE CLEAN AND DRY. INSTALL ALL TIES AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
 - ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. ALL MORTAR SHALL BE TYPE "M" OR TYPE "S".
 - THE INTERSECTION OF ALL MASONRY WALLS SHALL BE TIED WITH A 1/2" x 1/2" BY 30" LONG STRAP WITH A 3" - 90 DEGREE BEND AT EACH END. STEEL STRAPS SHALL BE PLACED IN THE MORTAR BEDS AT 48" ON CENTER VERTICALLY.
 - THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS WHEN MASONRY IS TO BE CONSTRUCTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40 DEGREES FAHRENHEIT). DURING HOT CONDITIONS (ABOVE 90 DEGREES FAHRENHEIT) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT IN THE MASONRY UNITS CONCERNING WATER AND MORTAR. IT IS ADVISED THAT THE CONTRACTOR FOLLOW RECOMMENDATIONS PRESCRIBED BY THE PORTLAND CEMENT ASSOCIATION FOR COLD AND HOT WEATHER CONDITIONS.
 - ALL CONTROL JOINTS AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE TO THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. IN NO CASE SHALL EXTERIOR WALL JOINTS BE SPACED GREATER THAN 30' ON CENTER AND INTERIOR WALL JOINTS SHALL NOT EXCEED 30' ON CENTER.
 - WHERE NOTED, ON VENEER WALLS, PROVIDE 3/4"-1" CONTROL JOINTS BACKED WITH FOAM BACKER RODS, AND SEALED WITH NP1 OR EQUAL, COLOR TO MATCH BRICK COLOR.
 - ATTENTION SHALL BE GIVEN TO PROVIDE FULL HEAD AND BED JOINTS AND CLEAN CAVITY.
 - PROVIDE VENEER ANCHORS @ 16" ON CENTER VERTICALLY, 32" ON CENTER HORIZONTALLY.
 - PROVIDE 10 MIL. PVC FLASHING WITH WEEPS AT APPROXIMATELY 32" ON CENTER MAXIMUM.



LAYNE'S

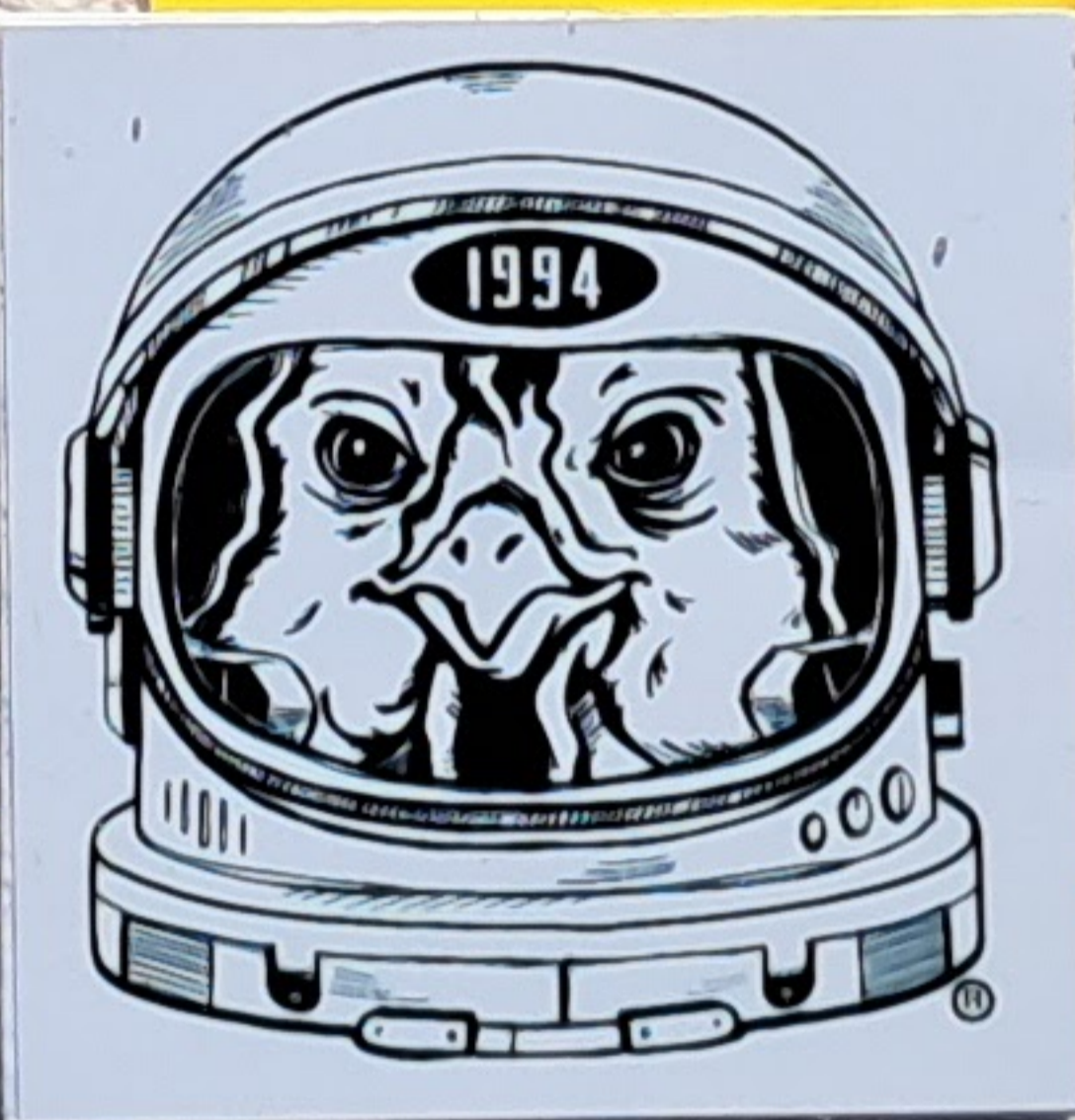
— CHICKEN FINGERS —



LATICRETE® 44 Bright White



LATICRETE® 44 Bright White



ARCHITECTURE



THIN BRICK

RANGE BOARD

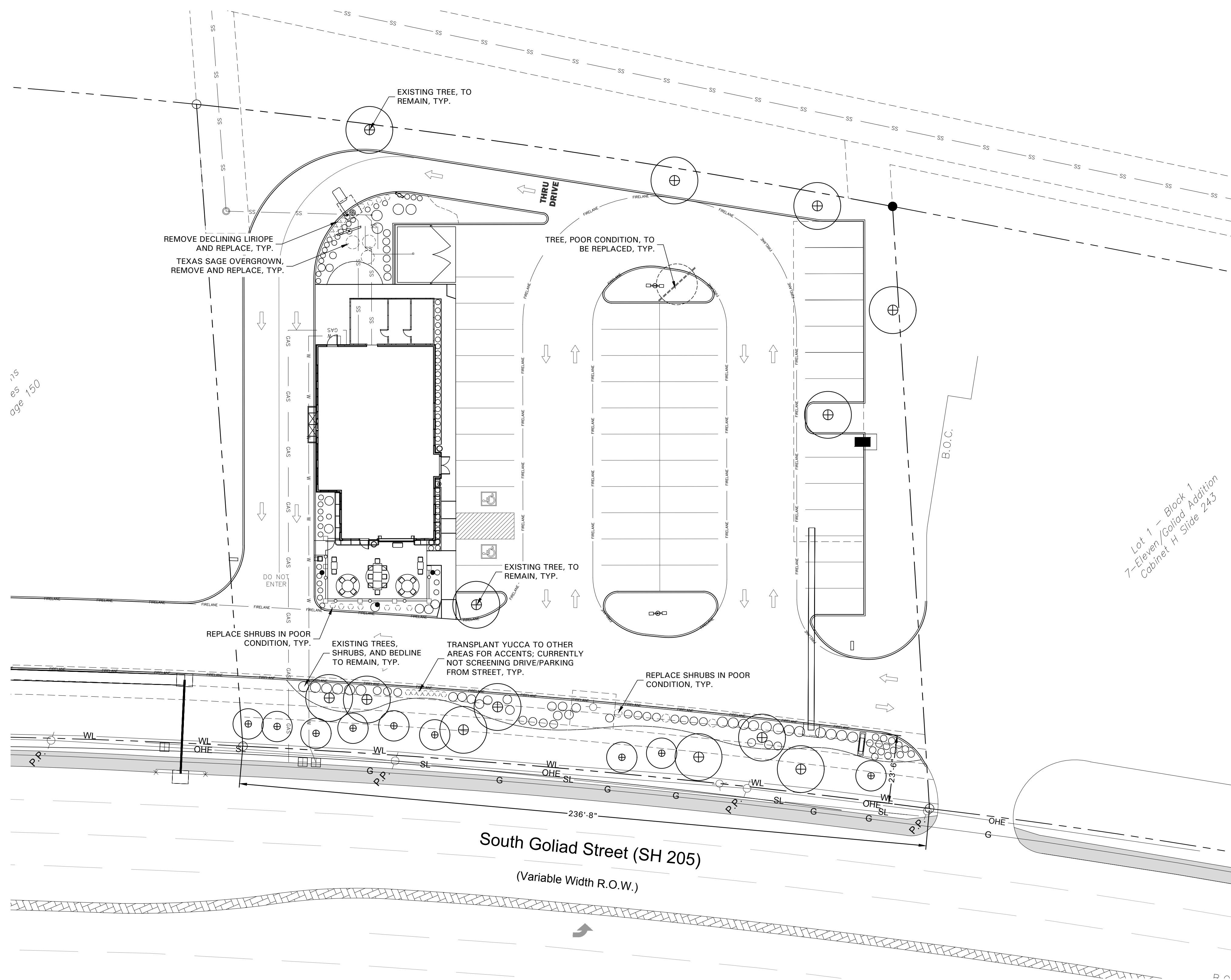
SHADE VARIATIONS

Shade variations are inherent in all clay products.
Summitville's Thin Brick offers a range of colors that may vary
in color tone from samples or from shipment to shipment.
Samples from a production run should be viewed for a final
color selection.

26-SAVANNAH

Color: _____





15
25
page 150

Lot 1 - Block 1
7-Eleven/Goliad Addition
Cabinet H, Slice 243

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

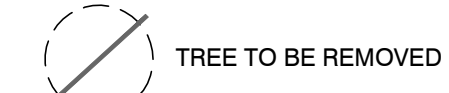
VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

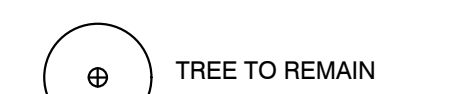
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND



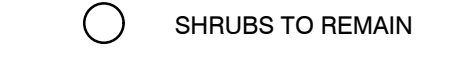
TREE TO BE REMOVED



TREE TO REMAIN



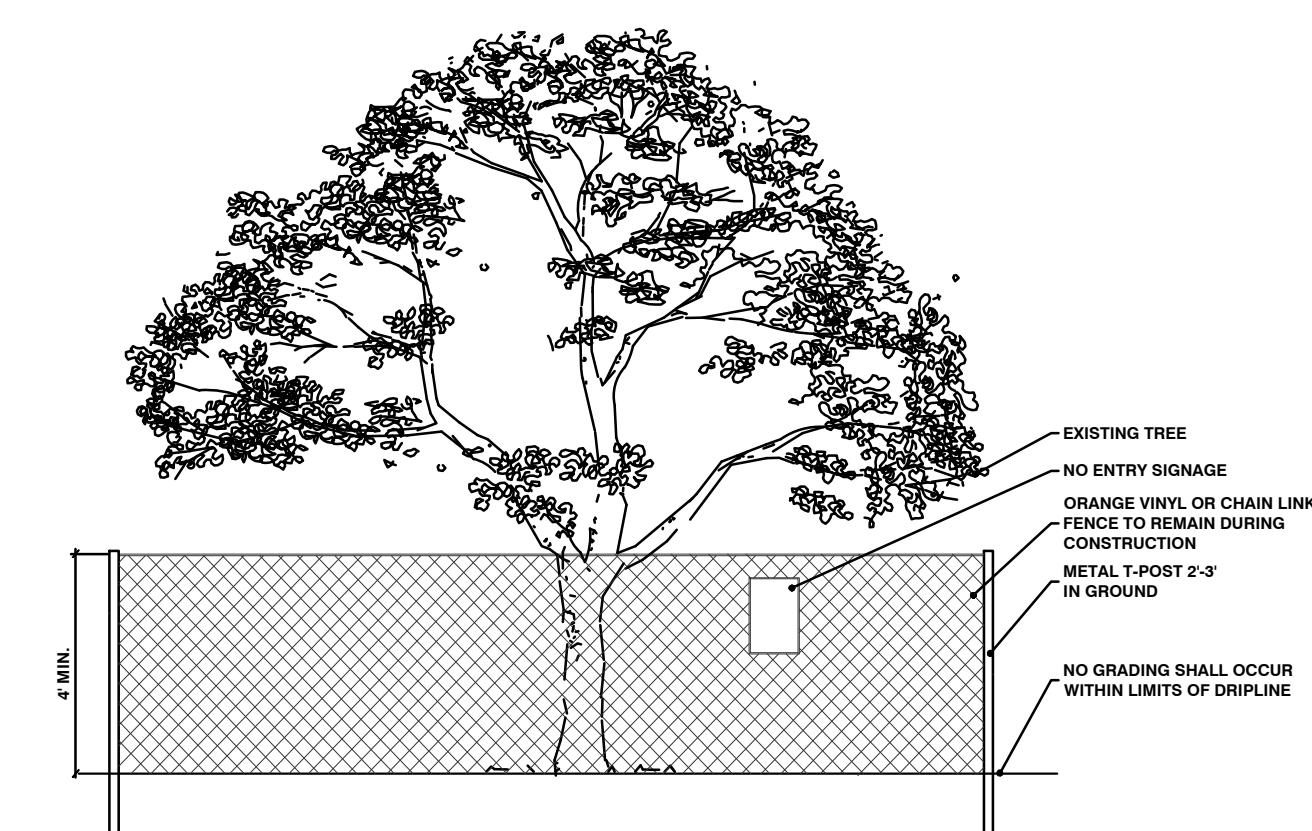
TREE PRESERVATION FENCING



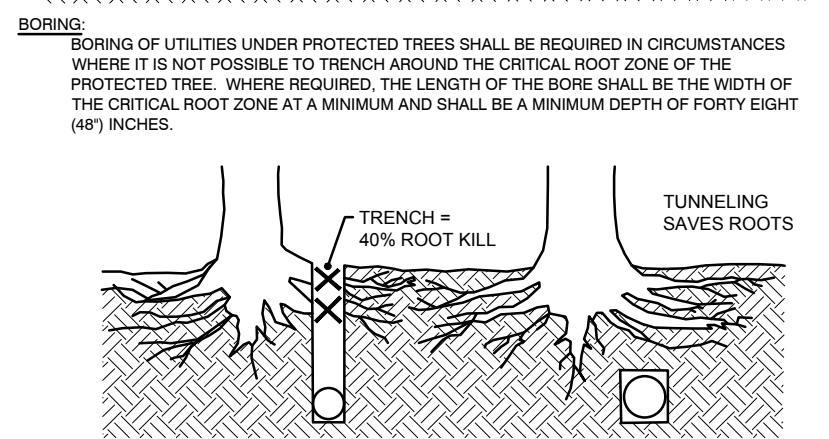
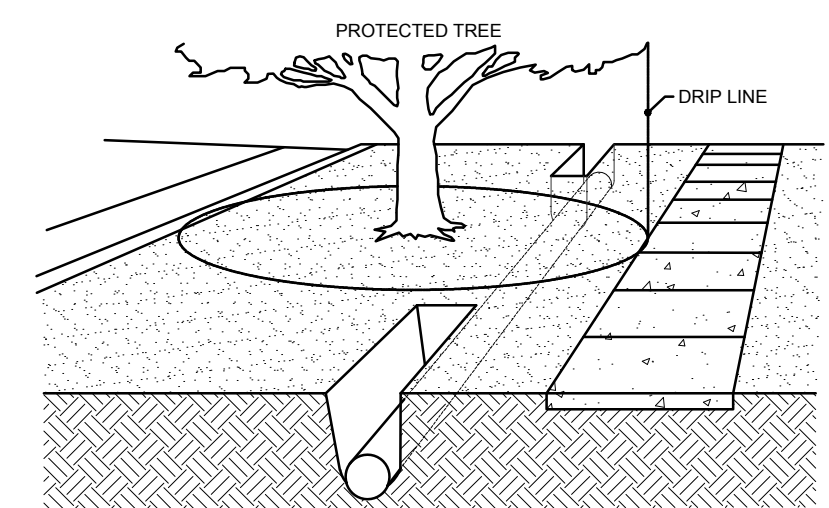
SHRUBS TO REMAIN



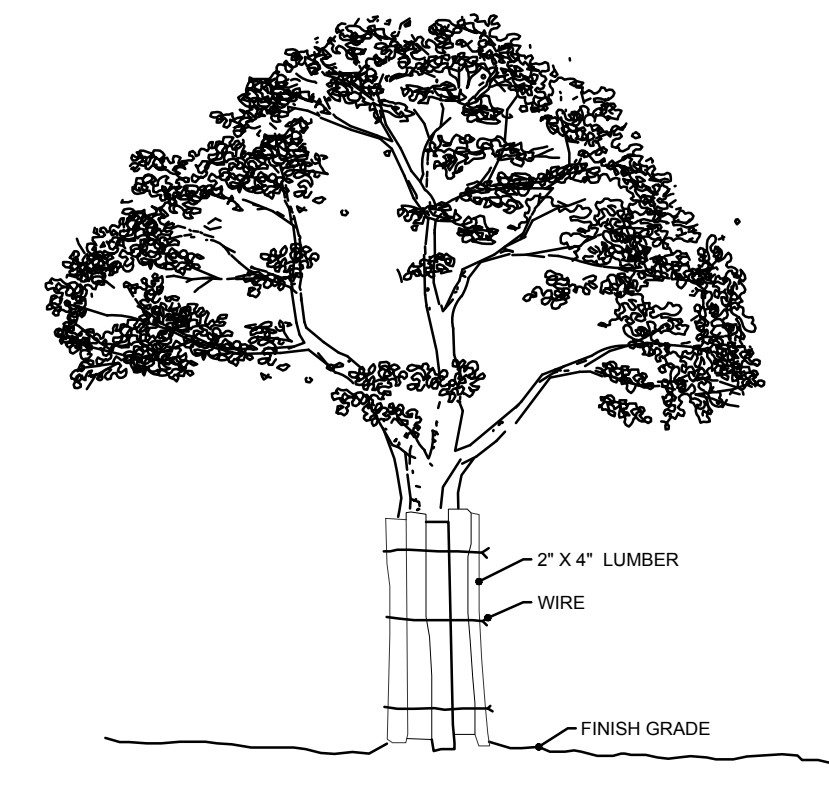
SHRUBS TO BE REMOVED OR TRANSPLANTED



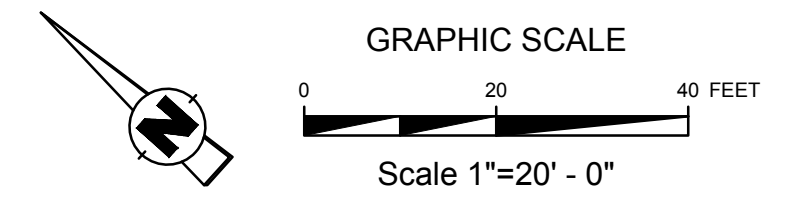
1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
N.T.S.



SITE RENOVATION

1801 S. GOLIAD
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR

Checked By: AWR

Issue Date: 2-2-2026

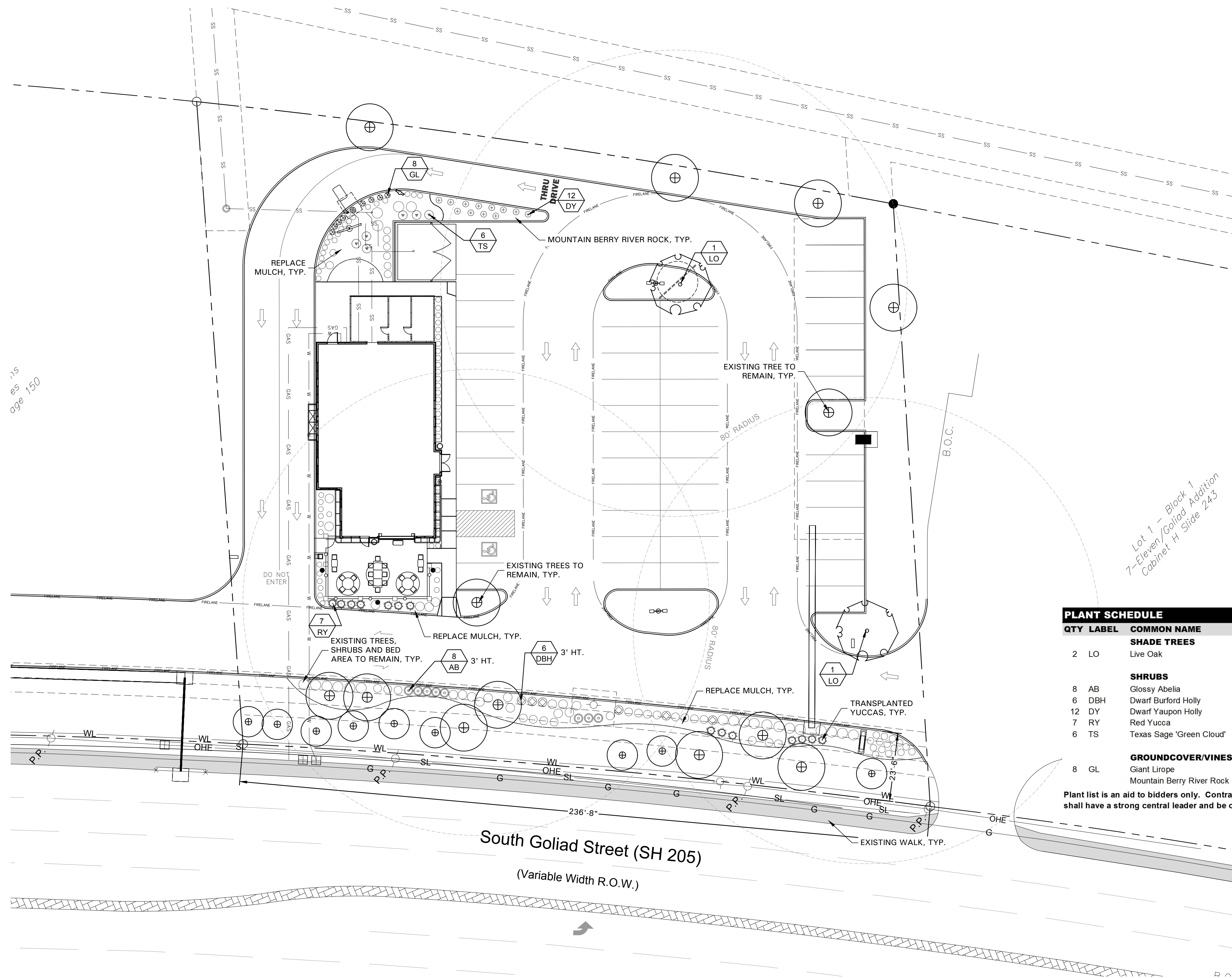
Revisions

Sheet Title:

EXISTING LANDSCAPE PLAN

Sheet Number:

L1.01



15
85
page 150

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDINGS AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON SH PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH APPROVED EQUAL FINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 1/8" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	12' ht., 4' spread, matching
SHRUBS					
8	AB	Glossy Abelia	<i>Abelia grandiflora</i>	3' ht.	full, 20" spread, 36" o.c.
6	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3' ht.	full, 20" spread, 36" o.c.
12	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
7	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
6	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
8	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Mountain Berry River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS

ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R-O-W

- Buffer strips shall be a minimum of 10' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".
- One canopy tree and one accent tree shall be incorporated for every 50 l.f. S. Goliad = 237 l.f.

REQUIRED	PROVIDED
10' wide buffer	23.5' wide buffer
berm and/or shrubs	shrubs both existing and proposed 36" ht.
5 canopy trees, 4" cal.	7 existing canopy trees
5 accent trees, 4" ht.	9 existing accent trees

LANDSCAPE BY ZONING DISTRICT

- 20% of the site shall be landscape area.
- A minimum of 50% of the required landscape shall be located in the front and along the sides of buildings.

Site: 50,310 s.f.

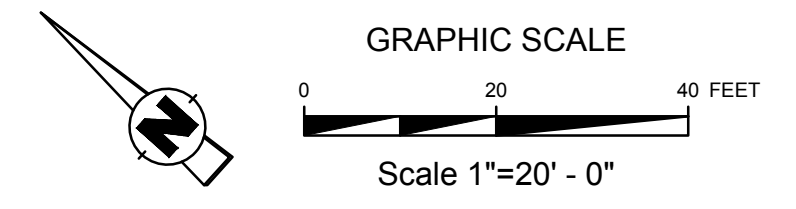
REQUIRED	PROVIDED
10,062 s.f. (20%)	14,612 s.f. (29%)
5,031 s.f. (50%)	6,463 s.f.

PARKING LOT LANDSCAPE

- 5% of the parking area shall be landscape.
- One shade tree shall be provided for every 10 cars.
- No parking space shall be located more than 80' from the trunk of a canopy tree.
- Parking shall be screened using berms and evergreen shrubs.

Parking Spaces: 47

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	3 existing canopy trees, 2 proposed canopy trees, 4" cal.



SITE RENOVATION

1801 S. GOLIAD
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR

Checked By: AWR

Issue Date: 2-2-2026

Revisions

Sheet Title:

PROPOSED LANDSCAPE PLAN

Sheet Number:

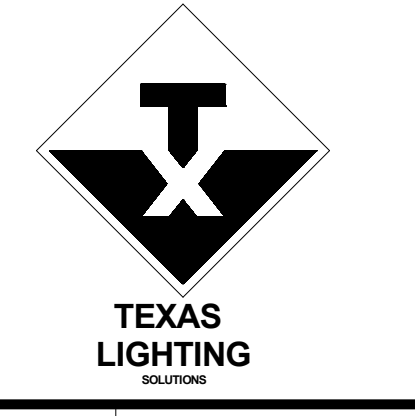
L1.02

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
SITE	Illuminance	Fc	3.36	25.1	0.0	N.A.	N.A.	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Manufacturer	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	F1	Single	ZA-50001-W-W40	LIGMAN	0.900	1551	21.1	84.4
	11	G	Single	GKO-PB2D-740-U-T4W	COOPER LIGHTING SOLUTIONS - McGraw-Edison	0.900	10050	78.2	838.2
	1	P1	Single	PRV-PA2B-740-U-T3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	19667	151	151
	2	P2	Back-Back	PRV-PA2A-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	15560	112	448
	3	S	Single	VA-20011-W40	LIGMAN	0.900	1414	21	63
	2	Z	Single	XTOR1A	EATON - LUMARK (FORMER COOPER LIGHTING)	0.900	722	7	14

GENERAL NOTES

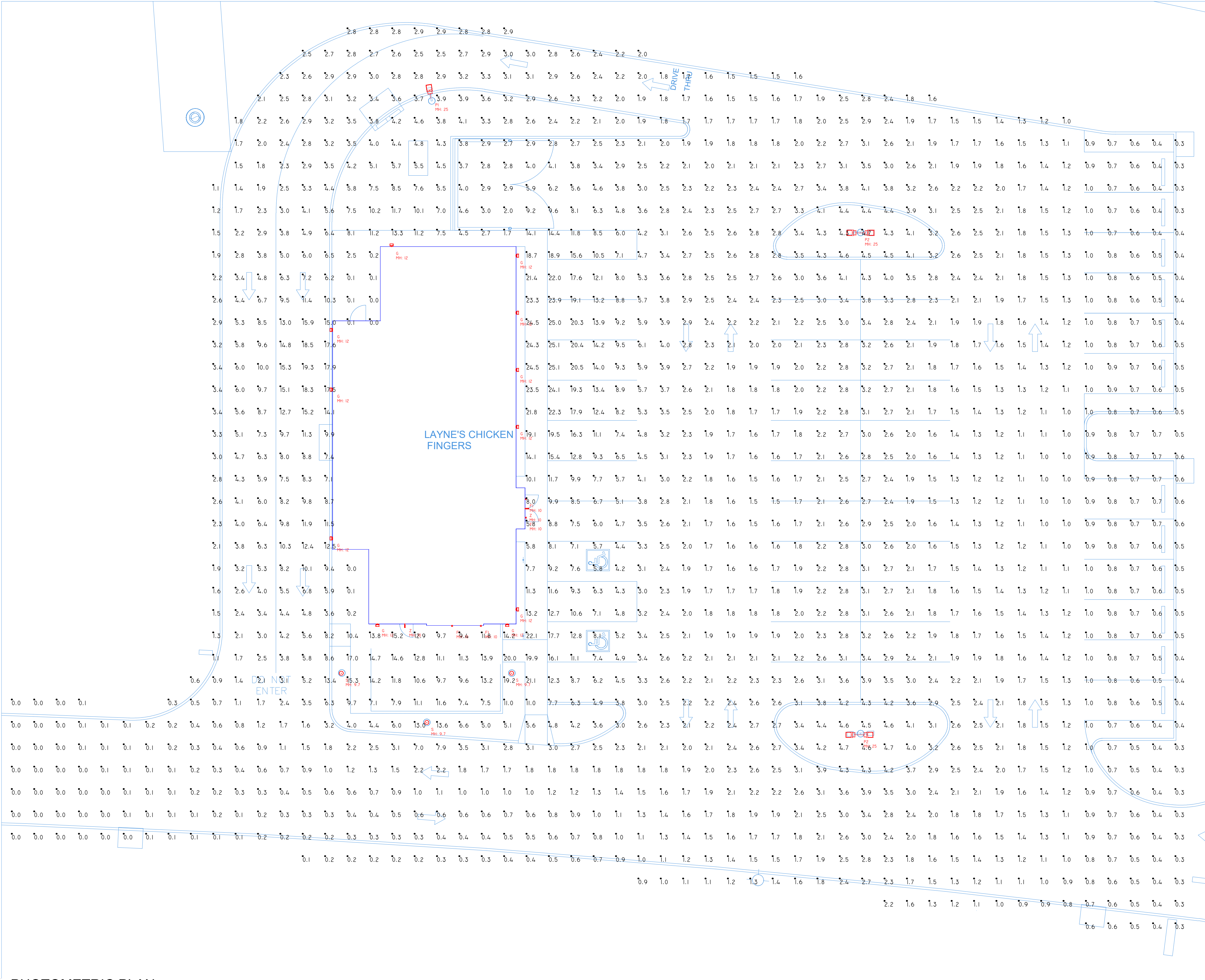
- ASSUMED REFLECTANCE: 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS
- WORKPLANE 2'-6" AFF FOR ROOMS AND 0'-0" AFF FOR CORRIDORS
- THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
- THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
- CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS.
- CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

14760 TRINITY BLVD, SUITE 150
 FORT WORTH, TEXAS 76155
 TEL: 817-267-9300

CLIENT: SC ARCH



PHOTOMETRIC PLAN
 SCALE: 1/12" = 1'-0"

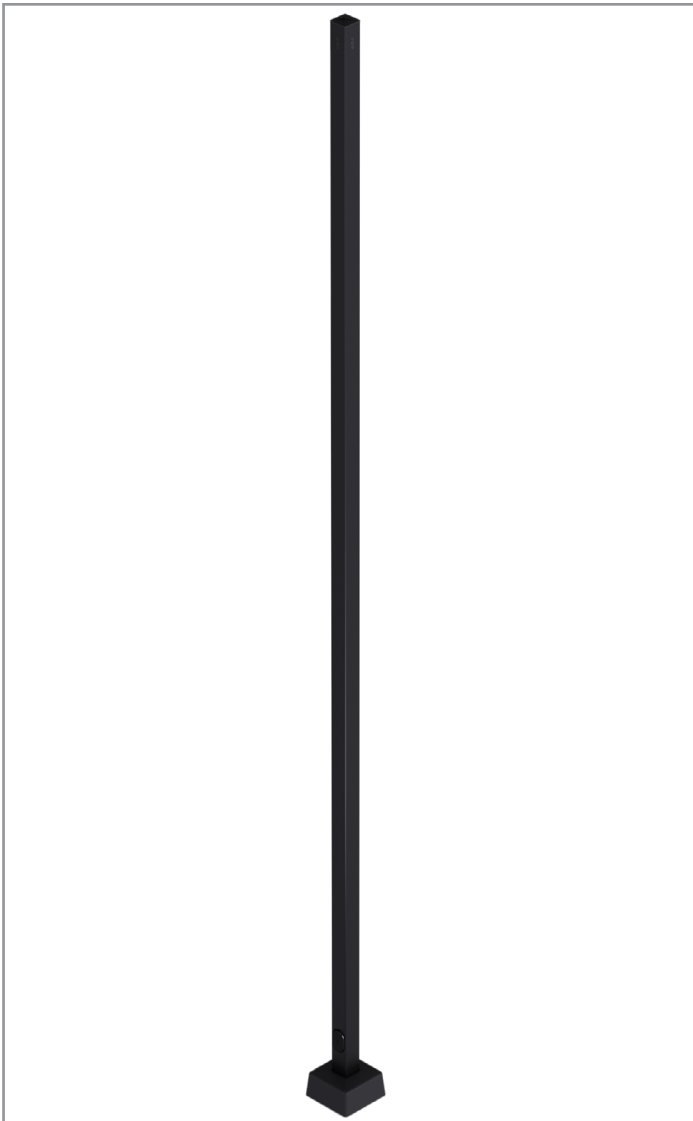
REVISION		
#	DATE	INITIALS

SCALE: 1/12" = 1'-0"
 SHEET SIZE 24" X 36"

JOB NAME: **LAYNE'S CHICKEN FINGERS**

JOB LOCATION: **ROCKWALL, TEXAS**

Project		Catalog #		Type	
Prepared by		Notes		Date	



Cooper Poles

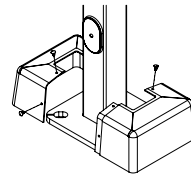
Square Straight Steel - Quick Spec QS-SSS

Anchor Base Installation

Product Certifications & Features

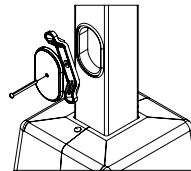


Base Cover



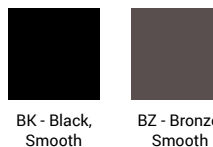
- 2-piece ABS base cover, bronze or black matching pole finish
- Premium metal base cover offered as accessory
- Corrosion resistant hardware

Handhole



- Reinforced 3"x5" nominal, 18" minimum above base
- Durable ABS handhole cover
- Premium metal handhole cover, offered as accessory
- Corrosion resistant hardware
- Grounding provision included

Finish



- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification

Quick Facts

- One-piece weldable grade carbon steel
- One-year limited warranty
- Industry-leading performance and lead time

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details & Drill Patterns [page 3](#)
- Accessory Details & Compatible Luminaires [page 4](#)
- Certification Data [page 5 & 6](#)
- Considerations [page 7](#)

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

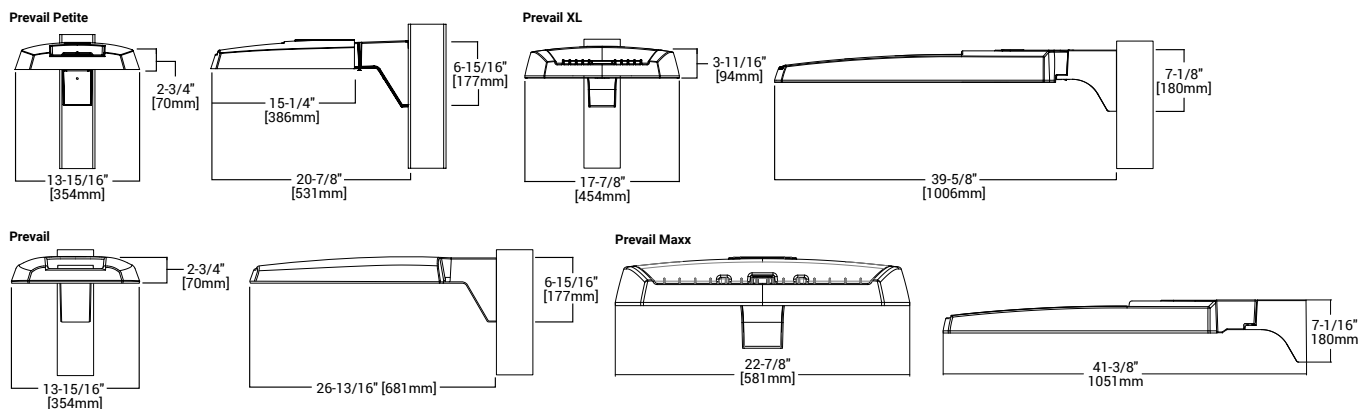
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

STREET WRAP™ FLEX BACK-BEND 24 VDC

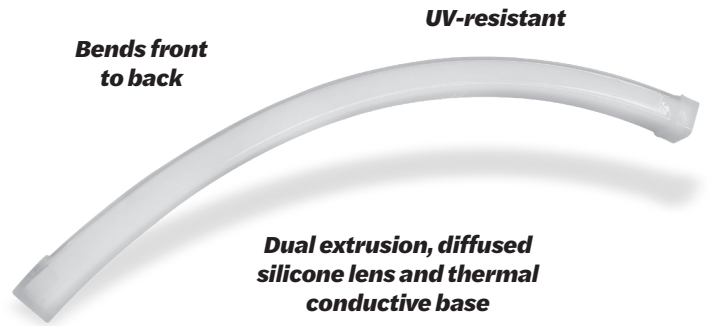
Flexible LED illumination



FLEX

Specifications

- Dimensions L x W x H 24-ft and custom lengths available
- Input 24 V
- Min. bend radius 2.36"
- Power 3.66 W/ft.
- Operating temp. -40° C to +65° C
- Environment IP67
- Power supply Principal Sloan 24V
- Run footage Max. 24 ft.
- Applications Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, cursive letters and design
- Warranty 5-year Product/5-year Labor



**Standard colors cuttable every 3.9370",
RGB cuttable every 2.8149"**

* Custom colors will utilize white LEDs behind a color matched silicone over molding and the MOQ is 656.168 ft.



Product Options

CCT/color	Jacket color	Lm/ft	Cut section length	Max. length/ 96 W PS	W/max. length	SKU
6500 K	White	305	3.9370"	287.4016"	87.7	M-SX024-65
5000 K						M-SX024-50
4000 K						M-SX024-40
Red (623 nm)	Red	82				M-SX024-RD
Orange (609 nm)	Orange	116				M-SX024-OR
Yellow (590 nm)	Yellow	158				M-SX024-YL
Green (525 nm)	Green	140				M-SX024-GR
Blue (468 nm)	Blue	20				M-SX024-BL
Cyan	N/A	36				2.8110"
Pink		17	M-SX024-PK			
RGB		N/A	M-SX024-3C			

IMPORTANT WARRANTY INFO

This warranty is void if any cuts are made in the field.
Any cuts must be made by Principal Sloan to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplier, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

UVA-20011

Vancouver 2 Light Column



20w COB
1414 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200° C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

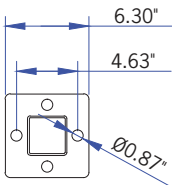
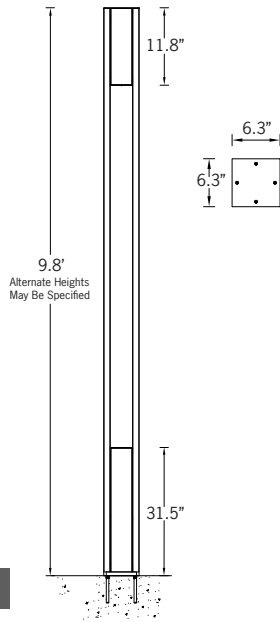
This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify. Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture) Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

• **NOTE:** For the round version of the Vancouver, please see [the Benton Light Column and Bollard](#)



Mounting Detail

